Mackenzie
DISTRICT COUNCIL

ATTACHMENTS

UNDER SEPARATE COVER

Ordinary Council Meeting

20 September 2022

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Parks & Amenities Strategy

Mackenzie
DISTRICT COUNCIL







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1. Introduction

1.1. Introduction

What is the purpose of the strategy?

Mackenzie District Council (MDC) provide, manage, and protect a diverse network of parks and open spaces across the district which serve the community and visitors in many ways. This network includes a range of facilities and amenities including trails, playgrounds and public toilets. Parks, open spaces and associated facilities provide and serve the needs of residents, travellers and tourists within the Mackenzie District.

- Parks and reserves provide the places and spaces to enable **recreation and activities** to happen.
- Trails provide **memorable journeys** and vital connections between the parks and open spaces.
- Playgrounds are an integral part of the park's facilities providing **enticing and challenging play opportunities** for children and young people.
- Public toilets are an **essential service** for the public in town centres, key visitor and recreational sites.





Image Credit: Hollie Woodhouse



Image Credit: Hollie Woodhouse

The Parks and Amenities Strategy (including parks, trails, playgrounds and public toilets) will:

1. Provide a coherent view of the existing parks, trail, playground and public toilet distribution/networks, and an understanding of how this can be improved and expanded to meet the needs of the resident community and visitors to the district into the future.
2. Understand the capability to fund, manage, and operate these assets in the long term. This includes a focus on sustainability of the network as a whole.
3. Focus investment and funds in the right areas, at the right time, and for the right reasons.

1.2. Scope of the Strategy

The project will develop a strategy informed by Council, stakeholders and the community that will guide the Council's future provision of these facilities in the Mackenzie District.

The strategy will:

1. Set a 10 year vision for MDC parks, trails, playgrounds and public toilets respectively.
2. Identifies and aligns these strategies with other Council plans and documents.
3. Provides a visual and descriptive record of the existing parks and trail networks.
4. Sets target levels of service for parks, trails, playgrounds and public toilets.
5. Provides a direction and action plan for implementation of development projects which will allow key decision makers to allocate future funding in the right places. This includes the development of a work programme that will guide investment through:
   a. Set Long Term Plan and Annual Plan budgets
   b. Prioritised and allocated spend of the Land Development Fund
   c. Support any applications for external funding

1.3. Vision and Key Principles:

Vision

Create a network of open spaces and facilities that celebrates the character of the Mackenzie District and provides for both local community and visitors.

Key themes derived from the existing strategic context as well as the community engagement process has informed the overarching vision and principles.

The vision encapsulates the essence of the parks and open spaces of the Mackenzie District and is supported by a set of principles that will provide attractive open spaces for both the local community as well as visitors to the district.

Principles

Environment - Protect and enhance landscape and biodiversity values

The parks and open spaces network complement the unique identity and character of the Mackenzie District

User Experience - Creating an experience and journey for everyone

Create diversity of activities throughout the parks and open spaces network that will enhance experiences for all ages and abilities

Management - Establish high quality park and recreation assets

Invest in best practice management and maintenance processes to create consistent outcomes for all parks and open spaces

Connecting destinations – Create a well-connected parks and open spaces network

Provide meaningful and legible connections throughout parks and open spaces to enhance the usability of the network

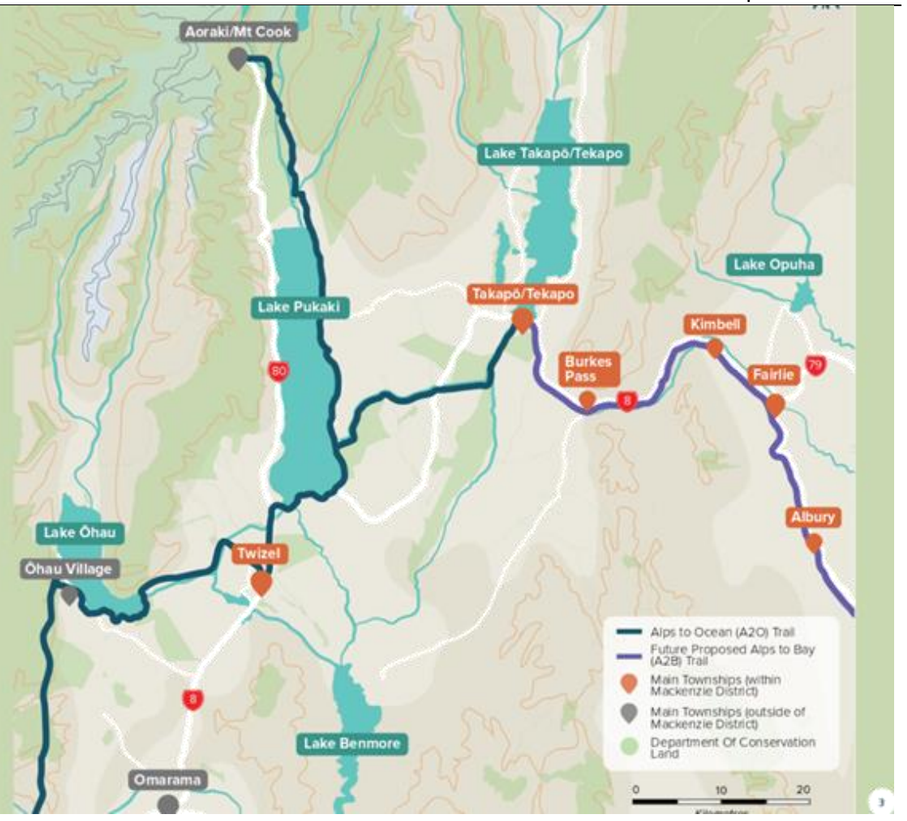
Partnership - Mana whenua, agencies, and community

Partners (including agencies, mana whenua and community) are empowered to be involved across the parks and open spaces network



1.4. Spine and Hub Model

The overall strategy for the parks and open spaces network is to create a spine and hub model which is interconnected. Each strategy provides a critical asset for the model. Trails will provide the 'spine' connections between the hubs and these will be supported by appropriate facilities (i.e., toilets, playgrounds, furniture). Each hub will provide the open spaces and facilities which enable the community and visitors to further experience the place and culture of the Mackenzie District.



1.5. Strategic Framework (LTP, Activity Plan) and External Influence (eg DOC, ECAN)

Underpinning the development of the Parks and Amenity Strategy are both national level strategic guidance as well as the Council's District Plan, Long Term Plan and recent Spatial Plans. The strategy document also reflects the involvement of key partners within the district (including DOC, ECAN). The plans shown below contain principles that are integral to the Parks and Amenity Strategy. The Strategy documents are informed by several relevant regional and district wide strategic documents that are either active or in development. While the Parks and Amenity Strategy are not statutory documents, they will provide a framework to inform other plans, including the MDC long term plan.

Mackenzie District Council Long Term Plan Mission Statement

- 'Fostering Our Community'

Key Partners

- DOC || ECAN || MANA WHENUA

Department of Conservation Te Papa Atawbai

Environment Canterbury Regional Council

Relevant Plans/ strategies

- Mackenzie Spatial Plans 2021
- Takapō/Tekapo Town Centre Masterplan
- Reserves Act 1977
- Resource Management Act 1991
- Mackenzie District Plan
- Mackenzie Long Term Plan 2021-2031
- Te Manahuna Ki Uta / Destination Mackenzie

1.6. Current Snapshot/Demographics and Visitors

All figures shown reflect projections made prior to the Covid-19 Pandemic beginning in 2020.

District	2020	2020 – 2030*	2030	2020 – 2050*	2050
Usually resident population	4,950	161	6,561	124	9,050
Total dwellings	3,872	122	5,089	52	6,120
No. of jobs	1,876	136	3,232	69	4,618
Rating units – total SUIPs	5,151	168	6,827	70	8,223
Peak day visitor no.s	17,378	2339	40,764	1024	61,253

* annual average growth

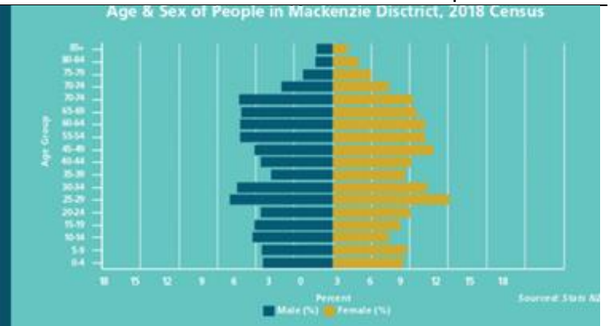
Reference: MDC-Growth-Projections-Full-Report



Population statistics – Resident population

Name	Population (2020)	Projected population (2030)	Projected population (2040)	Projected population (2050)
Fairlie	895	906	910	935
Takapō/ Tekapo	504	1006	1240	1240
Twizel	1524	2143	3053	3395
Mackenzie Lakes	1142	1953	2374	2550
Opua	1388	1559	1699	1812

Sourced: *Mackenzie District Growth Projections 2020 August 2020. Prepared by Rationale.*





Where are International visitors going in Mackenzie?

(Mackenzie Journey Mapping - Stafford Strategy)

50% travelled only to Lake Takapō/Tekapo in 2019

14% travelled only to Twizel in 2019

6% travelled to Lake Takapō/Tekapo and Twizel

1.6% travelled to Fairlie only

0.8% travelled to Fairlie and Twizel

Tourism data and audit presentation

Destination Mackenzie

67% Day Trips (International and Domestic)

60% of domestic overnight are from Canterbury – contributes $52m

Day visitors to Mackenzie make up **more than half** of all visitation to the region

Accommodation Audit

Destination Mackenzie

Over half of properties (by number) are holiday homes (50%)

Largest share of rooms is provided by hotels (25%) compared to holiday homes (10%) despite high number of holiday homes

Lake Takapō/Tekapo is the major hub for overnight visitors (65%)

Takapō/Tekapo is the primary accommodation hub (almost 60% of accommodation type is holiday homes)



1.7. Level of Investment

Investment in parks and open spaces will be enabled through development contributions and future MDC Long Term Plans. There is also an opportunity to explore connections with partnership organisations to gain additional funding for specific projects, however the scale of investment needs to be realistic for the Mackenzie District. Benchmarking with other recreational facilities highlights the correlation between population and representative investment.

PARKS



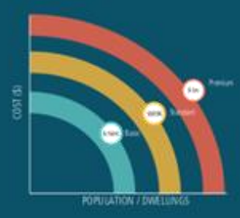
TRAILS



PLAYGROUNDS



TOILETS



DESTINATION COMMUNITY LOCAL

The graphs highlight that a greater level of investment is common when population and rate contribution is higher. Projects should be right sized and scaled appropriately for Mackenzie District.



1.8. Engagement

Stakeholder and community engagement were undertaken to inform the open spaces strategy documents. Stakeholder workshops were held in both Twizel, Fairlie and Takapō/Tekapo.

The aim of these workshops was to:

I. Gain an understanding about the main barriers for recreation in the Mackenzie District

II. Identify if the current level of service provided by the play facilities is meeting the needs of people who use them the most i.e., children and young people

III. What is the current provision of activities?

IV. What was the provision of facilities for community vs. visitors?

Wider community engagement took place through the online platform **'Let's Talk'** where people were asked to complete a survey on their experience using the existing parks, trails, toilets and playgrounds around the district. The feedback explored what the community and visitors liked about the facilities, what they didn't like and suggestions they had to take forward into the strategies. Key themes for the specific strategies are identified within each chapter.





Timeline diagram illustrating the engagement process for the strategies:



1.9. Decision Making Framework

This framework provides guidance for decision makers about what projects qualify for funding

Does the proposal **protect or enhance the landscape and biodiversity values of the Mackenzie?**

Will the project provide a level of protection or enhancement to the drylands landscape?

Does the proposal celebrate the unique identity of the place?

Does the proposal contribute towards enhancing the **user experience** of the Mackenzie District?

Will the proposal attract new users to a park or open space and activate the open space environment?

Does the proposal contribute to increasing the diversity of activities for the community and visitors?

Will it contribute to completing the parks and amenities network in the Mackenzie District?

Does the proposal consider **management** and contribute to the park and recreation assets?

Does the proposal consider long term maintenance and options to undertake or fund this?

Does the proposal align with Design Guidelines and Levels of Service from strategies for new developments?

Does the proposal bridge a gap in the existing network or **enhance connectivity** to recreational destinations?

Does it provide clear and logical connections within the network?

Will the proposal enhance the safety for all users?

Will the proposal **build partnerships** between Mackenzie District Council and other organisations?

Is the proposal consistent with the vision and objectives of the Parks and Amenities Strategy?

Does the proposal consider the iwi connections to the kaitiaki/ landscape?

Will the proposal be delivered in partnership with another organization/ group and is there transparency and a mutual trust between organisations?



Mackenzie
DISTRICT COUNCIL

Draft Parks & Amenities Strategy

Parks Strategy



2. Parks Strategy

2.1. Introduction

Mackenzie District Council (MDC) provide, manage, and protect a diverse range of open spaces across the district. These spaces provide active and passive recreational activities to the local community and visitors. This equates to a large amount of open space that requires appropriate management and investment to service the needs of the local community while providing attractive open spaces for visitors.

The framework analyses the current provision of open space and identifies opportunities to enable meeting the **future demand** of the open space network including parks, trails, playgrounds and toilet facilities. The strategy will identify an **overall vision** for the future of the open spaces, goals, objectives, policies and an **action plan** to guide council investment into these spaces. The Strategy also identifies an appropriate level of service for the provision, development, and maintenance of the open spaces network.

2.2. Parks and Amenities Strategic Direction

GOAL 01

Parks and open spaces provide vibrant and enticing spaces that enhance experiences for all ages and abilities

Objectives:

- People of all ages and abilities can enjoy the Mackenzie District parks and open spaces network
- Parks accommodate a diverse range of passive and active recreation opportunities
- Parks and open spaces support the health and wellbeing of the community

GOAL 02

Parks and open spaces reflect and celebrate the unique identity of the Mackenzie District

Objectives:

- Parks and open spaces are attractive destinations that entice visitors to spend time in the Mackenzie District
- Enhance the landscape character of the Mackenzie District through selecting materials and plants that are suited to their ecological region i.e., Takapō/Tekapo and Twizel 'Drylands and Fairlie 'Two Thumbs'.
- Each main centre has a distinct gateway that enhances the narrative of the Mackenzie Country
- Every park has a name

GOAL 03

Parks and open spaces have complementary services that are fit for purpose

Objectives:

- Parks and open spaces have supporting infrastructure that is appropriately aligned to their NZRA categorization
- Parks and reserves are safe places incorporating CPTED design principles
- Parks and reserves provide information about available activities and facilities that the parks offer as well as educational/historical and cultural narrative where appropriate.

GOAL 04

Sustainability is a key driver in the development of our parks and open spaces

Objectives:

- Materials are sourced locally where possible
- Develop a succession plan for existing planting areas to enhance the drylands character
- Form and implement consistent management standards across the district that respond to climate change
- Provide a framework for sustainable operations management of parks and open spaces.

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2.3. The Why?

Parks are a key part of the fabric of a place, they provide an incredible range of opportunities for community amenity as well as attractions for visitors to the area. It is important that investment is made in the right spaces to provide a balance for both locals and visitors.

Parks provide:

- Places that are open to all and promote interactions between a community.
- High-quality environment for all users to enjoy.
- Active and passive recreational opportunities for all.
- Identity and sense of place
- A balance of spaces for both the local community and attractions for visitors
- Protection of the natural environment including biodiversity and ecology
- Liveable spaces for communities
- Supports the tourism industry
- Celebration through expression of the narratives of a place
- Supports community health and wellbeing
- Spaces for community activities and events
- A park's location is crucial to enable easy access for the people that need them the most

2.4. Existing Context

What we manage now?
The current state of the parks across the Mackenzie District is important to assess to identify opportunities and make recommendations that align with the aspirations of MDC and the needs of the community and visitors the parks serve.

The Mackenzie District boasts a wide range of parks and open spaces that have the potential to provide a diverse range of activities for both the community and visitors. The existing challenges experienced across the open spaces network including:

- Lack of identity given several open spaces have no distinguished naming
- Poor quality information, wayfinding and signage.
- Furniture that is outdated and of a mixed standard.
- Lack of adequate pathway connections.
- Minimal shade and shelter
- Diversity of activity

Several parks and open spaces or elements within these spaces are operated and maintained by different stakeholders (MDC, ECAN, DOC, Community groups i.e., Lions Club). These groups provide generously to the parks and open spaces network including material resources, volunteers and investment. However, a lack of collaboration and consistency between groups can often result in a mixed level of service.

Provision and Distribution

Parks were assessed as part of this strategy across the Mackenzie District. 23 parks are in the three main towns of Fairlie, Takapō/Tekapo and Twizel and five were in the smaller towns of Albury, Kimbell and Burkes Pass. Of the parks assessed, the following figures outline the percentage of provision of the different classifications of parks as outlined in the NZRA guidelines for parks.



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Graph illustrating the provision of parks.



Based on the assessment of the reserves undertaken across the Mackenzie District, the provision of reserves shows a majority of neighborhood parks, and recreation and ecological linkages. These represent **key connections** provided by the Twizel and Fairlie Rivers, Lake Takapō/Tekapo, Lake Ruataniwha and Lake Opua. These rivers and lakes help form a spine and **main connection** between the **larger centres of Fairlie, Takapō/Tekapo and Twizel and the smaller towns of Albury, Kimbell and Burkes Pass.** These provide for walking and cycling for connecting to the wider network and for recreational use.

Distribution of parks and reserves across the Mackenzie District

	Fairlie	Takapō/Tekapo	Twizel	Albury, Kimbell and Burkes Pass
Neighborhood parks	40%	60%	31%	80%
Nature parks	20%	0%	8%	0%
Cultural heritage parks	0%	20%	0%	0%
Recreation and ecological linkages	20%	20%	54%	20%
Sports and recreation	20%	0%	0%	0%
Civic parks	0%	0%	8%	0%
**all parks managed by MDC only*	*100%*	*100%*	*100%*	*100%*

There is a smaller portion of Nature parks, Civic Parks, Sports and Recreation Parks and Cultural Heritage Parks across all centres that potentially identify an imbalance of provision across the district to service both the community and visitors.

Conclusion:

- There is a lack of formal sports facilities across the centres with only Fairlie's Strathconan Park providing a facility for organized sports and competition. It is an aim of the strategy to address the balance of facilities across the main centres as outlined in the goals and objectives. This will provide facilities that will enhance the experience for all ages and abilities.
- There is a strong provision of neighborhood parks across all centres however, it is important to consider the level of service and management of these reserves to provide for the needs of the community. The strategy aims to address this through the actions and implementation plan.
- There is consistent provision of recreation and ecological linkages across all centres, with Twizel being slightly higher at 54%. This is a half of Twizel's park and open space provision. A large amount of this space is used primarily as walking and cycling connections but undeveloped for any other use. These spaces could be better utilised to enhance the experience for users and provide high amenity connections to the wider open space network and future residential developments.

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2.5. What You Said

Key themes from community feedback about open spaces:

- Enhance connectivity to parks at the signature, community and local level and make them easily accessible for all
- Increase level of maintenance across all parks to provide a high-quality environment for users and a consistent management structure.
- Increase wayfinding by providing consistent signage that incorporates education, key connections, historical sites, and cultural narrative
- Parks facilities and furniture are upgraded to adapt to the changing needs of the local community and visitors.
- The identity of the Mackenzie District is celebrated in the parks and open space network.

2.6. Park Categories and Level of Service

The NZRA Parks Categories and Levels of Service framework (NZRA Parks Categories 2011) provides a framework for the classification of parks. These classifications help determine the level of service requirement for the parks to continue to be assets to the community.

1. Park Categories

The NZRA defines 8 categories for parks:

Sports and Recreation – parks developed for organized sport and recreation. Include facilities and buildings

Neighborhood – Parks for informal recreation and sporting activities, family-based, social and community activities

Public gardens – parks of a very high horticultural standard

Nature – parks that offer experience, or protection of the natural environment, coastal margins, forestry, waterbodies etc

Cultural Heritage – Parks that protect the cultural and historical environment, provide education, conservation, remembrance etc

Outdoor adventure – Parks used for recreational and sporting activities that require a large forested or peri-urban environment

Civic – Areas of open space adjacent to businesses, developed to provide space for social gatherings

Recreation and Ecological Linkages – areas of open space that are often linear in nature and provide pedestrian and cycle linkages. may provide for environmental protection, and access to waterways

2. Level of Service

These Level of Service Indicators are outlined below:

Signature:

Signature parks are open spaces that are considered 'destinations' for both the local community and visitors. These parks provide both passive and active recreational opportunities and are inclusive to all.

These parks require a high level of investment to provide a quality environment for all.

There are 3 signature parks across the Mackenzie District including:

- Fairlie Railway Park
- Takapō/Tekapo Lakefront Domain
- Twizel town centre plaza

Community:

Community parks are open spaces that offer a diverse range of activities for recreation and attract both the local community and visitors for events or a short time frame i.e. sporting events.

Local:

Local parks are spaces that are primarily used by the local community i.e. families for play, people walking their dogs etc. They may be parks that are small pocket parks in residential areas that have some play elements and furniture.

Refer to page 16 for Levels of service categories matrix



Level of Service Standards

Feature	Signature:	Community Park:	Local Park:
Location	Generally located in town centres with easy access from the local retail and civic spaces	Located within townships or are a destination for people across the region and may be accessed by vehicle/ cycle/ walking	Located within townships within the local neighborhood.
Access	Adequate parking and bike racks are provided in proximity to the park features. Features accessible for all users i.e. elderly and impaired users Walking and cycling linkages to the wider network are provided	Some parking and bike racks are provided in proximity to the park entrances. Accessibility to some areas of the park is provided for all users. Parks within the townships provide walking and cycling linkages to the wider network	These parks are often accessed by local residents walking and cycling. Provision of bike racks in proximity to park features Accessibility to some areas of the park is provided for all users. Walking and cycling linkages to the wider network are provided
Signage	Wayfinding and sufficient signage so the space is legible to users Interpretation signage to highlight and celebrate the narrative of the place. Map board is provided highlighted connectivity to the wider network.	Wayfinding and sufficient signage within the space provides legibility	Wayfinding and sufficient signage within the space provides legibility
Age Groups	Park features meet the needs of all ages and abilities	Park features provide opportunities for several different ages and abilities	Park features meet the needs of a relevant user group
Furniture	High quality furniture and facilities i.e. seating, drinking fountains, playgrounds and toilets Ample seating options will be provided including some areas with shade. Litter and Recycling Bins provided Toilets located within close proximity to park entrance/ central features. All toilet facilities to have baby change facilities and have fully accessible facilities.	Consistent furniture and facilities provided i.e. seating, drinking fountains and toilets Various seating options are provided Litter bins provided Toilet facilities are provided	Seating and picnicking options are provided A litter bin is provided A toilet facility may be provided
Additional Facilities	Facilities such as barbeques, shelters and drinking fountains may be provided.	Facilities such as shelters and drinking fountains may be provided.	Facilities such as shelters and drinking fountains may be provided.
Visual Inspection	A visual inspection shall be undertaken daily to ensure features is safe, and surfaces are free from hazards (such as broken bottles)	A visual inspection shall be undertaken weekly (in urban area) or fortnightly (remote parks) to ensure features is safe, and surfaces are free from hazards (such as broken bottles)	A visual inspection shall be undertaken fortnightly to ensure features is safe, and surfaces are free from hazards (such as broken bottles)
Structural Inspection	A formal structural inspection shall be undertaken every six months to check all features fixings, finishes and surfaces and to undertake preventative maintenance.	A formal structural inspection shall be undertaken every six months to check all features fixings, finishes and surfaces and to undertake preventative maintenance.	A formal structural inspection shall be undertaken every twelve months to check all features fixings, finishes and surfaces and to undertake preventative maintenance.
Maintenance	To be maintained in "as new" condition, free from any breakages, damage or graffiti. Paint coatings to be free from chips, flaking or fading.	To be maintained in "used" condition, minimal breakages and removal of damage or graffiti.	To be maintained in "used" condition, free from any breakages, damage or graffiti.

Management Standards are based on the level of utilisation of a park and the quality of a park's development and maintenance. The Standards provide for structured framework for management standards depending on the park type.

Management Standard	Level of use	Description
Signature	High	The standard has the highest level of asset provision, using quality materials and bespoke designs. Maintenance is undertaken to the highest affordable standards, with quick response times and proactive programmed operations.
Community	Medium	This standard has a moderate level of asset provision, using robust materials and simple designs. Maintenance is undertaken to good standards, with standard response times and programmed operations.
Local	Low	This standard has the lowest level of asset provision, using robust material and simple designs. Maintenance is undertaken to the lowest acceptable standard, with longer response times and fewer programmes operations.

Figure 2.1 Adapted from Management Standards Table (NZRA Parks Category Framework, 2017)



2.7. Park Categories

Within the parks assessed, 6 of the park categories are relevant for the Mackenzie District. Each of these classifications have been explained below.

1. Neighborhood Parks:

Description:

The Neighborhood park is usually a smaller park that is in residential areas. These parks are attractive and well-maintained spaces that are easily accessible for the local community and within walking distance for residents.

The parks can range in size from approximately 1000m² up to 20,000m² and provide a range of recreational facilities to cater for users including skateparks, playgrounds, multicourts and other casual recreation activities.

Parks should provide open grassed areas that can be used for informal ball sports

Parks can include facilities like picnic tables, shelters, barbeques, and toilets. Some of the larger parks may also include buildings that can be used for community events.

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
Cul-de-sac reserve – Mackenzie Drive	Twizel	Local
Community Hall Reserve	Takapō/Tekapo	Local
Barbara Hay Reserve	Takapō/Tekapo	Local
Murray Park	Takapō/Tekapo	Community
Fairlie Domain	Fairlie	Community
Fairlie Village Green	Fairlie	Signature
Burkes Pass roadside reserve	Burkes Pass	Local
Albury Hall Reserve	Albury	Local
Albury roadside reserve	Albury	Local
Kimbell Park	Kimbell	Local
Maukatua Reserve	Takapō/Tekapo	Community

Signature Community Local

2. Nature Parks:

Description:

The primary purpose of a nature park is to provide a space for people to experience the natural environment or to help protect the environment.

A nature park refers to many natural areas of the environment such as wetlands, water bodies, areas of native bush, riparian areas, coastal and lake margins and forestry areas.

Due to the purpose of these parks, they usually provide activities that have a low impact on the environment such as walking and cycle trails.

Parks assessed under this classification:

Name of park	Location	Proposed Level of service
Nor West Arch	Twizel	Local
Pioneer Park	Fairlie	Community
Takapō/Tekapo Lakeside Domain	Takapō/Tekapo	Signature

Signature Community Local

3. Cultural Heritage Parks:

Description:

The primary purpose of a Cultural Heritage Park is to protect the built cultural environment, conserve the heritage value of a site and provide for interment and remembrance. A Cultural Heritage Park may include cemeteries, historic sites and cultural heritage features i.e. iconic churches

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
Takapō/Tekapo Lakeside Domain	Takapō/ Takapō/ Tekapo	Community
Twizel Cemetery	Twizel	Local
Fairlie Cemetery	Fairlie	Local
Lake Takapō/ Tekapo Cemetery	Takapō/ Tekapo	Local
Burkes Pass Cemetery	Burkes Pas	Local

Signature Community Local

4. Outdoor Adventure Parks:

Description:

Outdoor adventure parks are large sites that are usually located on the outskirts of the urban areas. They use natural setting of the park for recreational activities including mountain biking, dirt jump parks, camping and, picnicking.

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
Lake Ruataniwha	Twizel	Signature
Lake Wardell	Twizel	Local
Takapō/ Tekapo Regional Park *	Takapō/ Tekapo	Signature
Lake Opuhu	Fairlie	Local

Signature Community Local

**Operation and management of the Takapō/Tekapo Regional Park are currently and will continue to be carried out by ECAN.*

5. Civic Parks:

Description:

Civic Space Parks are areas of open space that are adjacent to central business areas and developed to provide landscape, amenity and visual open space relief. These spaces are typically used for gathering, entertainment, relaxation, recreation and enjoyment i.e. Plazas, town squares and streetscapes.

The spaces typically have a high level of presentation and maintenance and include seating areas, soft landscaping, retail areas and can be associated with council facilities. These spaces also can provide for large public gatherings and events.

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
Twizel Market Place	Twizel	Signature

Signature Community Local



6. Recreation and Ecological Linkages

Description:

The primary purpose of Recreation and Ecological linkages is to cater for walking and cycling linkages and active transport linkages. These spaces are often linear in form and can be associated with waterways such as rivers/ streams, lakes or old railway corridors.

Recreation and ecological linkages provide a wide range of functions including areas that may be largely unused, to more actively used areas for walking or cycling.

These Parks usually have a low level of development unless warranted. This may include tracks, furniture and signage.

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
The alleyways/greenways	Twizel	Community
Ohau Road Reserve	Twizel	Local
River – Fraser Stream, Twizel River	Twizel	Local
Mackenzie Drive Reserve	Twizel	Local
Road reserve state highway and Glen Lyon	Twizel	Local
Manmade Hill	Twizel	Local
Lake Opuha	Fairlie	Local
Kimbell Park	Kimbell	Local

Community Local

7. Sports and Recreation

Description:

The primary purpose of sport and recreation parks is to be used for organized sport and recreation. These parks are often multipurpose and provide for a range of community activities and facilities.

The parks likely have maintained sports turf that can be used for both winter and summer sports.

Facilities of these parks may include changing facilities, toilets and parking provision.

Parks assessed under this classification:

Name of park	Location	Proposed Level of Service
Strathconan Park	Fairlie	Community

Community Local



2.8. Recommendations

Recommendations are described for parks and open spaces:

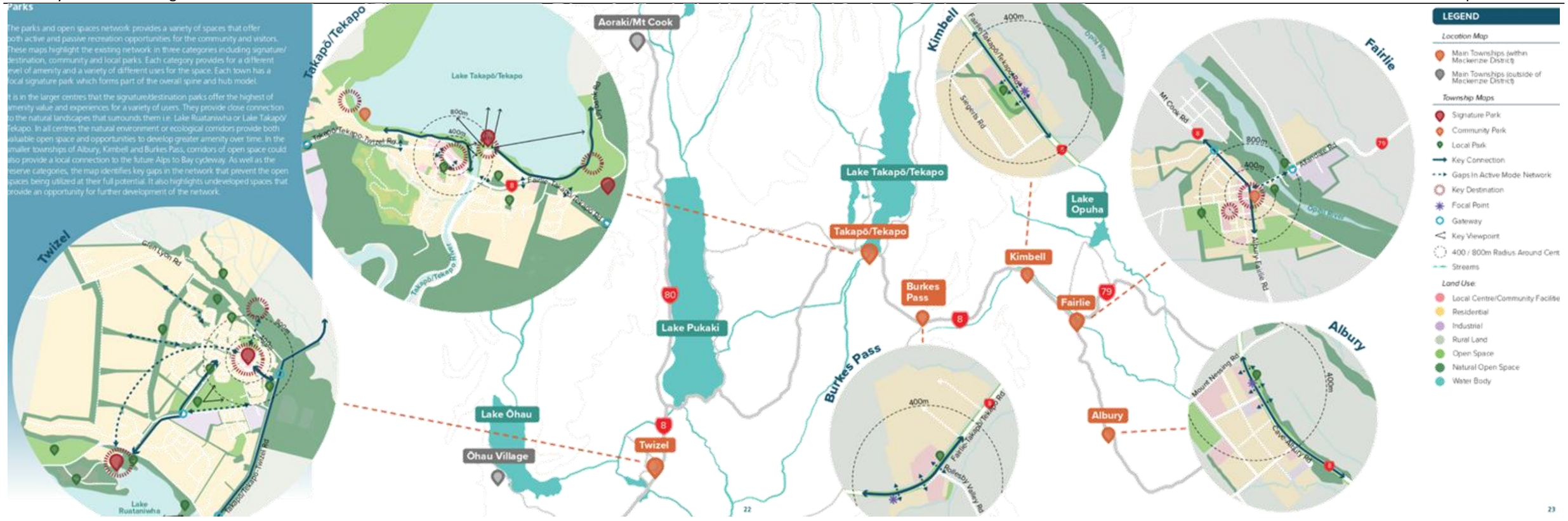
1. All plant species will be selected based on their ecological region and will enhance the landscape character of the Mackenzie District.
2. Establish a distinct gateway at each main centre that enhances the narrative of the Mackenzie Country
3. Provide a consistent suite of materials and furniture, across the Mackenzie District that reflect the identity of each place
4. Provide signage in all reserves including information about activities and facilities the parks offer as well as educational information about cultural and historical narratives
5. Parks accommodate a diverse range of passive and active recreation opportunities
6. Provide equipment and furniture that is accessible for users
7. Provide facilities that are close to activities i.e. toilets, drinking fountains, rubbish bins located near playgrounds
8. To establish a safe and attractive open space network parks and open spaces should integrate CPTED (Crime Prevention through Environmental Design) principles into future design interventions i.e. placement of toilets, seating, landscaping, pedestrian scale lighting
9. Actively engage and seek out partnership opportunities with organisations to co-ordinate future park and amenity opportunities
10. Provide consistency and coordination of management standards between organisations to improve on the quality across the recreation facilities
11. Management of parks in accordance with NZRA categories
12. Create Reserve Management Plans for all parks to guide appropriate use and development
13. Provide support of community-led initiatives through leadership and project management
14. Provide wayfinding signage in parks that identify the location of other parks, playgrounds and cycle/walking networks that surround
15. Enhancing accessibility where possible
16. Celebrate the cultural narrative of the Mackenzie District through education and integration into open space
17. Have conversations with local iwi on a project by project basis to enhance presence of the cultural heritage through parks and open spaces



Parks

The parks and open spaces network provides a variety of spaces that offer both active and passive recreation opportunities for the community and visitors. These maps highlight the existing network in three categories including signature/destination, community and local parks. Each category provides for a different level of amenity and a variety of different uses for the space. Each town has a local signature park which forms part of the overall spine and hub model.

It is in the larger centres that the signature/destination parks offer the highest of amenity value and experiences for a variety of users. They provide close connection to the natural landscapes that surrounds them i.e. Lake Ruataniwha or Lake Takapō/Tekapo. In all centres the natural environment or ecological corridors provide both valuable open space and opportunities to develop greater amenity over time. In the smaller townships of Albury, Kimbell and Burkes Pass, corridors of open space could also provide a local connection to the future Alps to Bay cycleway. As well as the reserve categories, the map identifies key gaps in the network that prevent the open spaces being utilized at their full potential. It also highlights undeveloped spaces that provide an opportunity for further development of the network.



Mackenzie
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Draft Parks & Amenities Strategy

Trails Strategy



3. Trails Strategy

3.1. Introduction

The Mackenzie District has an extensive network of walking and cycling trails. The trails allow people to experience the iconic landscapes of the Mackenzie District and are an attraction for both domestic and international tourists.

Walking and cycling networks, which include trails, footpaths, and shared paths, are **essential infrastructure** to support **healthy, sustainable, and connected communities.** While the Alps to Ocean cycle trail is a destination trail that begins in the district, the area is better renowned for its walking trails.

Mackenzie District Council (MDC), in partnership with several trail operators including volunteer organisations, has over 550km of walking and cycling trails within its jurisdiction.

Community insights, industry best practice, and on-site assessments have informed the direction for this trail strategy.

This strategy highlights the benefits and opportunities in providing a trail network that is connected, accessible, and supported by high quality infrastructure. Using this strategy, along with the recommended open spaces implementation programme, will support walking and cycling networks across the Mackenzie.



3.2. Trails Strategic Direction

GOAL 01

Trails are safe, enjoyable, and accessible

- A variety of trail grades are provided near each town, to cater for a range of abilities (easy to hard) and uses (general recreation, commuting, tourism, and sightseeing)

GOAL 02

The trail network provides an enriched journey experience

- All signature trails across the district have opportunities for cultural, ecological, and historical education. Identify locations for all signage, information boards or creative art on all existing trails by 2030
- Trails are supported by quality infrastructure such as toilets, shelters, parking, fencing and gates

GOAL 03

Trail development is sensitive to surrounding environment

- Trail construction materials (aggregate, timber etc) is locally sourced and reflect are the unique characteristics of the landscape
- Trail networks provide opportunities for conservation to regenerate ecosystems and biodiversity

GOAL 04

Trails provide seamless, continuous, and intuitive journeys

- All signature and community trails have a wayfinding plan (trail names, path markings, signage) that ensures seamless navigation by those unfamiliar with the trail network.
- All town centres advertise the main trail network in prominent physical and digital locations
- All recreational walking and cycling trails are advertised on Canterbury's regional tourism organisation website
- Prioritise trail development that creates safe connections and removes gaps in the existing trail network

GOAL 05

MDC partner with agencies and local community groups to enable, harness and support development and operational inputs to trails

- A quarterly meeting between Mackenzie District Council and trail operators is established that allows funding, operational, and management issues to be discussed
- Trail operator groups provide input to annual plan and long term plan funding arrangements
- A maintenance and management framework helps operators meet agreed levels of service across the trail network
- Leverage partner organisation resources to enable support for trail development

GOAL 06

Principles of the Treaty of Waitangi are adhered to when developing existing and new trails with respect for kaitiakitanga (guardianship) and manaakitanga (hospitality)

- Consultation with local iwi groups is mandatory during the preliminary stage of any new trail development or network expansion for all trail operators
- Traditional trails and networks forged over time are recognised as the precursor to contemporary walking and cycling trail networks

3.3. The Why?

Trails provide an essential connection to the environment and offer opportunities to engage more deeply with the landscape and the wider community. Walking and cycling trips are often undertaken for a variety of reasons including recreation, physical and mental health, neighborhood cycling, commuting for school and work, and cycle touring.

The walking and cycling network is incredibly important to local residents. It enables **community connection, resilience,** and allows younger people freedom of **movement** independent of their parents. A walking and cycling network is essential for any healthy population of people.

The trail network also serves an **economic function** attracting domestic and international tourists. The Mackenzie is lucky enough to have **two internationally renowned trails** – The Alps 2 Ocean Cycle Trail® and Te Araroa – winding their way through the district.

Trail use is increasing throughout the district for both residents and visitors alike. New technology, such as E-bikes, have **enabled different demographics** to access what were once considered inaccessible places. Demand continues to grow for exceptional recreational assets and a network that supports and **enables walking and cycling.** It has never been more important to invest in the trail network and it's role in **creating and connecting open spaces.**



3.4. Existing Context

Walking and cycling trails in the Mackenzie

This strategy identifies key nodes, existing network gaps and opportunities to support the growth and development of the trail network in the Mackenzie.

Trails in the Mackenzie District serve an active resident population and are used for a variety of different purposes such as recreation, commuting, and general neighborhood cycling. The trails are also used by domestic and international tourists for exploring the area, cycle touring and sports events.

There are also notable walking and cycling trails that attract visitors at a national and international scale such as Alps 2 Ocean Cycle Trail and Te Araroa trail. There are **over 550km of walking and cycling trails** located in the Mackenzie as shown in Figure 3 3. This assessment has identified **25 named trails across the district.**

- Mackenzie District Council is also the gateway to the nationally significant Aoraki / Mount Cook National Park (trails in this area are excluded from the strategy and are covered in the Aoraki/ Mount Cook National Park Management Plan)
- Trails are developed, governed and managed by a wide number of groups including DOC, ECAN, Te Araroa Trust, Governance by WDC/MDC, Takapō/Tekapo Trails Society, Fairlie Lions among many others

Trail use is increasing throughout the district for both residents and visitors although there is a lack of quantitative data on most trails.

- The Alps 2 Ocean Cycle Trail has year on year growth and is increasing despite international travel restrictions due to the Covid-19 pandemic
- Takapō/Tekapo Trails Society established in 2016 is dedicated to promoting and building accessible cycling and walking trails in the Lake Takapō/Tekapo area
- There is a predominance of walking specific trails in the Mackenzie District as shown in Figure 4
- E-bikes have also enabled older groups of people to access the trail network









3.5. NZ Cycle Trails and the Alps 2 Ocean

Nga Haerenga/ NZ Cycle Trails website, funded by MBIE, is Aotearoa's most comprehensive database of cycle trails. It includes Great Rides, Heartland Rides, Connector Rides and Bike Packing Routes.

Mackenzie District Council has two routes listed on the database:

- Alps 2 Ocean Cycle Trail – Great Ride
- Alps 2 Hakataramea Loop – Heartland Ride / Bikepacking Route

Mackenzie District Council are committed to the long term investment in the Alps 2 Ocean Cycle Trail in recognition of the Trail being a significant driver for domestic tourists visiting the district. Achieving a cycle trail that is fully off-road remains a key objective for Alps 2 Ocean management.

There is potential in the longer term to develop the Alps 2 Hakataramea Loop, upgrading it to a Great Ride. Other options may qualify for Heartland Ride and Connector Ride status."



Figure 3 4: NZ Cycle Trails map showing routes in the Mackenzie District



3.6. What You Said

Key themes from community feedback about open spaces:

Trails provide opportunities to connect

- places to socialise, strengthen and grow community resilience
- accessible and safe for everyone including children and older people
- provide active transport routes and safe networks for residents
- connect towns and communities both within the townships and between townships.

Opportunities to engage with communities and the landscape

- opportunities to grow awareness and understanding of nature which can help protect landscapes, ecological values, and biodiversity
- destinations for visitors and tourists and are an asset for tourism and events
- places for active engagement such as recreation and play as well as passive enjoyment

Opportunities to explore and learn about the Mackenzie District

- provide opportunities to learn about the Maori and Pakeha history which provides cultural wellbeing and identity

3.7. Design Guidelines for Development

Key standards for trail design and maintenance

The existing trails throughout the Mackenzie District are managed, operated, maintained, and monitored by a range of different organisations and community groups. While this has led to the creation of some exceptional trail developments, other trails have been left to deteriorate.

New Zealand has a suite of trail design and management guidance for walking and cycling trails. The standards applied in these guidelines should be used to set a benchmark for the Mackenzie District trails network. The key relevant standards include:

- NZ Cycle Trail Design Guide (5th Edition, August 2019)
- NZS 4121:2001 Design for access and mobility
- AS/NZS 1170 Structural design actions
- Standards New Zealand HB 8630:2004 NZ Handbook for Tracks and Outdoor Visitor Structures
- Crime Prevention through Environmental Design (CPTED) standards



3.8. Trails Level of Service

Level of service description for trails

Trail level of service can be defined as the quality of the experience by someone using a trail. It is usually defined by several key factors including trail design, operation, and maintenance as well as the level of supporting infrastructure a trail receives. Three different levels of service have been defined below that will help inform funding decisions in relation to the trail network. Key indicators of level of service have been expanded on in Table 1.

Signature – trails are nationally significant and attract domestic and international tourists to walk and ride. Trails have significant supporting infrastructure such as shelters, toilets, excellent wayfinding and are exceptional at highlighting the unique features of the local environment e.g. Alps 2 Ocean Cycle Trail and Te Araroa

Community – trails that provide exceptional recreation and sightseeing opportunities for local community, and visitors e.g. Cowan's Hill walkways

Local – trails are used daily by residents for daily recreation, commuting, exercise, and transport needs

Level of service key indicator	Signature	Community	Local
Cultural and environmental engagement	Trails deliver a rich narrative through signage and art that adds to cultural wellbeing and identity	Some signage may exist which adds to the cultural and environmental identity of the Mackenzie District	Location specific signage in some locations that adds to people's cultural experience as they explore the trail network
Trail design specifications	Design specifications meet NZCT or DOC trail standards for the entire length of the trail	The trail meets the moderate quality level track standards as outlined in the Standards NZ HB 8630:2004 Tracks and Outdoor Visitor Structures	The trail meets the more basic quality level track standards as outlined in the Standards NZ HB 8630:2004 Tracks and Outdoor Visitor Structures. These trails provide access in harder to reach places and therefore may restrict some users.
Supporting facilities • Toilets, Rest areas, Water supplies, Shelter, Wayfinding, Car parking facilities and transport links	All facilities will be considered in order to provide a high level of supporting facilities that create a seamless experience for walking and cycling	Wayfinding signs are a priority however, seating and other facilities may not be provided	Facilities provided as required (use dependent)

3.9. Monitoring and Performance Indicators

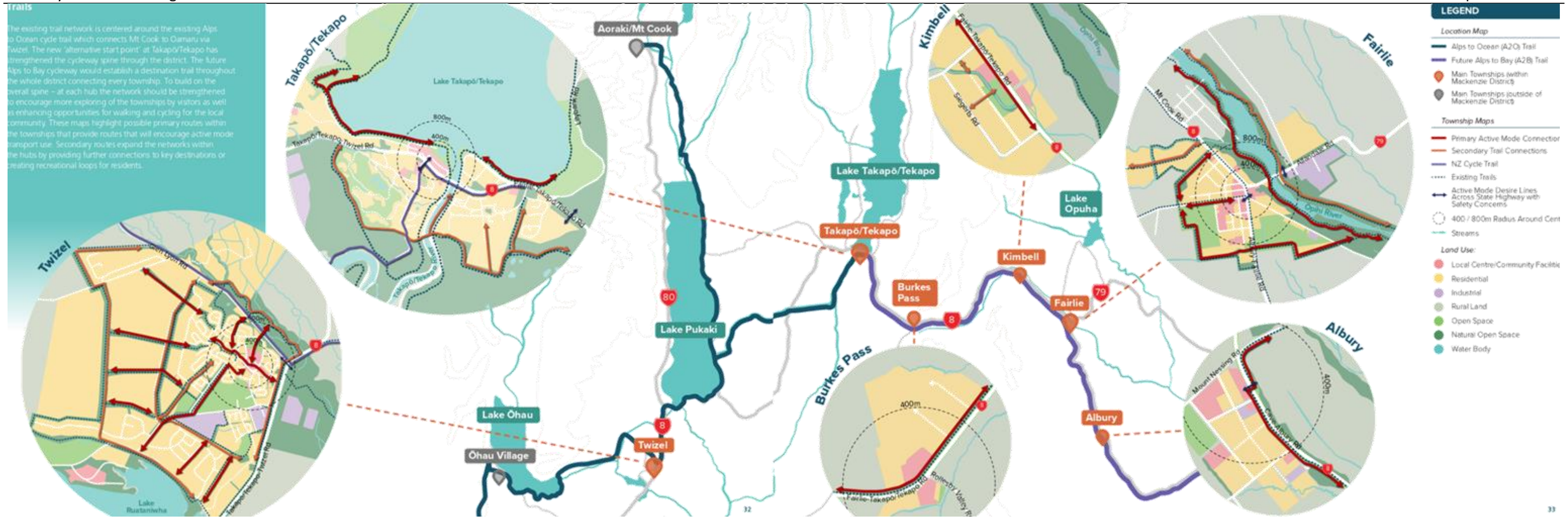
Monitoring the performance of the trail network is important to:

- Ensure that investment in the trail network is achieving the objectives set out within this strategy
- Provide tangible evidence for future funding decisions for Mackenzie District Council and potential investment partners such as ECan or Waka Kotahi
- Better understand trail use so that operational and maintenance requirements can be planned for with a greater degree of accuracy

Monitoring will be based around checking the progress being made towards the targets set for these outcomes. It is important to use meaningful measures of success such as the numbers of people choosing to walk and cycle, the safety of walking and cycling, and people's satisfaction levels.

There are a variety of existing data sources that can be used to measure progress against the outcomes sought in this strategy. These include:

- Proportion of people walking and cycling to work as given in the Census, every five years
- Survey of school cyclists to determine numbers cycling and origin.
- Council's annual residents' satisfaction survey or other future surveys will give information on levels of satisfaction with cycling in the Mackenzie.
- Alps 2 Ocean Cycle Trail counters – these counters serve as a reliable proxy for measuring recreational and tourism based trips in the area.


Trails
The existing trail network is centered around the existing Alps to Ocean cycle trail which connects Mt Cook to Oamaru via Twizel. The new 'alternative start point' at Takapō/Tekapo has strengthened the cycleway spine through the district. The future Alps to Bay cycleway would establish a destination trail throughout the whole district connecting every township. To build on the overall spine – at each hub the network should be strengthened to encourage more exploring of the townships by visitors as well as enhancing opportunities for walking and cycling for the local community. These maps highlight possible primary routes within the townships that provide routes that will encourage active mode transport use. Secondary routes expand the networks within the hubs by providing further connections to key destinations or creating recreational loops for residents.
Takapō/Tekapo
Lake Takapō/Tekapo
800m
400m
Takapō/Tekapo-Twizel Rd
Lake Alexandrina Rd
Takapō/Tekapo River
Aoraki/Mt Cook
Lake Takapō/Tekapo
Takapō/Tekapo
Lake Pukaki
80
8
Twizel
Lake Ōhau
Ōhau Village
Burkes Pass
Kimbell
Lake Opuha
Fairlie
79
Albury
Twizel
Lake Ruataniwha
Twizel-Takapo-Tekapo Rd
Burkes Pass
400m
Fairlie-Takapo/Tekapo Rd
Rollesby Valley Rd
Kimbell
Fairlie-Takapo/Tekapo Rd
Sargents Rd
Opihi River
Fairlie
Mt Cook Rd
800m
400m
Albion St
Opihi River
Talbot Forest Rd
Albury
Mount Nessing Rd
400m
Cheviot Hills Rd
LEGEND
Location Map
Alps to Ocean (A2O) Trail
Future Alps to Bay (A2B) Trail
Main Townships (within Mackenzie District)
Main Townships (outside of Mackenzie District)
Township Maps
Primary Active Mode Connection
Secondary Trail Connections
NZ Cycle Trail
Existing Trails
Active Mode Desire Lines Across State Highway with Safety Concerns
400 / 800m Radius Around Cent
Streams
Land Use:
Local Centre/Community Facilitie
Residential
Industrial
Rural Land
Open Space
Natural Open Space
Water Body
32
33



3.10. Recommendations and Other Worthwhile Pursuits

- A business case is being prepared in 2022 to identify the project work required to fully off-road the Alps 2 Ocean Cycle Trail to complete the development and create a world class cycle trail. This will be submitted to the Ministry of Business, Innovation and Employment to be considered for joint funding of this work. One of the high priority projects is at East Pukaki and will create an off-road trail to avoid cyclists current use of Hayman Road. This is now a shovel ready project waiting for funding.
- Another section of the Alps 2 Ocean, Twizel to Ohau weir is also earmarked for development of a segregated trail rather than sharing the road as at present. This project is in the early planning phase.
- There is an opportunity for Mackenzie District Council to employ a **trail development manager** for the next 3-5 years. Their mandate will be to work internally with the council and alongside partner organisations to develop and grow the walking and cycling network within the Mackenzie District.
- Advertise **Expression of Interest** for community based walking and cycling organisations to help create and develop local trails and foster participation. This should only happen where there are no such groups already operating.
- Enabling organisations / trusts (where they exist) to enhance and develop trails over time. MDC needs to work more closely with these groups providing direction and support (resources financial or otherwise when needed)
- Investigate a District Plan change that will require developers to produce a local walking and cycle network plan as part of new subdivisions and to install cycle facilities for staff and customers.
- Take opportunities to provide connecting paths within and between subdivisions, notably where linear open space is required to accommodate underground services and through parks and reserves where appropriate.
- Ensure there is dedicated funding for local walking and cycling connections in all annual management plans and long term plans.
- Although outside the scope of this strategy, **removal of on-street car parking in town centres** will help to create a much safer, and enjoyable environment for walking and cycling.
- **Speed limits in town centres** and along roads with well-used walking and cycling trails should also be reviewed to ensure they are in line with safe system thresholds.

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Play Strategy



4. Play Strategy

4.1. Introduction

Play is a fundamental human right. The United Nations Declaration of the Rights of the Child states that every child "shall have full opportunity for play and recreation, which should be directed to the same purposes as education; society and the public authorities shall endeavor to promote the enjoyment of this right."

Our Council can support this right by providing playgrounds that enable children to develop, learn, grow and have fun. Playgrounds can also help promote and sustain communities where they become a visitor attraction in their own right.

Mackenzie District Council (MDC) manage a small network of eight playgrounds and two skate parks to provide play opportunities for young people across the district. Playgrounds are expensive assets therefore their level of provision, distribution and play value needs to be well considered. The district has a high rate of play space provision for its resident population but this is balanced out when viewed in the wider context of demand from holiday home users and very high levels of visitors.

Community views, industry best practice and on-site assessments are combined to help formulate this strategy which will provide a strategic direction for play spaces over the next ten years.

Implementing the recommendations and action plan outlined, guided by the design guidelines and levels of service, will ensure there is the best, most cost-effective playground network for children and young people across the district. By contributing to quality recreation spaces this will in turn support the identity, health, cohesion and resilience of the district's communities.



4.2. Play Strategic Direction

GOAL 01

Play spaces meet the local need

- They are in the right location and level of service to match the catchment area, current demand and planned growth.

GOAL 02

Enhance play experiences

- To provide play spaces that enable children to have fun, be challenged and learn from their play experiences.
- The playground network is inclusive, catering to all ages and abilities.
- Play spaces will support the health and wellbeing of the community.

GOAL 03

Play spaces to attract visitors

- Destination playgrounds are creative, highly appealing and their popularity encourages visitors to stay, supporting the local economy.
- These spaces will be unique to each town with themes that reflect our place and tell our stories.

4.3. The Why

Children love to play and now more than ever we need them to be active and outdoors whenever they can. Learning through play also assists a child's development in the following areas.

- *Social*
- *Physical*
- *Intellectual*
- *Creative*
- *Emotional*

A play space (playground or skate facility) is provided by councils (also schools and other agencies) as an opportunity for a free, fun, outdoors physical activity for all young people and encourages active use of council parks. Children will use the playgrounds in a self-directed way, challenging them physically and mentally, and providing a place to connect with others. Caregivers may also get involved or be passive spectators enjoying time out from home and work, therefore, their needs should be considered also. Ideally a playground will encompass three or more pieces of play equipment with safety surfacing, good access paths and ancillary facilities that combine to make a visit stimulating, fun and agreeable for all.



4.4. Existing Context

It is important to understand the current state of our existing playground network to make recommendations and identify opportunities to ensure they are providing for the communities and visitors they serve in the future.

Provision and Distribution

Mackenzie District has eight playgrounds and two skate parks located within the three main towns of Fairlie, Takapō/Tekapo and Twizel. Fairlie and Twizel townships have two playgrounds and one skate park each while Takapō/Tekapo has four playgrounds only. On top of this, school playgrounds are generally open for public use outside school hours.

The District has 12.5 playgrounds per 1,000 children (0-14 years) which is significantly higher than the national median of 4.8.[1] This Yardstick data provided measures the number of playgrounds within a council boundary against the number of **resident** children under the age of 15 (taken from the latest, 2018 census). This high ratio mainly reflects the District's low and sparse resident population and the high number of holiday homes – of the private dwellings counted in the last census there were 2,031 occupied and 1,485 unoccupied. Also tourist visitation is high, relative to the size of its resident population, Mackenzie district had the most guests staying with 173 guest nights for each resident[2]. This wider context needs to be considered when looking at the level of provision for play spaces.

[1] Yardstick Member Survey 2020

[2] "Guest nights star in Mackenzie district" Stats NZ press release 14 November 2019



Twizel

Twizel has a central playground in the Market Place surrounded in part by retail and food outlets/cafes. There are multiple access paths to the playground, however there is limited space for future growth of the play area. Twizel has seen significant residential housing growth to the west of the town centre and this area is poorly serviced by play opportunities for young people. Currently there are two old-style swing sets at Lake Ruataniwha lagoon, which are of limited play value. A proposal has been put forward for an adventure playground in the area between the lagoon and the Rowing Centre. The community indicated they were supportive of further developing this area for recreational activities for locals and to encourage visitors to spend longer in town. Twizel has an older skatepark in the reserve area behind the Events Centre.

Lake Takapō/Tekapo

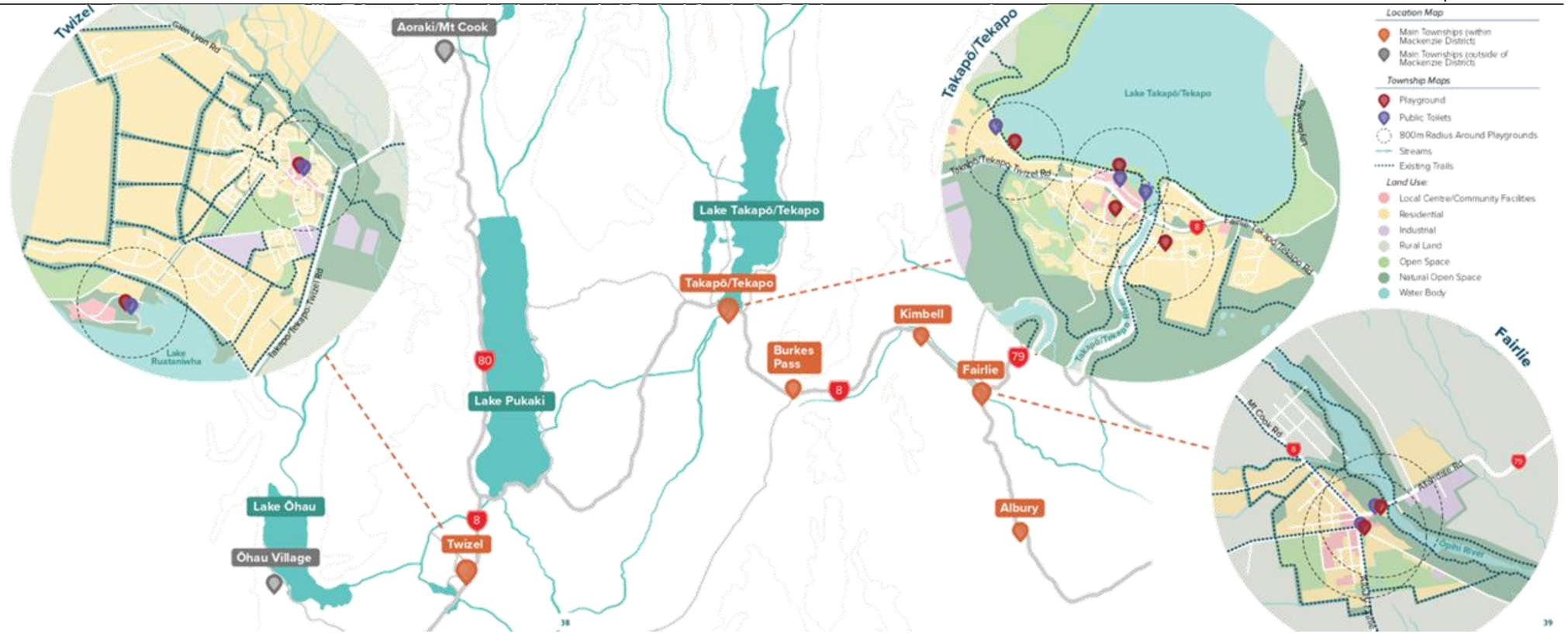
The playground on Takapō/Tekapo's lakefront is a good central location allowing for easy access on foot, via bicycle and by vehicle. Once the waterfront development is completed, with further landscaping and improved walking and cycling linkages made, this playground will be part of an outstanding premier waterfront park. At this stage it feels incomplete but has potential to be a much-loved local asset and attraction for visitors. The Lakeside Drive playground is out of the main residential area but does service the campground, localised passive recreation and is enroute to the hot pools/ice skating and popular walking tracks. There is a new 48 section subdivision, Station Bay, behind the campground which will create additional demand.

Scott Street playground is located on a small neighborhood park and with significant growth to the east may not be in the best location to service this side of the river. The Takapō/Tekapo Community Hall playground consists of one swing set which has limited play value but is a good general location to support community events. The D'archiac Reserve is being developed at the start of D'archiac Drive and offers another site option alternate to the Community Hall. There is no skate park in Takapō/Tekapo.

Fairlie

In Fairlie, the Village Green and Domain playgrounds are in close proximity and to some extent a duplication of facilities. The Village Green is the more popular being in a central location and highly visible it attracts more frequent use by traveling families. A new skate park has been added alongside making this a busy play area.

The playground at the domain is the larger of the two, has had new play equipment added however the scale does not reflect the use. The domain is an attractive park with established trees and lends itself to having some play equipment here. It is no doubt a treasured park



4.5. Performance & Quality

An assessment of the performance and condition of the eight playgrounds was undertaken using a playground assessment tool developed by Xyst. It was developed using current best practice playground design guidelines and principles from Crime Prevention Through Environmental Design (CPTED).

A wide range of features were assessed including security, accessibility, inclusivity for all ages and abilities, play value, condition and associated facilities (toilets, shade, rubbish bins, seating, drink fountains, etc).

Assessment Summary

An overall score has been assigned to each playground and skate park from this assessment and the scores ranged from **46% to 75%** as shown in Figure 1.



Figure 1: Mackenzie District Playground and Skate Park Assessment Score

Below **65%** is considered to be poor scoring, **65-75%** an average score and above **75%** is where Council should be aiming to achieve for all playgrounds. The areas where Mackenzie District playgrounds scored poorly are outlined below:

Play Value

We want the playgrounds to be as engaging as possible for children and to optimise a variety of play experiences which involve movement, physical challenge, imbues cooperation, allows creativity and imagination. Mackenzie's playgrounds score low to moderate in this area.



Figure 2: Play Value Assessment Score



Figure 3 shows the various types of play equipment across the network. There is a dominance of swing sets, also a lot of rocking and spinning items, and climbing structures are the least utilised. It is also noted there is no sand, water or nature play which is surprising given the surrounding natural environment. A more even spread of play equipment types within towns and more modular or climbing items where imaginative play can take place would ensure they maintain children's interest and increase play value.

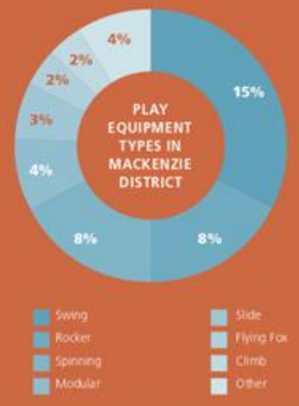


Figure 3: Proportion of different play equipment types across the district's playground network

Inclusiveness and Age Range

Ideally playgrounds in a community will cater to play needs of different ages. The assessment found the district's playgrounds have less items for toddlers[1], a noticeable gap for rural communities where there may be less formalised early childhood education opportunities. Playgroups often may wish to utilise the public playgrounds or caregivers may seek to meet others there with young children.

The entire network scored poorly for play equipment that could be used by children with disabilities. Within New Zealand 25% of people are limited by a physical, sensory, learning, mental health or other impairment[2] and it is important to provide play opportunities for all.

Site Design

Visibility at playgrounds, to support a sense of safety, was good although the Fairlie Domain playground is obscured to some extent. There was limited landscaping throughout therefore there is plenty of scope to improve for amenity and play value. There were a number of play sites which scored poorly for ease of access and included barriers such as steps or raised edging for the playground surfacing.

Associated Facilities

Shade provision is poor and currently only the Lake Ruataniwha playground has shade from surrounding pine trees. Seating for both caregivers and children is provided at some play spaces but could be improved and this would support family use and keeping community connections strong.

Skate Parks

The Fairlie skate park, completed in 2021, has added a popular play asset to the central Village Green reserve. The assessment (with an overall score of 75%) identified the park provides a good range of features or elements for skaters and meets the needs of different skills and age levels. It was noted that seating for supervising adults or for young people to sit and socialise were lacking.

In Twizel, the skate park was developed in 2000 and is now looking outdated with an overall performance and condition score of 63%. Although of moderate size it compares poorly with other more modern skate parks for range of features and meeting the needs of different skills making it less enticing for users.

[1] Age groups in the assessment tool were: 0-4 years, 5-9 years and 10-13 years

[2] New Zealand Disability Survey 2013

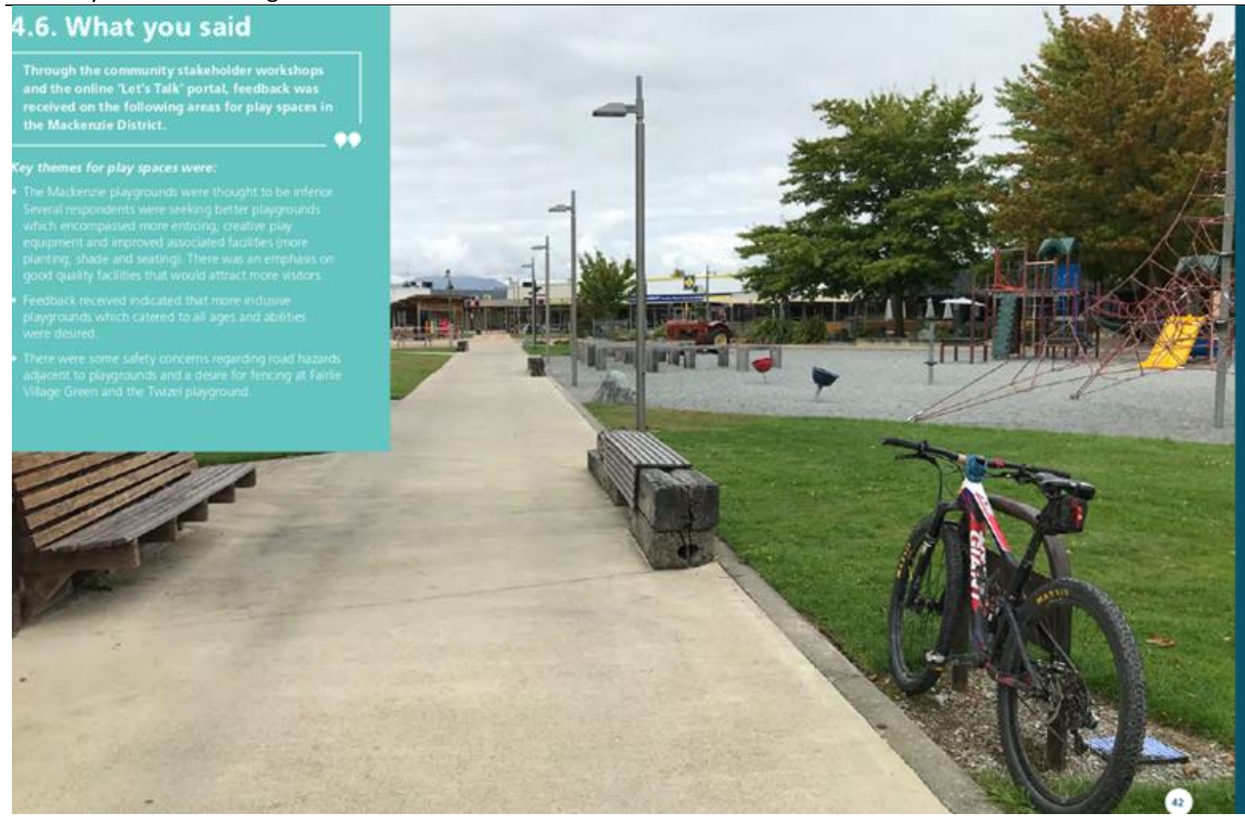


4.6. What you said

Through the community stakeholder workshops and the online 'Let's Talk' portal, feedback was received on the following areas for play spaces in the Mackenzie District.

Key themes for play spaces were:

- The Mackenzie playgrounds were thought to be inferior. Several respondents were seeking better playgrounds which encompassed more enticing, creative play equipment and improved associated facilities (more planting, shade and seating). There was an emphasis on good quality facilities that would attract more visitors.
- Feedback received indicated that more inclusive playgrounds which catered to all ages and abilities were desired.
- There were some safety concerns regarding road hazards adjacent to playgrounds and a desire for fencing at Fairlie Village Green and the Twizel playground.



4.7. Design Guidelines for Development

Any playground development must comply with the NZ Standard in Playground Safety NZS 5828: 2015 and, although not legally required, it is considered necessary for the provision of safe playgrounds. All new playgrounds and improvement/renewal efforts toward existing playgrounds should strive to meet the following guidelines where practical:

Element	Guidelines
Designed for the site	Playgrounds should be developed where they work with the terrain. Natural features should be incorporated into the design where possible.
Involvement of children and young people	Local children and young people should be consulted and participate actively in the design and development process.
Character	The play space should be enticing to play and an attractive place in its own right. Ideally the playground should reflect the local community, their values and the environment. Landscape design and artistic features may also deliver this and can provide further natural play elements.
Getting there	There is safe access to the site using footpaths or cycle routes.
Play value	Look to maximise play value at each playground to cater to a range of ages and abilities. Provide opportunities for different play sensations: movement such as swinging, revolving, rocking, etc, sensory activities, for role playing or imaginative play, cooperative play and enticing, challenging play.
Inclusive use	Play opportunities are provided for a range of abilities and impairments including sensory and physical impairments and behaviours. Allowing disabled or immobile caregivers to also play with other children.
Size	Be of appropriate scale to service the community they are intended for and for expected visitors who may stop and use.
Access to natural environment	Where possible provide opportunities to use and interact with the natural environment in play but also nature play features can be added to playgrounds such as rocks, plants and sand.
Meeting other children and young people	Playground is located where there is a very high likelihood of other children and young people passing by and joining in play, eg on the way to and from school or local shops.
Security	Good visibility from the road, surrounding houses and workplaces. Site is in an area with people frequently passing by or through it. Avoid places of concealment adjacent to playground. Follow principles from Crime Prevention Through Environmental Design (CPTED).
Accessibility	A barrier-free accessible path of travel should connect the play space and site entrance, other facilities and transport arrival points.[1] If steps form part of the accessway then an alternate ramp is to be provided. Prioritise playground sites that have multiple access points and good connectivity.
Added play value, ball games and opportunities to change some play features	This involves looking beyond the standard play equipment whereby play could be through creating an obstacle course, building a hut, sand and water play. Allow sufficient space for casual ball games for children to congregate and participate. Soccer goals, backboards and half courts could be provided in the more popular sites.
Shade	High use playgrounds should have shade provided during the peak summer months, whether it is by shade sails or trees. Suitable trees adjacent to all playgrounds should be considered to provide shade and amenity value. Shade for playground seating is equally important.
Surface and edging	Select the safety surfacing and edging for playgrounds, primarily for safety (must comply with NZS5828) and then to allow for inclusive use and cost effectiveness over the long term. Synthetic surfacing should be considered for high use playgrounds and particularly under high-scuff areas.
Signs	A main reserve identifier sign clearly identifies the public space and gives the community a sense of ownership. Include signage indicating the playground is dog free, smoke free, contact details for reporting problems and any site-specific safety information.
Additional facilities	Seating for caregivers and children will be provided with the latter possibly being incorporated into the play space where they can sit and talk with others. Litter bins are usually provided within the reserve with additional recycling bin provided at the high-use sites only. Barbecues, shelters, drink fountains and toilets are more likely to be found at destination playgrounds.
Parking	Pull off parking will be provided for parks located on busy roads. This will prevent users parking on grass verges or footpaths. Bike racks can be provided.

[1] Access paths to playgrounds to be a gentle gradient (1:12 or greater) and of sufficient width (minimum 1m)

4.8. Hierarchy of playgrounds & Level of Service

The Mackenzie District playgrounds have been allocated into one of three categories: destination, community or local. The categories are a reflection of the location and level of visitation and provide a basis for assigning levels of service. The purpose of levels of service is to define the standard to which facilities will be provided, developed and maintained so that this can be applied consistently across the district and communicated to the community and visitors. These service levels are additional to the design guidelines covered in the last chapter which provide the basis of an effective play space. The operational levels of service below have been guided by the New Zealand Open Space Maintenance Specification, developed by Recreation Aotearoa.

Destination Playgrounds

Mackenzie District has the following destination playgrounds:

1. Takapō/Tekapo Lakeside Domain
2. Fairlie Village Green
3. Lake Ruataniwha (proposed)

Destination playgrounds will offer the **most comprehensive and interesting play experiences** for children. By nature they will be appealing enough to be a destination in their own right and be a significant drawcard in bringing people to the park or area, including tourists consisting of family groups. Facilities supporting these playgrounds will be comprehensive and support an extended stay.

Destination playgrounds will be inclusive and accessible to all. They will strongly relate to and reflect the identity of the locality with appropriate theming and unique experiences. Landscaping will add to the appeal and blend the asset into the surrounding environment.

As destination playgrounds are location specific, they will not be increased proportionally to increases in population, rather additional equipment/play features will be added to existing sites.

Level of Service

Location	Generally located in town centres, premier parks or urban parks/civic spaces
Access	Adequate parking and bike racks are provided in proximity to the playground.
Age groups	Play features meet the needs of all ages including teenagers
Seating	Ample seating will be provided preferably with shade. Seating for children can be creative and part of the play experience.
Litter bins	Litter and recycling bins provided
Toilets	Toilets located within close proximity to playground. All toilet facilities to have baby change facilities and have fully accessible units.
Additional facilities	Facilities such as barbeques, shelters and drinking fountains may be provided.

Level of Service for Operations

Daily routine inspection	A visual inspection shall be undertaken **daily** to ensure equipment is safe, overall cleanliness and fall surfaces are free from hazards (such as broken bottles)
Monthly operational inspection	A **monthly** inspection shall be undertaken to ensure equipment is functioning and for any damage from wear or vandalism. To be recorded.
Annual structural inspection	A formal independent structural inspection shall be undertaken every **twenty-four months** to check all fixings, finishes and surfaces, confirm compliance with standards and to undertake preventative maintenance.
Maintenance	To be maintained in "as new" condition, free from any breakages, damage or graffiti. Paint coatings to be free from chips, flaking or fading.



Community Playgrounds

Mackenzie District has the following community playgrounds:

1. Twizel Market Place

Community playgrounds will offer a **variety of play experiences** that would support a two hour stay, in popular community locations and within **800m of urban residential** properties. These play spaces will be largely focussed on providing for the wider community but would be attractive to traveling families also. The community playgrounds are subsidiary in scale and associated facilities to destination play spaces but still important to their local community.

Typically, community playgrounds could be in a reserve, park, local open space or school playground open out of school hours. These spaces and facilities, usually with three or more play items, will provide varied and interesting physical environments. The site will often also have space for ball games.

Facilities and associated landscaping will support the playground as being attractive meeting places for local children and caregivers.

Level of Service

Location	Generally located at popular parks but may also be located at amenity parks and other sites where location meets play demand from the local community.
Access	Can be accessed by vehicle, foot or bicycle. Bike racks will be available in proximity to the playground.
Meets needs of different age groups	Play features suitable for a minimum of two (out of three) age groups. Age groups are: 0-4, 5-9 and 10-13 years.
Seating	Seating will be provided preferably with shade. Seating for children can be creative and part of the play experience.
Litter bins	Litter bins not provided unless playground is in proximity to a shop or food outlet.
Toilets	Not provided specifically for the playground users but likely to be nearby.

Level of Service for Operations

Daily routine inspection	A visual inspection shall be undertaken **daily,** during the summer season, and **weekly** in winter to ensure equipment is safe, overall cleanliness and fall surfaces are free from hazards (such as broken bottles).
Monthly operational inspection	A **monthly** inspection shall be undertaken to ensure equipment is functioning and for any damage from wear or vandalism. To be recorded.
Structural inspection	A formal independent structural inspection shall be undertaken every **twenty four months** to check all fixings, finishes and surfaces; confirm compliance with standards and to undertake preventative maintenance.
Maintenance	To be maintained in "as new" condition, free from any breakages, damage or graffiti. Paint coatings to be free from chips, flaking or fading.



Local Playgrounds

Mackenzie District has the following local playgrounds:

1. Fairlie Domain
2. Lakeside Drive, Takapō/Tekapo
3. Community Hall, Takapō/Tekapo
4. Scott Street, Takapō/Tekapo

Local playgrounds will offer a minimum of three items of play equipment and will be found amongst residential areas where they will largely service the local children generally within an 800m distance. The length of stay is likely to be up to one hour and the play space can be reached safely by children beginning to travel independently and with friends, without accompanying adults and for adults with younger children. Typically, local playgrounds could be a grassed area, small park or local open space which is attractive to children.

Facilities can be minimal as the stay is limited and children will generally live nearby.

Used play equipment from redeveloped or disestablished destination and community playgrounds may be relocated to local playgrounds as required.

Level of Service

Location	Located in association with some form of recreational or community facility such as a sports grounds, campgrounds or rural community halls. They may also be associated with some form of retail premise (such as a café/shops) where suitable public land is directly adjacent.
Access	Typically accessed by foot or bicycle. Parking may be provided in association. Bike racks may be provided in proximity to the associated use.
Meets needs of different age groups.	Play features suitable for a minimum of one (out of three) age groups
Seating	Seating will be provided preferably with shade. Seating for children can be creative and part of the play experience.
Litter bins	Litter Bins not provided specifically for playground users.
Toilets	Not provided specifically for the playground users.

Level of Service for Operations

Visual inspection	A visual inspection shall be undertaken **weekly** to ensure equipment is safe, overall cleanliness and fall surfaces are free from hazards (such as broken bottles)
Monthly operational inspection	A **monthly** inspection shall be undertaken to ensure equipment is functioning and for any damage from wear or vandalism. To be recorded.
Structural inspection	A formal structural inspection shall be undertaken every **twenty four months** to check all fixings, finishes and surfaces; confirm compliance with standards and to undertake preventative maintenance.
Maintenance	To be maintained in "as new" condition, free from any breakages, damage or graffiti. Paint coatings to be free from chips, flaking or fading.



4.9. Recommendations

Recommendations are described for individual play areas on a township basis.

Fairlie

Fairlie will maintain two playgrounds at the Fairlie Village Green and the Fairlie Domain which will service the township and surrounding rural area. It is noted there are two schools with playgrounds in Fairlie (and one at Albury) which have playgrounds open out of school hours and these add to the mix of play provision. The new skate park in the Fairlie Village Green is a valuable addition to the play supply and proving very popular for all age groups.

It is recommended the Fairlie Village Green, as a destination playground, is enhanced to increase the play value, inclusiveness and amenity. The addition of stimulating play equipment, landscaping and nature play with the use of rubber pour surfacing enclosed by accessible-friendly edging is required. This should meet the community's expectation of this playground, will support its popularity and further encourage traveling families to spend time there. Fencing is to be added at the Village Green playground to address concerns of road safety.

The play facility in the Fairlie Domain will be maintained as a local playground that will focus on the ten years plus age group with equipment such as the existing flying fox which requires more dexterity and challenge. This playground will be scaled back with some equipment removed as it reaches the end of its useful life.

Takapō/Tekapo

Takapō/Tekapo will provide a total of three playgrounds to service the town (including bach owners), rural surrounds and the many visitors. This will include an expanded destination playground on the lakefront, and two neighborhood playgrounds within the residential areas. There is no plan by the Council to supply a skate park at Takapō/Tekapo as the population does not justify this.

The lakefront domain will be the destination playground for Takapō/Tekapo with its prime focus to provide an enticing, stimulating and challenging large scale playground that will become a visitor attraction in itself. This would attract families from far and wide, and encourage further spending at local businesses. The playground would complement the commercial tourist activities on offer and justify its key lakefront location. The existing playground will need to be developed to a high standard, be unique and could be themed to reflect the Dark Sky status. Further equipment, play features and nature play is to be added to cater to all age groups, all abilities and to maximise play value. Site design with landscaping that provided paths for good visitor flow and planting that showcased the District's unique dryland natural character should be used to good effect. High quality ancillary facilities will need to make sure families feel welcome, but also have comfort and wellbeing needs well catered for an extended stay. Shade trees will be added where views are not obstructed, paying particular attention to where caregivers and children may sit and socialise.

A local level playground at Lakeside Drive will continue to be provided but will be redeveloped with new equipment on a new site further from the road and more sheltered. With the addition of landscaping and nature play the play value will be improved.

The single swingset at Aorangi Crescent near the Takapō/Tekapo Community Hall will be removed as it has limited play value and the location is not ideal. The Takapō/Tekapo Primary School has a playground in this area on lower Aorangi Crescent. Suitable sites are available at the Community Hall and on the new D'archiac Reserve however given the proximity of the school and the lakefront destination playgrounds no play facility will be provided at these reserves.

The playground at Scott Street services children on the east side of the Takapō/Tekapo River however is limited by the small site and older style play equipment with only moderate play value. This playground may be shifted to a better location which would adjust for the growth of the township towards the east and create a better gathering place for children. This would be a local playground and needs to be upgraded to optimise play value.



Twizel

The level of provision being proposed for Twizel is three playgrounds and one skate park to meet the play needs of resident children in town and the surrounding rural area. The Market Place playground is retained in its valued central location and the swings at Lake Ruataniwha are replaced by a large scale destination adventure playground. An additional local play space will be provided in the Ohau Rd reserve to cater for increasing residential growth to the west of the town. The Twizel skate park will need to be rebuilt in the next ten years to update with modern skating features, better allow for scooters and to remain appealing to use.

A new 'natural style' adventure playground has been proposed for Lake Ruataniwha in the area between the lagoon and the rowing centre, an attractive, sheltered setting with good walking and cycling linkages. It would be part of a larger development plan to create a district wide destination level park and build on the safe swimming and picnicking opportunities already available with barbecues, improved toilets, parking and a bike skills trail. The inclusion of a large adventure playground would ensure this park would be a great asset for the community and also help to grow the local economy by attracting visitors.

The Market Place playground would be maintained as a community level facility and some of the older equipment replaced with new stimulating play items. There should be inclusive play opportunities added when upgrade occurs and provision of a shade sail or further trees for shade. The tractor needs to be removed as it has deteriorated to the point where risk outweighs benefit. Further fencing is to be added to address concerns of road safety. The pea gravel should be replaced with rubber pour safety surfacing for improved accessibility.

Other locations

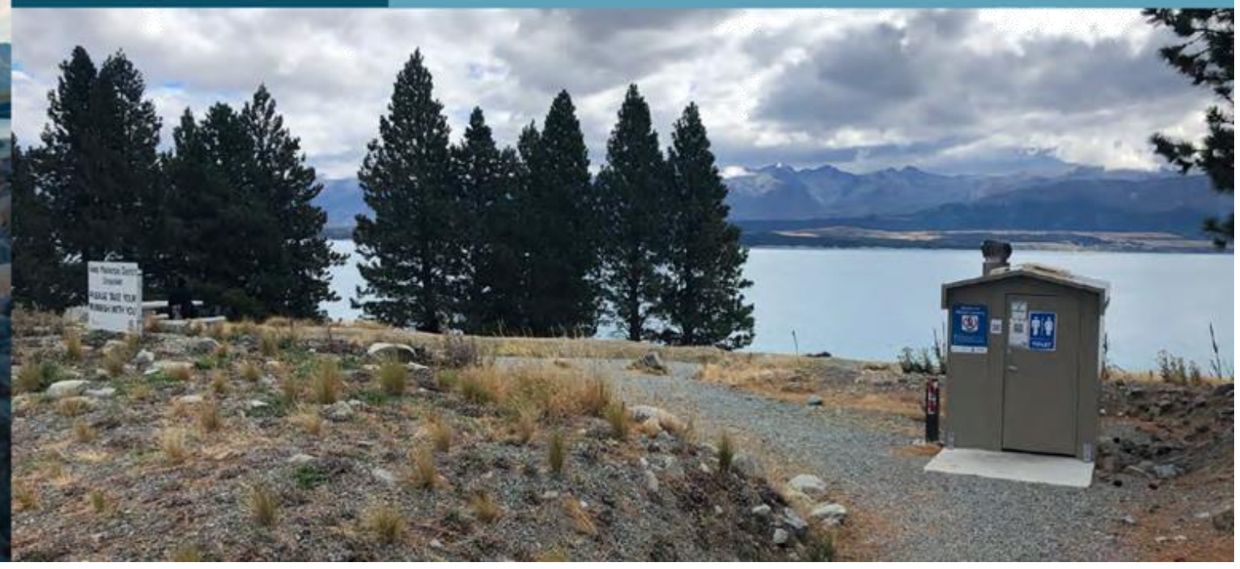
The alpine village at Mt Cook and rural settlements such as Albury, Kimbell and Burkes Pass do not have Council provided play facilities with too few children to justify Council investment in this area. Schools located in these locations do provide playgrounds which are usually open to the public outside school hours.



Mackenzie
DISTRICT COUNCIL

Draft Parks & Amenities Strategy

Public Toilet Strategy



5. Public Toilet Strategy

5.1 Introduction

Mackenzie District Council are committed to supporting public health, wellbeing and community vitality through providing toilets in public spaces. The provision of well presented, clean and accessible public toilets is an expectation of residents and visitors.

The community also expects that natural values including water quality and landscape values will be protected where toilets are provided. A pristine natural environment and high quality infrastructure such as toilets underpin the long term success and viability of the tourism industry which is a key component of the local economy.

Community views, industry best practice and on-site assessments are combined to help formulate this strategy which will provide a strategic direction for public toilets over the next ten years.

Implementing the recommendations and action plan outlined, guided by the design guidelines and levels of service, will ensure the public toilet network can deliver the best facilities at the right locations for the community and visitors. This will in turn support the economic wealth, recreational participation and health of the District's residents.



5.2 Public Toilets Strategic Direction

The public toilet network benefits the environment

GOAL 01

- Waste disposal systems are appropriate for each location primarily considering protection of the environment.
- The development of all new public toilet facilities will aim to minimise their environmental footprint for construction and operation.
- All toilets will be designed and located in sympathy with the surrounding landscape.

Public toilets are appealing and community needs are met

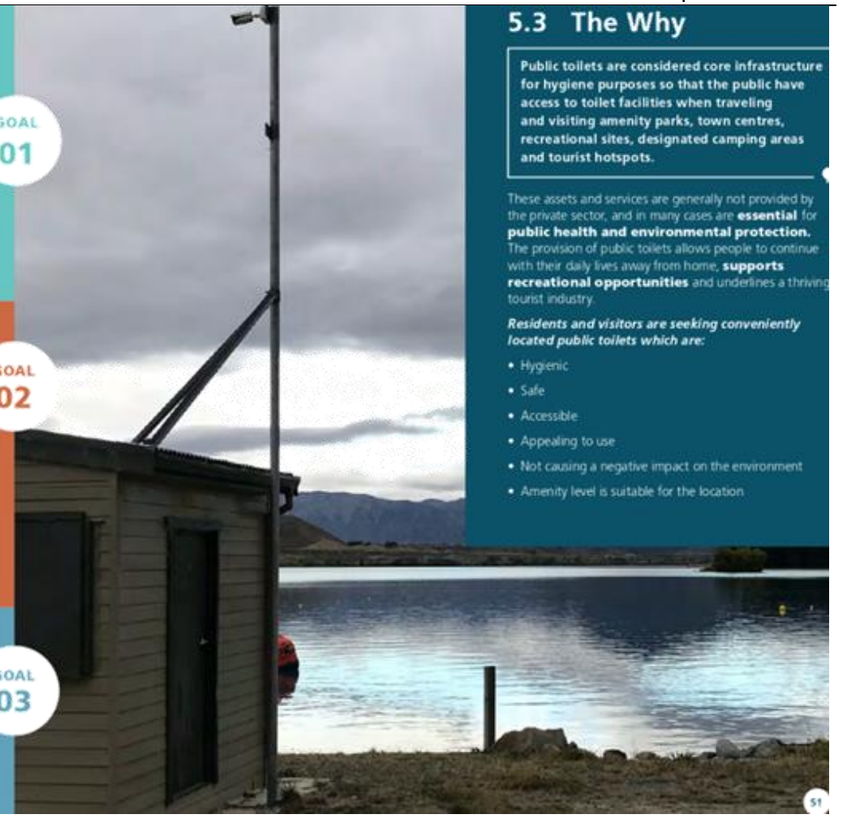
GOAL 02

- Members of the public will have a positive experience in good quality, hygienic toilet facilities.
- Public toilets will be accessible to all users.
- The capacity of toilet facilities will ensure wait times are a rare occurrence.
- New toilets will be considered where there is a demonstrated need shown and where there are concerns regarding degradation of the environment.

Public toilets will support a thriving local tourist industry

GOAL 03

- To provide excellent toilet facilities that will enhance the overall visitor experience to Mackenzie District.
- The Council recognises that the majority of public toilets it provides cater to visitors or travellers from outside the District, therefore will seek to form partnerships where possible for the establishment, renewal or ongoing costs.



5.3 The Why

Public toilets are considered core infrastructure for hygiene purposes so that the public have access to toilet facilities when traveling and visiting amenity parks, town centres, recreational sites, designated camping areas and tourist hotspots.

These assets and services are generally not provided by the private sector, and in many cases are **essential** for **public health and environmental protection.** The provision of public toilets allows people to continue with their daily lives away from home, **supports recreational opportunities** and underlines a thriving tourist industry.

Residents and visitors are seeking conveniently located public toilets which are:

- Hygienic
- Safe
- Accessible
- Appealing to use
- Not causing a negative impact on the environment
- Amenity level is suitable for the location

5.4 Existing Context

It is important to understand the current state of our existing public toilets to make recommendations and identify opportunities to ensure they are providing for the communities and visitors they serve in the future.

Provision and Distribution

Mackenzie District Council provides 19 toilets, and 3 dump stations for campers as part of its core infrastructure to support the public health and wellbeing of the community and visitors to the District. Additional to this, users of the Fairlie Domain have access to toilets in the adjacent Fairlie Holiday Park which is run under a lease from the Council - the toilets are solely managed by the campground lessee. At the lakes Alexandrina and McGregor camping areas, situated on conservation reserve vested in Council, there are also public toilets however these are maintained by the Lake Alexandrina and McGregor Camping Trust. Toilets provided within community halls, libraries, swimming pools etc, are not categorised as "public" toilets and have been excluded from consideration in this strategy.

Users of the District's public toilets can be assigned into the following groups:

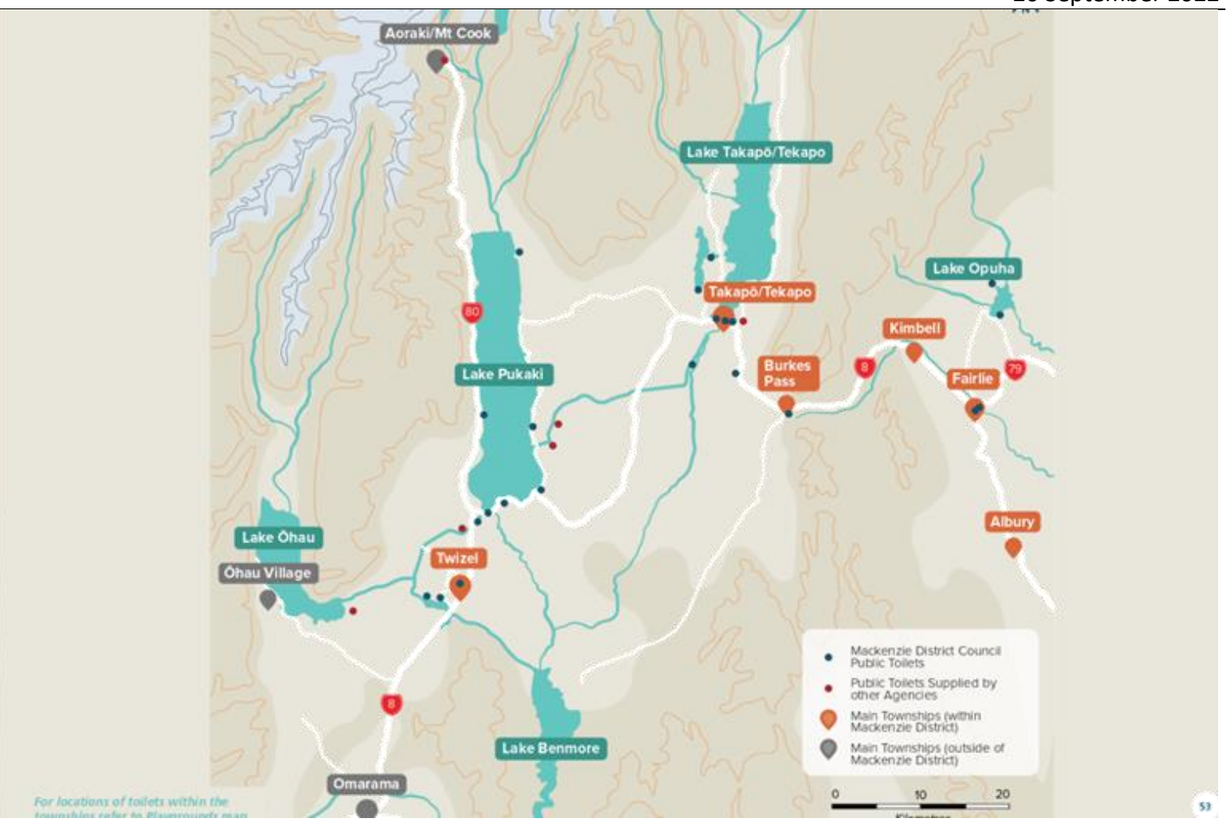
- Local residents going about their daily lives away from home
- Recreational users such as boaties and Alps 2 Ocean Cycle Trail cyclists
- Travellers on State Highway 8 (Fairlie to Twizel) and 80 (Mt Cook access road)
- Tourists spending time in the District

The latter two groups are by far the majority users of public toilets in the Mackenzie District, particularly those facilities located alongside State Highway 8.

The public toilet network has grown noticeably over the last ten years with the increase of freedom campers, the rapid rise of visitor numbers pre-Covid and the opening of the Alps 2 Ocean Cycle Trail. With this a number of new toilets have been installed or had a major refurbishment in the last five years. A return to similar high levels of visitation by international tourists has been predicted. Traffic monitoring on State highway 8 recorded an annual average daily traffic count of 3,339 for 2019 however this had dropped 22% to 2,608 for 2020[1]. Pressure from freedom campers has eased under Covid but this is expected to reverse in the medium term and some further infrastructure to support freedom camping is likely required.

The Alps 2 Ocean cycle trail has become a major attraction for the District, particularly with older New Zealanders, and there is a demand for additional toilets to cater to this growing market. When Alps 2 Ocean users have been surveyed for "What might have made the experience more enjoyable" a number of respondents have commented that more toilet facilities were required[2]. Nga Haerenga, the New Zealand Cycle Trails organisation suggests toilets are located approximately 10km apart to meet the needs of cyclists on the trails. Concern has been raised regarding the lack of a toilet at Jollie car park, at the top of Lake Pukaki, where many cyclists are dropped off to start their Alps 2 Ocean cycle journey. There is evidence of environmental degradation with scattered human waste around the car park and adjacent landowners are also witness to this activity. An alternate start to the cycle trail in Takapō/Tekapo, located at the start of Hamilton Drive, lacks any toilet facilities for cyclists who are about to start a day's journey. This requires further investigation before an investment in new toilets is committed to here. There are already three substantial, high quality toilet blocks provided for visitors within the Takapō/Tekapo township.





For locations of toilets within the

of the Good Shepherd visitors, have been established as pay toilets to achieve some cost recovery given users are mostly from out of the District. Making people pay to use these toilets has proven problematic for the Council, with regular malfunction of the automated payment system and the consequent negative feedback on performance or just on the principle of paying for toilet use.

Alongside the Council owned facilities there are a number of other public toilets provided by other agencies and private companies which complete the overall public toilet network. These are also shown on the map as an indication of toilet distribution in Map 1.

In summary there are currently:

5 high use premium toilets

5 toilets on the town reticulated wastewater system

14 toilets have septic disposal or holding tank

9 toilet facilities have designated fully accessible units

Takapō/Tekapo and Twizel have public effluent dump stations for campers.

Capacity

Information gathered, as well as community feedback, during the preparation of this strategy have indicated there are a number of toilets in the network which are under capacity causing people to wait or worse still give up. It is expected that some popular toilets may experience peak demand but it is still considered wait times should be a rare occurrence. The following toilets are considered to be under capacity:

- Lake Pukaki Lookout
- Twizel Market Place
- Hayman Road corner
- Lake Opuha Hays Road

5.5 Performance and Quality

An assessment of the performance and condition of the public toilets was undertaken in February 2021 using a public toilet assessment tool developed by Xyst. The assessment tool was developed using current best practice public convenience design guidelines; NZS 4241: 1999 Public Toilets; NZS 4121: 2001 Design for Access and Mobility: Buildings and Associated Facilities and principles from Crime Prevention Through Environmental Design (CPTED). A wide range of performance features were assessed including:

- Number of units for each variable i.e. male, female, all gender, accessible options and urinals
- Building construction materials and condition
- Maintenance and care
- Signage
- Presentation and Privacy
- Safety and security features
- Hygiene and ease of cleaning
- Accessibility
- Quality or appeal of the facility

[1] Waka Kotahi, State highway traffic monitoring – annual average daily traffic

[2] Ministry of Business, Innovation and Employment; Alps 2 Ocean participant survey 1/1/21





A summary of the key performance attributes is provided in Table 1.

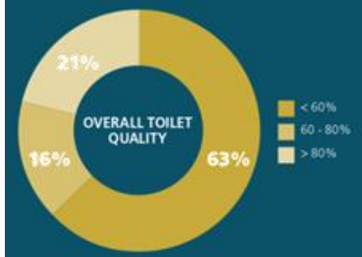
Table 1: Key performance attributes for Mackenzie District's public toilets.

Name	LoS	No. of Units/ Urinal	Condition Score	Performance			
				Total	Presentation	Accessibility	Ambience
Lake Takapō/Tekapo West Exeloo	Premium	6/1	Good	88%	81%	92%	Good
Lake Takapō/Tekapo footbridge	Premium	3	Good	86%	81%	89%	Good
Burkes Pass	Standard	1	Good	81%	75%	84%	Good
Lake Takapō/Tekapo Lakeside Drive	Standard	5	Very good	80%	81%	87%	Good
Twizel Market Place	Premium	5/2	Good	78%	75%	77%	Good
Pukaki Lookout	Premium	8/2	Good	76%	81%	71%	Fair
Fairlie Town Centre	Premium	5/2	Fair	72%	75%	52%	Fair
Fairlie Domain Shared Toilet	Standard	4	Fair	63%	81%	61%	Fair
Paterson's Ponds	Basic	1	Very good	58%	100%		Good
Hayman Road Corner	Standard	1	Good	52%	56%		Fair
Lake Opuha Bennets Road	Basic	4	Fair	51%	56%	53%	Fair
Peter's Lookout	Standard	1	Good	51%	75%	71%	Fair
Edwards Stream Rest Area	Basic	1	Good	47%	56%		Fair
A2O Landslip Creek	Basic	1	Good	44%	75%		Good
Pukaki Pines	Standard	4	Very good	44%	75%	81%	Fair
Lake Ruataniwha boat ramp	Basic	1	Good	41%	56%		Fair
A2O Hayman Road 13km	Basic	1	Fair	40%	56%		Fair
Lake Ruataniwha lagoon	Basic	1	Good	39%	56%		Fair
Lake McGregor	Basic	5/2	Fair	38%	56%	67%	Fair
Lake Opuha Hays Road	Basic	1	Fair	36%	56%		Poor
Lake Wardell	Basic	1	Good	35%	63%		Poor
Lake Alexandrina	Basic	4	Fair/Poor	30%	38%		Poor

5.6 Assessment summary

Overall quality

Expectations of the standard of amenity provision in public toilets have increased over time. The assessment gave an overall score which combined all attributes (including building condition) was given for each public toilet and the resulting **scores ranged between 35% and 88%.** Within the District there are a lot of poor quality toilets with a high number rating **below 60%** - see Figure 2. The high use toilets which have a large proportion of use from travellers and **visitors rated between 72% and 88%** reflecting reasonably well for the promotion of the District to visitors, however these should all ideally rate **above 80%.**



The areas where Mackenzie District public toilets scored poorly are outlined below:

Signage

Many toilets lacked adequate directional signage to lead people to the facility and often standard toilet symbols indicating gender were missing from the entrance or doors. Both of these signage requirements are considered particularly important for visitors from out of the District. Furthermore toilet facilities had no signage with Council contact information to report damage and nothing to state what the cleaning frequency is to provide assurance of cleanliness.

Hygiene

Fourteen toilets scored below 60% for hygiene and a number of factors contributed to these low scores. Many toilets outside the three main towns did not have sanitary bins provided. A number of them had no hand washing fixtures and hand sanitiser was often not an option either. Poor ventilation was noted on a few vault toilets and can be a critical factor for a pleasant experience.

Accessible toilets

Of the nine designated accessible toilets there were none that fully complied with the New Zealand Standards (NZS 4121 and NZS 4241) requirements for disabled use. The Fairlie town centre and the Lake Opuha (Bennets Road) scored the lowest for compliance with 52% and 53% respectively. It should be noted that some requirements are difficult to rectify with a refurbishment such as spacing within the cubicle and may require a rebuild. Also ideally all public toilets that can be reached by a vehicle should be made fully accessible so there are no barriers to anyone participating in recreational activities.

Extra amenities

Toilets within the town centres and at busy tourist sites did not provide baby change facilities where many would expect to find this feature. Water fountains were generally well supplied at the higher use sites however there is a need to refill water bottles by Alps 2 Ocean cyclists and these could be located alongside the toilet facility.

Mackenzie District public toilets scored well in the following areas:

Condition and Maintenance

The Mackenzie toilet buildings were generally observed to be in good condition. The various components (roof, walls and floor) of each toilet were assessed to better understand the state (or level of deterioration) of the buildings and to ascertain their remaining asset life. The condition of all the buildings scored fair or above with no Council toilet buildings being in a poor or very poor state – refer Figure 1. This reflects well on the level of maintenance being undertaken and was reinforced with the standard of maintenance being mostly assessed as good. This result means there is minimal asset replacement required in the short term due to the deterioration of the building fabric.

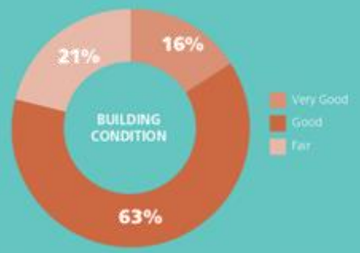


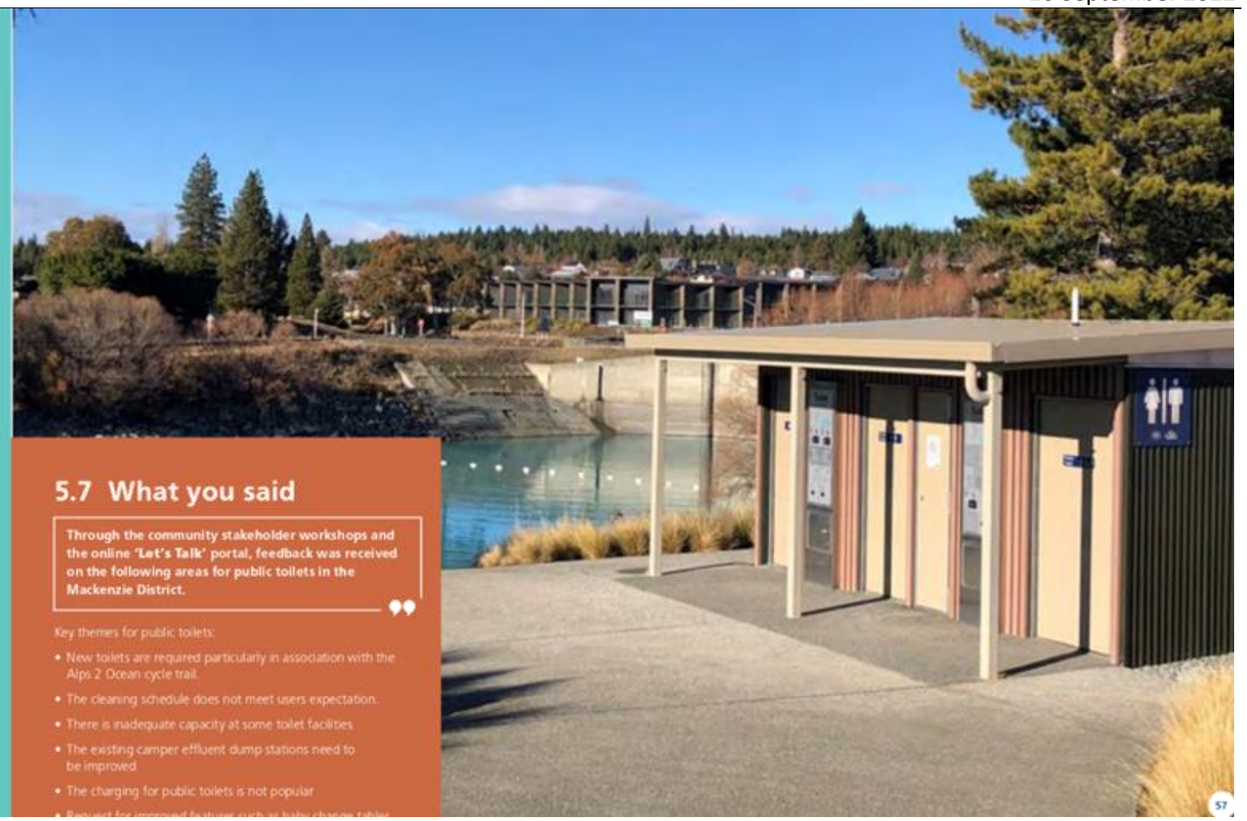
Figure 1: Building condition for Mackenzie public toilets

5.7 What you said

Through the community stakeholder workshops and the online 'Let's Talk' portal, feedback was received on the following areas for public toilets in the Mackenzie District.

Key themes for public toilets:

- New toilets are required particularly in association with the Alps 2 Ocean cycle trail.
- The cleaning schedule does not meet users expectation.
- There is inadequate capacity at some toilet facilities
- The existing camper effluent dump stations need to be improved
- The charging for public toilets is not popular



5.8 Design Guidelines

Guidelines for design are provided to assist during the planning phase for new or replacement public toilets. They have been prepared with reference to the Crime Prevention Through Environmental Design (CPTED) principles; NZS 4241: 1999 Public Toilets; NZS 4121: 2001 Design for Access and Mobility: Buildings and Associated Facilities and best practice.

Element	Guidelines
Location	The facility needs to be close to the demand source, car parks and access points. The building and its approaches should be highly visible to allow for good casual surveillance.
Size	The number of pans, either gender specific or not, will need to be adequate to service the current use plus for any forecasted growth.
Orientation	Entrances need to be obvious from the main point of access.
Landscaping	Landscaping will enhance the overall look of the facility but avoid tall vegetation adjacent to ensure good visibility and not allow sites for concealment. Other factors to consider are allowing for natural light to enter the interior and good airflow for ventilation.
Accessibility	Access paths are easily used by all abilities
Gender	The preference of users is for single gender facilities, however consideration should be given to all new toilets being self-contained all-gender facilities as being more efficient.
Surfaces	Materials used should have a good appearance, be robust, have longevity and be easy to clean. Ideally internal walls, to be light coloured, and floors, mid to dark in colour, should have smooth surfaces, and junctions are coved. Floor drains well so no water pooling occurs.
Inclusive use	The provision of access to public toilets for persons with disabilities is a requirement of the Building Code. All new public toilet facilities are required to be accessible other than in backcountry situations where it would be impractical to provide.
Lighting	Natural lighting is optimised for the interior and where this cannot be achieved this should be supplemented with artificial light. Exterior lighting should be provided. Lighting should be controlled by proximity sensors, to minimise energy use and attractiveness to moths. The lighting level for toilets is prescribed in NZS 4241. Remote locations are an exception.
Security	Building is vandal resistant where possible and made of robust materials. Pipework is concealed. Good visibility of the building exterior and entrances.
Signs	Clear, accessible and consistent signage should be provided and would include: gender specifications, opening hours where required, cleaning schedule and maintenance contact details. The signage must accommodate people with vision impairments and be clearly legible. Directional signage indicating the location of public toilets should also be consistent across the district to ensure it can easily be identified by residents and visitors.



5.9 Level of Service

Toilets have been allocated into categories for the purpose of applying levels of service and these are mainly a reflection of the level of visitation. Levels of service will define the standard to which facilities will be provided and maintained so that this can be applied consistently across the District and communicated to the community and visitors. The Mackenzie District public toilets have been allocated into either premium, standard or basic categories as described in the New Zealand Open Space Maintenance Specification developed by Recreation Aotearoa and accepted as industry best practice.

Premium public toilets

Mackenzie District has the following Premium public toilets:

- Fairlie Village Green
- Takapō/Tekapo Lakefront Domain
- Takapō/Tekapo Footbridge
- Twizel Market Place
- Pukaki Lookout

The premium public toilets are the high use, high profile facilities usually provided within the civic spaces, town centres, key tourist sites and premier parks. The public toilets servicing the Fairlie, Takapō/Tekapo and Twizel town centres are included in this category and cater for residents, travellers and visitors. It is important to have excellent toilet facilities for visitors as this will impact on a visitor's overall experience of a place. Promoting Mackenzie District as a visitor destination with high quality facilities supports the local tourist industry and the economic wellbeing of the community. The Takapō/Tekapo footbridge and the Pukaki Lookout toilets have been included as they cater to at times high volume visitor numbers. These high use public toilets must meet an elevated level of service ensuring they are clean, well presented, have sufficient capacity and are accessible for all.

Level of Service

Design	Site specific high quality design with architectural input which may reflect local character. Tiled wall and floor finishes will be utilised that are high quality aesthetically and easy to clean. The toilet pans and other fixtures and fittings will be of a high quality specification.
Access	Need to meet all the requirements of NZS 4121. Ramp access provided if toilet building is raised above ground level. Often located next to a car park.
Inclusive use	There will be facilities available that are fully accessible.
Toilet paper, hand washing and waste disposal	Enclosed toilet paper, cold or tepid water sensor tap, soap dispenser, litter bins, sanitary disposal, paper towels or hand dryer is provided. Sharps disposal can be provided if the need is recognised.
Additional facilities	Baby change facilities to be provided. Donation boxes may be added to these sites.
Lighting	Building design will make the most of natural light to illuminate the interior. Artificial lighting will also be supplied to both interior and exterior.
Signage	Directional signs to the toilet facility are clear and obvious. Standard symbol signs for gender use of cubicle are the correct size and symbols
Graffiti	Graffiti is removed via the most appropriate method for the specific surface within 24 hours and if offensive within 4 hours.
Cleaning	Cleaning will be undertaken twice per day over the summer months and once per day



Standard public toilets

Mackenzie District has the following Standard public toilets:

- Fairlie Domain campground (shared use)
- Burkes Pass
- Lakeside Drive, Takapō/Tekapo
- Pukaki Pines
- Peter's Lookout
- Hayman Road corner

The standard public toilets are the moderate use facilities located in recreational and amenity parks, high use freedom camping sites and highway rest or viewing areas.



Level of Service

Design	Moderate standard of toilet design with good quality finishes, fixtures and fittings.
Access	Need to meet all the requirements of NZS 4121. Ramp access provided if toilet building is raised above ground level.
Inclusive use	There will be facilities available that are fully accessible.
Toilet paper, hand washing and waste disposal	Enclosed toilet paper, handbasin, cold water supply, soap dispenser, litter bins, sanitary disposal, paper towels or hand dryer is provided.
Additional facilities	Baby change facilities provided where families are present for an extended period.
Lighting	Natural light illuminates the interior but may be supplemented by artificial light for both interior and exterior.
Signage	Directional signs to the toilet facility are clear and obvious. Standard symbol signs for gender use of cubicle are the correct size and symbols.
Graffiti	Graffiti is removed via the most appropriate method for the specific surface within 24 hours and if offensive within 4 hours.
Cleaning	Cleaning will be undertaken once per day during peak summer months and three times per week during winter.



Basic Public Toilets

Mackenzie District has the following basic public toilets:

- Lake Opuha – Bennets Road
- Lake Opuha – Hays Road
- Edward's Stream rest area
- Paterson's Ponds
- Lake Wardell
- Lake Ruataniwha Lagoon
- Lake Ruataniwha Boat Ramp
- Lake MacGregor (on Council managed land)
- Lake Alexandrina (on Council managed land)
- Landslip Creek
- 13km Hayman's Road (Alps 2 Ocean Cycle Trail)

Basic public toilets are provided where there is relatively low use compared to premium and standard toilets, however a toilet is required for convenience, public health and environmental reasons. These often cater to users at natural recreational sites managed by the Council such as Lake Opuha and Lake Ruataniwha. These users will be participating in the various recreational activities on offer in Mackenzie District, and which help to make the District a great place to live. Toilets are a necessary infrastructure to support these activities. Also, a number of the basic toilets have been specifically provided for cyclists on the Alps to Ocean cycle trail, and for freedom campers such as at Lake Wardell.

Level of Service

Design	Basic standard of toilet design with robust finishes, fixtures and fittings but still should be easy to clean. Power and water may not be available.
Access	Need to meet all the requirements of NZS 4121. Ramp access provided if toilet building is raised above ground level.
Inclusive use	There will be facilities available that are fully accessible.
Toilet paper, hand washing and waste disposal	Toilet paper, washbasin with cold water supply, soap dispenser or if no water available hand sanitiser to be provided. Paper towels may be provided. Litter bin and sanitary disposal is optional.
Lighting	Natural lighting is likely to be the only source of illumination inside the toilet cubicle.
Signage	Directional signs to the toilet facility are clear and obvious. Standard symbol signs for specific gender or all gender use of cubicles are the correct size and symbols.
Graffiti	Graffiti is removed via the most appropriate method for the specific surface within 72 hours and if offensive within 4 hours.
Cleaning	Cleaning will be undertaken 3 times per week during summer peak season and once per week during winter.



5.10 Recommendations

State Highway 8

The Waka Kotahi, New Zealand Transport Agency document, Queenstown to Rangitata Corridor Management Plan (2018-2028) highlights the increased pressure for improved levels of service for amenities such as roadside toilets on this main tourist route. It also notes the long traveling distances and limited amenities for this corridor.

The Pukaki Lookout toilet facility is recognised as being under capacity to cope with the peak levels of use, particularly the frequent buses stopping at this site, experienced through the summer season pre-Covid. If the Mackenzie District wish to market desirable visitor experiences to match the spectacular scenery it is important the supporting infrastructure is appropriate. Also the all-gender accessible unit is located within the male section of the facility (shared/open ceiling space) and females may not feel comfortable or safe in this situation. The existing building is to be upgraded to improve the user experience and a new facility will be built to increase the overall capacity to twelve pans with two fully accessible units. The proposed new block of toilets will be all gender units to allow more efficient use of the facility at peak times.

Waka Kotahi have completed an upgrade and expansion of the car park at Hayman Road corner recognising the popularity of this site as a roadside viewpoint and rest area but also as access to the Alps 2 Ocean Cycle Trail. The associated toilet is considered of poor quality and under capacity for this site. It is planned to replace it with a new two cubicle building to include one all gender unit and the other to be accessible.



Twizel Market Place

The Twizel Market Place public toilets are considered under capacity to meet the demand and the community's expectations are not being met. This will only be exacerbated when international travel resumes to near where it was pre-Covid. The design and adjacent space of the current facility lends itself to an expansion and this will be investigated to ensure it is the best option to increase toilet capacity for community and visitors to central Twizel.

Toilets at lakes Alexandrina and MacGregor

These toilets situated on reserve land vested with Council are managed under a letter of agreement for the operation of both camping areas issued by Mackenzie Council. As the land manager, the Council needs to take a more active role in ensuring these toilets meet hygiene and other standards. It is recommended a formal Memorandum of Understanding is completed to ensure the appropriate level of service is maintained for these facilities.

Freedom Camping

The network of public toilets is considered adequate for the current level of freedom camping. The Council will need to mor the ongoing demand from freedom campers in the District and consider all measures including new toilets where required. Protection of the environment and in particular waterways will remain the primary consideration.

Twizel camper hub

The development of a hub in Twizel for freedom campers is being considered to support responsible camping behaviour and to meet demand. This would include: toilets, carparking, an effluent dump station and other supporting facilities. A feasibility study is required to determine how this project should proceed and would include investigation into a location and design.

Fairlie dump station

There is no free public effluent dump station for self-contained campers in Fairlie. It is proposed to install one within Fairlie to ensure easy access for these campers that is both user friendly and hygenic.

Recreational Trails

Council will monitor increasing use and impact on Trails (and ot recreational sites) in the District so public toilets are placed whe significant use dictates and the environment is protected.



ps 2 Ocean cycle trail

w single cubicle toilet is required for Jollie car park where many sts are dropped off to start their Alps 2 Ocean Cycle Trail journey. is required to protect the environment but also as necessary structure to support this nationally significant cycle trail. A idered approach to siting is required to minimise the obtrusion toilet structure on the surrounding landscape.

e is a large gap (24km in cycling distance) in the provision of ts between Twizel and the Ohau weir for Alps 2 Ocean Cycle Trail sts, and fishing is a hugely popular activity along the canal in this . A toilet is required approximately midway on this cycle section could also meet the need from anglers.

ding options for Alps 2 Ocean Cycle Trail projects include the ntaining the Quality of Great Rides (MGR) fund managed by the stry of Business, Innovation and Employment.

Takapō/Tekapo pay toilet and donation boxes

Due to the problems incurred from the existing pay toilets in Takapō/ Tekapo the Council will investigate changing this to a free toilet and will not use pay toilets elsewhere in the District but will continue to maintain donation boxes at toilets which have high use from overseas tourists.

Funding options

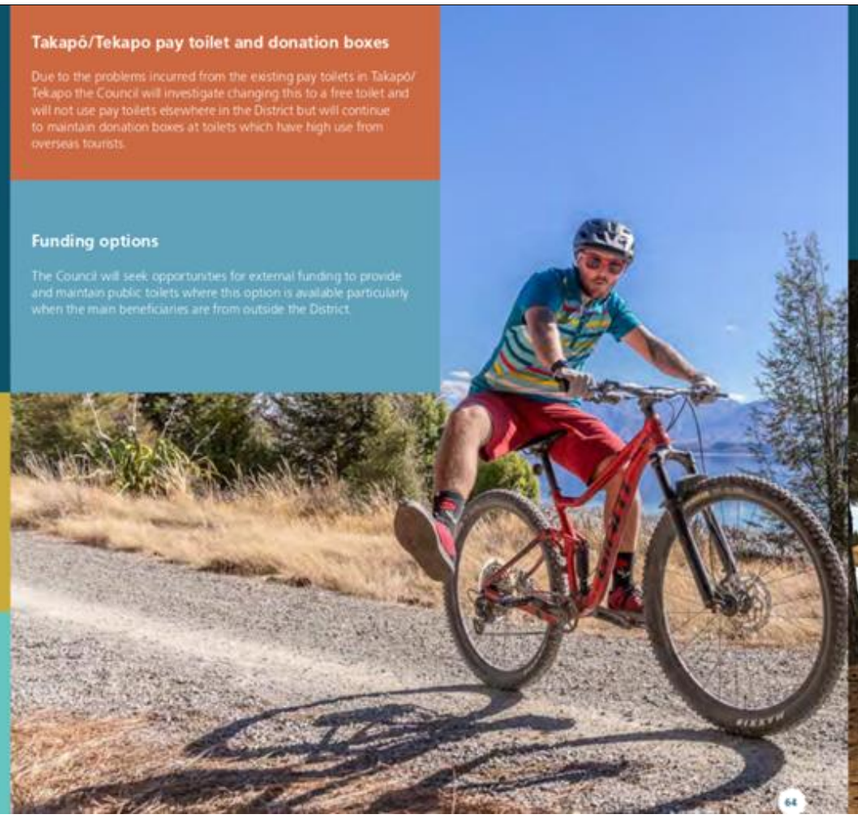
The Council will seek opportunities for external funding to provide and maintain public toilets where this option is available particularly when the main beneficiaries are from outside the District.

w signature park for Lake Ruataniwha

Council have proposed, and it is supported by many in the munity, to develop a signature level destination park at Lake taniwha. Extra toilet facilities are required for this large site and e detailed planning is required for the site, to determine the ber and location of facilities. Capacity will be increased with development.

rlie town centre

acement of the main Fairlie town centre toilet block is required prove capacity, modernise to meet industry good practice for ity and allow for safe external access public toilets. The building is approximately 30 years old and is looking dated for this minent site in the town. It is also the only public toilets in Fairlie efore all use from travellers and tourists is focussed on this ity. The new ten pan toilet block will be all gender units including ilet are fully accessible.



Mackenzie
DISTRICT COUNCIL

A

Appendix A
Priority projects



Development Projects

- ✓ Lake Ruataniwha toilets (and RMP)
- ✓ Fairlie toilets
- ✓ Pukaki toilets
- ✓ Takapō/Tekapo lakefront tidy up and improvement
- Twizel trail upgrades
- Takapō/Tekapo Lakeside Dr playground
- Fairlie Village Green playground
- New toilets: Hayman Road, Jollies carpark (A2O), Ohau Canal Road(A2O)
- Begin to implement concept plan actions
- Twizel Marketplace Playground
- Lake Ruataniwha playground
- Begin implementing 5,000 trees and plants a year
- Alps 2 Ocean development – Construct off-road trail East Pukaki

✓ ***Funded and underway 2021/22***

Process and Planning Projects

- Establish Trail partnership group
- Support A2Bay
- Lake Ruataniwha RMP
- Twizel River Management takeover
- Start Takapō/Tekapo Lakefront RMP
- Twizel Connectivity Plan
- Takapō/Tekapo Trail plan
- Concept plans: Ohau Rd, Manmade Hill, Lake Wardell, Village Green, Twizel Greenways and Twizel River (if applicable)
- Sports field provision study (Twizel and Takapō/Tekapo)
- Name our parks and open spaces
- Relocation of the existing Takapō/Tekapo squash courts to a new site

MEDIUM TERM (4-7 YEARS)

Projects

- Update the overall Implementation plan ✦
- RMP package ✦
- Camping provision of services ✦
- Review strategies ✦
- Identify location for Twizel sport fields ✦
- Twizel Marketplace Toilets ◆
- Fairlie River trail ◆
- Continue to implement concept plan projects ◆
- Takapō/Tekapo Lakefront RMP physical works ◆
- Lake Ruataniwha RMP physical works ◆
- Continue support of the spine (trail) development ◆
- Takapō/Tekapo sports facility ◆
- Relocation of the existing Takapō/Tekapo squash courts to a new site ◆
- New Takapō/Tekapo boat ramp project to create a new ramp/parking area on the western peninsula ✦ ◆
- Alps 2 Ocean development – planning undertaken on off-road trail between Twizel and Ōhau weir ✦
- Ohau Road playground ◆
- Twizel Camper Hub ◆

LONG TERM (8-10 YEARS)

Projects

- Consider location for Twizel sport fields and adjacent supporting facility ◆
- Takapō/Tekapo sports facility ◆
- New Takapō/Tekapo boat ramp project to create a new ramp/parking area on the western peninsula ◆
- Development of Twizel sports fields ◆

KEY: ✦ PROCESS & PLANNING ◆ DEVELOPMENT



Mackenzie DISTRICT COUNCIL

B

Appendix B

Individual Strategy Projects



Parks

Actions	Parks where action applies	Associated Policy	Outcome	Approx. Cost	Key Partners	Priorities
Reserve Management Plan in place to determine appropriate development and use of the parks	All Parks	Environment	Consistency Compliant with national frameworks including Reserves Act 1977.	$		Medium-High
Implement restrictions for vehicle access/ carparking around water bodies.	Lake Ruataniwha, Twizel	User Experience Environment	The margins of waterbodies are protected and retained in their natural state. More space is provided to enhance amenity.	$	NZTA ECAN	Medium
	Takapō/Tekapo Lakeside Domain					Medium
						Medium
Formalise footpath/cycle connections through the parks to provide a safe connection for users.	Twizel Alleyways/Greenways	Connection	A safe and legible journey for users	$$	ECAN DOC	Medium
	Takapō/Tekapo Lakeside Domain					Medium
	Fairlie Domain					Medium
	Fairlie Village Green					Medium
Develop and implement concept plans/ masterplans for unutilized open space to provide mixed use recreation	Man made hill	User Experience Management	Open spaces are well planned and provided for. All partners are invested and agreed in achieving a common goal/outcome.	$$	ECAN DOC	High
	Mackenzie Drive Cul-de-sac reserve					Low
	Lake Ruataniwha, Twizel					High
	Alleyways/Greenways					Medium
	Ohau Road Reserve					
Create a park management framework that identifies key operators, vegetation succession (into drylands), plant establishment, maintenance, standards, contracts, agreed levels of service, and maintenance response times for parks identified in this document.	All parks Immediate maintenance: Opihi River Reserve	Environment Management	Parks are maintained better for locals and visitors and the natural character of the landscape is preserved for future generations.	$	ECAN DOC Local community groups	High
	North West Arch, Twizel Lake Ruataniwha					High
	Ohau Road Reserve					Low
	Twizel River/Fraser Stream					Medium
	Burkes Pass road reserve					
	Takapō/Tekapo Lakeside Domain					High
All parks shall have a name that is reflected in a new consistent suite of signage across the park network. Signage shall integrate education, culture, significant places and the story of the Mackenzie.	All parks	User Experience	Identity of the Mackenzie district is celebrated	$$	Community groups	High

Actions	Parks where action applies	Associated Policy	Outcome	Approx. Cost	Key Partners	Priorities
Develop a plan to renew and upgrade park furniture, e.g. seating, tables, drinking fountains, litter bins)	All parks	User Experience	Improved amenity for users	$$		High
Define the entrance to the Park	Main made Hill, Twizel	User Experience Connection	Parks are legible for users to access	$$		High
Provide a gateway feature that incorporates the narrative of the place	Twizel Road Reserve/ between Ostler and Glen Lyon	Partnership User Experience Connection	Locals and visitors recognise the identity of the Mackenzie district and associate with place	$$	Iwi	Medium
Provide new areas of planting that respond to the ecological zone of each place.	Mackenzie Drive Cul-de-sac reserve	Environment	Maintain the natural values, sustain public health, and enhance the visitor experience.	$$		Low
	Albury Roadside Reserve					Low
	Burkes Pass road reserve					
	Aorangi Crescent Pocket Park, Takapō/ Tekapo					Low
Provide additional facilities to support the primary use of the park i.e. spectator seating, toilets etc	Strathconan Park, Fairlie	User experience	Enhanced amenities for locals and visitors	$$		Medium
Provide trees to give shade for users of the park	Strathconan Park, Fairlie	Environment User Experience	Enhanced amenities for locals and visitors	$		Medium
Provide seating and facilities at suitable frequencies in open space i.e. along the river to provide rest areas for all users	Opihi River Reserve,Fairlie	User Experience	By providing rest stops and seating along river reserves, provision is made for all ages and abilities to enjoy the park.	$-$$	Takapō/Tekapo Trails Trust	Medium
	Lake Ruataniwha, Twizel					Medium
	Twizel River/Fraser Stream					Medium
Provide provision for formalised parking to enhance use of the site for the public	Murray Park, Takapō/Tekapo	Connection	Better access for visitors, enhanced connection to parks.	$-$$		Low
	Man-made hill					Medium
Provide all accessible and inclusive seating and tables with appropriate shade and shelter in signature/destination parks	Lake Ruataniwha	User Experience	Inclusive facilities and enhance amenity for locals and visitors	$-$$		Low
	Fairlie Village Green					Medium
	Takapō/Tekapo Lakeside Domain					Medium
Provide free exercise equipment in local parks to promote community health and wellbeing	Identify suitable parks/routes e.g. Lake Takapō/Tekapo, Fairlie Village green	User Experience	Locals and visitors have unprohibited access to free fitness equipment. Enhanced wellbeing for all.	$-$$		Low
	Takapō/Tekapo Lake Reserve					Low

Actions	Parks where action applies	Associated Policy	Outcome	Approx. Cost	Key Partners	Priorities
Upgrade lighting to provide high quality and safe connections through parks (in keeping with the Dark sky guidelines)	Twizel Alleyways/Greenways	User Experience Connection	Connections are safe and comfortable for users	$$		Medium
	Takapō/Tekapo Lakeside Domain					Low
Consistent implementation and establishment plan for planting i.e. irrigation and pest management	All parks	Environment Management Partnership	Vegetation within parks are consistently maintained across the district to the same standard.	$	ECAN	Medium
Enhance the vibrancy of open spaces through inclusion of local artworks/ murals etc	Alleyways/Greenways, Twizel	User Experience	Both local and visitor experience is enhanced. Locals feel included in the development of their open spaces.	$	Local Community groups/ Schools	Medium
	Aorangi Crescent Park					Low
Integrate Maori names for spaces into all wayfinding/signage	All parks	Partnership User experience	Signage acknowledges the culture of the place and is inclusive to all.	$	Mana Whenua	High
Create a framework for engagement with Iwi groups	All parks	Partnership	Terms of engagement are understood between parties. Inclusive decision making	$	Mana Whenua	Medium

Trail	Action	Associated Goal	Outcome	Approx. cost	Potential partner organisations	Priority
Surveys and monitoring						
General	Identify key trails and locations to monitor walking and cycling trail use trends and install trail counters that can differentiate between walking and cycling user groups	Management	Trail use trends on a network level are better understood and can be used to secure further funding from partner organisations and assess the effectiveness of strategic plans	$	Waka Kotahi NZ Transport Agency, Ecan, Takapō/Tekapo Trails Trust, Alps2Ocean Trust	High
Walking and cycling infrastructure - Existing						
Fairlie River Walk	Upgrade track to target level of service	User experience Management	A trail that locals are proud of and leads to increased use by residents and visitors	$	Fairlie Lions	High
	Provide safe crossing for walking and cycling on SH79 bridge over Opihi river to link Fairlie River walk and Opihi walkway	Connection Partnership	Provide safe walking and cycling connection between town centre and residents on eastern side of river	$$$	Waka Kotahi NZ Transport Agency	Medium
	Trail to be upgraded to form part of the Alps2Bay cycle trail	User experience Partnership	A nationally significant trail that attracts domestic and international tourists	$$$	Fairlie Lions and Alps2Bay representatives	Low
Opihi Walkway	Upgrade track surface and signage to and from town centre and at all junctions. Surface and signage to accommodate horse riders	User experience	A trail that locals are proud of that can be used my multiple different user groups.	$	Fairlie Lions	High
	Provide safe crossing connection between Fairlie River walk and Opihi walkway	Connection	Safe and seamless journey	$$	Fairlie Lions	Medium
	Create loop track along SH8 from Kimbell to Fairlie	Connection	Safe and seamless journey	$$	(Waka Kotahi NZ Transport Agency/Fairlie Lions)	Medium
Opihi River Track	Trail to be upgraded to form part of the Alps2Bay cycle trail	User experience Partnership	A nationally significant trail that attracts domestic and international tourists	$$$	Fairlie Lions and Alps2Bay representatives	Low
Jack Lovelock Memorial Track	Upgrade wayfinding signage. Add historical/cultural signage at key viewpoint locations. Construct safe path to provide off-road trail on School Road (posted speed limit of 80km/h)	User experience Connection	A small town -based loop that is used by residents for exercise and increases a sense of historical identity for the community	$		High
Cowans Hill Track/ Walkway	Provide link trail from Cowan's Hill back to Takapō/ Tekapo town centre	Connection	The trail connects seamlessly with the town centre and allows people to avoid using a high speed section of SH8	$$	Waka Kotahi NZ Transport Agency	Medium
	Provide better wayfinding signage for all trails leading to/from Cowan's Hill	User experience	Visitors are able to navigate between the trail and the town centre without a map	$	Ecan	High
	Provide safe crossing point across SH8 between ECan Regional Park and Cowans Hill Track	Connection	Residents and visitors have a seamless and safe trail connection across SH8	$$	Mackenzie District Council, Waka Kotahi	High
	Replace stile access to ECan Regional Park with cattle stop or gate	User experience	Improves accessibility for people that are unable to lift their bike over a fence	$	Ecan, Takapō/Tekapo Trails Trust	High

Trail	Action	Associated Goal	Outcome	Approx. cost	Potential partner organisations	Priority
Sawdon Trails and Lagoon Track	Advertise existing trails on Canterbury's regional tourism organisation (ChristchurchNZ)	Partnership	Visitors to the Mackenzie District are aware of the trail and what it offers	$	ChristchurchNZ Takapō/Tekapo Trails Trust	High
	Provide signage from ECan Regional Park and Cowans Hill track directing walkers and cyclists to the trails and improve road crossing points	User experience Connection	Improves accessibility and journey experience	$	Ecan, Takapō/Tekapo Trails Trust Waka Kotahi NZ Transport Agency	High
Lake George Scott Track	Upgrade track to agreed levels of service as well as wayfinding to/from trail	User experience	Residents and visitors are aware of the trail and use it regularly for recreation and enjoyment	$	Takapō/Tekapo Trails Trust	Short term
	Review trail for cultural and/or historical educational opportunities	Environment	Trail creates opportunities for learning and deeper engagement with the environment	$	Takapō/Tekapo Trails Trust	Short term
Lake Takapō/ Tekapo Regional Park	Upgrade wayfinding within the park and at all entrances to the park	User experience	Trails within the park are connected and users know where they are	$	ECan / Takapō/Tekapo Trails Trust	Short term
	Improve marketing of park and facilities within town centre	Management	Visitors to the town know about the park and use its facilities	$	ECan	Short term
Richmond Trail	Create off-road connection trail for walkers and cyclists to link with Ecan regional park and Takapō/Tekapo town.	Environment User Experience Connection	Walkers on the Te Araroa connect to the town centre on a trail that highlights the environment, and cultural history of the Takapō/Tekapo basin	$$$	Te Araroa Trust/DOC	Medium Term
Takapō/ Tekapo Mt John Walkway	Upgrade track to agreed levels of surface and consider accommodating bicycles along lakefront section to the Peninsular track	User Experience	Mt John Walkway is a key visitor asset and is used regularly by the local community	$$	DOC / Takapō/Tekapo Trails Trust	Medium Term
	Improve gateway treatment at both Takapō/Tekapo Springs trail heads	User Experience	The lakeside section of Mt John Walkway has a defined starting point that attracts users	$	DOC	Short term
	Connect to Peninsula Track, Lake McGregor and Lake Alexandrina	Connection Environment	A continuous network of quality trails allows for safe exploration of the surrounding environment	$$	Takapō/Tekapo Trails Trust / DOC	Medium Term
Te Araroa	Increase signage for the Te Araroa trail in Takapō/ Tekapo and provide dedicated space for camping	User Experience	Walkers on the TA feel welcomed when arriving and departing from Takapō/Tekapo	$	DOC / Te Araroa trust	Medium Term
Alps2Ocean	Widen shared path across Takapō/Tekapo river bridge to provide a quality connection for alternative start	User Experience Connection	The route from the alternative start is aligned with a nationally significant trail	$$	Waka Kotahi	Medium Term
	Investigate and cost the best option for cyclists to travel between Twizel and Ōhau weir so they do not share a road with vehicles. $ MDC Medium term	Connection	The roading network	$	Alps2Ocean / DOC / WK /MDC	Short term
	Construct an off-road trail at East Pukaki so Alps to Ocean cyclists can avoid the use of Hayman Road and inherent hazards. $$$ MDC/MBIE Short term					

Trail	Action	Associated Goal	Outcome	Approx. cost	Potential partner organisations	Priority
Tasman River Track	Review trail for cultural and/or historical educational opportunities	Environment	Trail highlights unique aspects of the Mackenzie	$	DOC	Long term
Lake Pukaki area tracks	Includes Pukaki Kettle Hole, Marker Bay Track, and Pukaki Boulders tracks. Review all trails for cultural and/or historical educational opportunities	User Experience	Existing trails are a conduit for understanding and appreciating the wider environment	$	DOC	Short term
Twizel area tracks	Includes Ben Ohau Wetland Track, Darts Bush Stream Track, and Flanagan Pass Trail. Review all tracks for connections to existing network and cultural and/or historical educational opportunities	User Experience Connection	All trails surround Twizel can be accessed from the existing trail network	$$	DOC	Medium Term
Walking and cycling infrastructure - Proposed						
Fairlie region	Fairlie to Lake Opuha trail	Connection	Connecting Fairlie with Lake Opuha will increase recreation within the community	$$	Fairlie Lions	Low
	Lake Opuha loop trail - a walking and cycling trail that encompasses the perimeter of the lake	User experience	Additional walking and cycling asset that brings visitors to the district and provides locals with quality recreational opportunities	$$	DOC	Low
Albury settlement	Develop walking and cycling trails as per the spatial plan and look for opportunities to connect with Te Ana a wai	User experience	Transport infrastructure supports and enables walking and cycling as the primary mode choice for a variety of different purposes	$	Mackenzie District Council	Medium
Burkes Pass settlement	Develop walking and cycling trails as per the spatial plan and consider future linkages with the Alps2Bay cycle trail	User Experience Connection	Transport infrastructure supports and enables walking and cycling as the primary mode choice for a variety of different purposes	$	Mackenzie District Council	Medium
Kimbell settlement	Develop walking and cycling trails as per the spatial plan	User experience	Transport infrastructure supports and enables walking and cycling as the primary mode choice for a variety of different purposes	$	Mackenzie District Council	Medium
Takapō/ Tekapo region	Lake Alexandrina walking and cycling trail that links with existing network	User experience User Experience Connection	Locals and visitors have opportunities to explore and engage the landscape	$$	DOC / Takapō/Tekapo Trails Trust / Mackenzie District Council	Medium
	Create lakefront shared path to connect Lake Takapō/ Tekapo Regional Park to Takapō/Tekapo springs	Environment User Experience Connection	A connected pathway from the spine that connects the town, regional park and Mount John observatory and enables cultural, ecological, and historical learning opportunities	$	Mackenzie District Council / Ecan	High
	Develop Cairns Walkway and connections to township	Environment	A unique vantage point is provided over the Mackenzie Drylands landscape	$	Mackenzie District Council	High
	Takapō/Tekapo mountain bike park	User Experience	A mountain bike park adds diversity to the existing trail network, supports the local tourism industry, and provides locals with a quality recreational asset	$	Mackenzie District Council	Medium
	Continue to develop walking and cycling trails in the forestry block bordering Cowans Hill and the southern edge of Takapō/Tekapo including connections with and through subdivisions	Management Partnership Connection	Local organisations are supported in developing this area to help provide a comprehensive network of walking and cycling trails	$	Takapō/Tekapo Trails Trust / Mackenzie District Council	High

Trail	Action	Associated Goal	Outcome	Approx. cost	Potential partner organisations	Priority
Twizel region	Develop walking and cycling trails at Man Made Hill, Dump Hill and connecting trail linkages. Engage with passionate group of local children	Connection User Experience Environment	Opportunities for cultural, ecological and historical engagement due to unique vantage point	$	Mackenzie District Council / Twizel youth involved in developing cycling trails at Dump Hill	High
	Consolidate and enhance walking and cycling network around Lake Ruataniwha	Connection User Experience	A clear network of walking and cycling trails around Lake that serve recreation, commuting and passive enjoyment	$	DOC / Meridian Rowing Centre / DOC / Mackenzie District Council / Lake Ruataniwha Holiday Park & Motels	High
	Upgrade Twizel River Track between SH8, Glen Lyon Road, and Nor'West Arch	User Experience Connection	The trail network is used by locals as the primary way to get around town and connects with footpaths and green spaces within Twizel	$	Mackenzie District Council	Medium
	Develop walking and cycling trail along Glen Lyon Road / Fraser Stream to connect with DOC Twizel area tracks west of Pukaki canal	Connection User Experience	Nearby recreational opportunities on DOC land are accessible from Twizel	$	Mackenzie District Council	Medium
Plan changes and standards						
General	Set specific, measurable, and timely targets for achieving walking and cycling goals within the MDC Transportation Activity Management Plan	Management	Setting targets and reviewing progress on an annual basis will ensure continued progress to increase walking and cycling participation throughout Mackenzie	$	Mackenzie District Council	High
General	A Resource Management Act Plan change should require all developers to develop community walking and cycling plans as part of new subdivisions that are connected with the wider trail network and offer a higher level of network permeability than motor vehicle use	Connection User experience	Walking and cycling is easier within and between subdivisions than driving a car so that a greater share of trips is completed on foot or by bike.	$	Mackenzie District Council	High
General	Create a trail management framework that identifies key operators, maintenance standards, contracts, agreed levels of service, and standard levels of compliance	Partnership Management	Existing and new trails are operated and maintained to the agreed standard and provides the basis for council and trail operators to work together	$	All trail operators	High
General	Include walking and cycling within the Waka Kotahi road corridor as a key item in the Transportation Activity Management Plan - 2018-2028	Partnership Management Connection	Helps to secure funding for walking and cycling projects within the state highway road corridor. A package of work that significantly reduces the severance caused by the state highway and creates a safe, inclusive, and connected trail network especially for school aged children	$	Waka Kotahi NZ Transport Agency Ecan Takapō/Tekapo Trails Trust Fairlie Lions	High

Trail	Action	Associated Goal	Outcome	Approx. cost	Potential partner organisations	Priority
General	Amend the Transportation Activity Management Plan - 2018-2028 to ensure routine maintenance activities upgrade the walking and cycling components of the network	Partnership Management	A large amount of taxpayer funding is spent on providing like-for-like during standard maintenance intervals. Optimising this process could result in large improvements to the walking and cycling network and relatively small additional cost to what is already budgeted	$	Mackenzie District Council	High
Complementary facilities and signage						
General	Create a consistent / common branding theme for wayfinding information for all trails not on DOC land	User experience	Wayfinding is intuitive for residents and visitors on the trail network and within town centres which helps raise levels of walking and cycling	$	Mackenzie District Council	High
General	Ensure sufficient, quality walking and cycling provisions are available in each town centre/ near central core businesses	User experience Management	All types of walking and cycling activity are supported and seen as a part of everyday life, and see it as a safe transport choice especially for short trip journeys	$$	Mackenzie District Council	High

Playgrounds

Actions	Associated Goal	Outcome	Approx. Cost	Priority
Improve Fairlie Village Green playground.	Play spaces meet the local need Enhance play experiences Play spaces attract visitors	Enhanced Fairlie playground with additional equipment , e.g. a climbing and spinning item. Appealing to local children and traveling families.	$400,000	Medium
Scale back the Fairlie Domain playground and focus on 10 years plus age group.	Play spaces meet the local need Enhance play experiences	Retain flying fox and other equipment to cater to older children requiring challenge and dexterity.	$50,000	Low
Create an outstanding themed destination playground at Lake Takapō/ Tekapo Domain building on what is already there.	Play spaces attract visitors Enhance play experiences	Improved play quality. An enticing and challenging destination playground for local children and a magnet for traveling families.	$750,000	Medium
Upgrade the Twizel Market Place playground.	Play spaces meet the local need Enhance play experiences Play spaces attract visitors	Improved play quality. Appealing to local children and traveling families. Strengthening community connections.	$500,000	Medium
Add shade where possible through tree planting at all playgrounds.	Enhance play experiences	Council taking a lead role in protecting the wellbeing of the community from UV damage. Trees planted for shade provide amenity also	$50,000	High
Provide an adventure playground at Lake Ruataniwha as part of the wider destination park proposal.	Play spaces attract visitors Play spaces meet the local need	Improving the liveability of the district. Supporting the local economy by providing activities to encourage visitors to stay longer.	$1,000,000	Medium
Shift the Lakeside Drive playground to a better site nearby and enhance.	Play spaces meet the local need Enhance play experiences	Neighborhood playgrounds support localised play opportunities.	$300,000	High
Remove Takapō/Tekapo Community Hall swings	Play spaces meet the local need Enhance play experiences	Neighborhood playgrounds support localised play opportunities. Potential to support community events at the hall. Strengthening community connections.	$5,000	Medium
Remove the Scott Street playground and establish new playground in eastern area. Possibly on lower Hamilton Street	Play spaces meet the local need Enhance play experiences Play spaces attract visitors	Neighborhood playgrounds support localised play opportunities. Strengthening community connections.	$300,000	Low
		Total	$3,355,000	

Public Toilets

Actions	Associated Goal	Outcome	Approx. Cost	Priority
Install a single cubicle toilet at the Jolie car park.	Environmental benefits Support a thriving local tourist industry	Maintain the natural values, sustain public health and enhance the visitor experience. The location chosen needs to minimise impact on the landscape.	$120,000	High
Replace Fairlie town centre toilet block.	Public toilets are appealing to use Support a thriving local tourist industry	A premium toilet that is a high standard, fit for purpose, and meets the community and visitors needs and expectations.	$736,000*	High
Replace the Pukaki Lookout toilet block.	Support a thriving local tourist industry Public toilets are appealing to use	Wait times are a rare occurrence.	$966,000*	High
Replace and increase capacity at Hayman Road corner.	Support a thriving local tourist industry Public toilets are appealing to use	Appropriate facilities are available for Alps 2 Ocean cyclists and tourists. Maintain the natural values, sustain public health and enhance the visitor experience.	$250,000	High
Provide new toilets at Lake Ruataniwha lagoon as part of destination park development.	Support a thriving local tourist industry Public toilets are appealing to use	Maintain the natural values, sustain public health and enhance the visitor experience.	$400,000*	High
Install a free to use camper effluent dump station in Fairlie	Environmental benefits Support a thriving local tourist industry	Meet the needs and expectations of visitors to the District.	$95,000*	High
Include in operational work programme actions to make designated accessible toilets fully compliant.	Appealing to use and community needs are met Support a thriving local tourist industry	Full compliance with NZS4121	$50,000 LoS	High
Improve both directional and identification signage for toilets using internationally accepted signage.	Support a thriving local tourist industry	Visitors can easily locate toilets and there is consistent identification signage throughout the District.	$20,000 LoS	High
Install a single cubicle fully accessible toilet at a location between Twizel and the Ohau weir for Alps 2 Ocean cyclists and anglers.	Environmental benefits Support a thriving local tourist industry	Maintain the natural values, sustain public health and enhance the visitor experience.	$100,000	Medium
Increase capacity by extending the Twizel Marketplace facility.	Support a thriving local tourist industry Appealing to use and community needs are met	Wait times are a rare occurrence. A premium toilet that is a high standard, fit for purpose, and meets the community and visitors' needs and expectations.	$320,000	Medium
Seek a formalised MOU with Lakes Alexandrina and MacGregor Camping Trust for management of the two camping sites including toilets.	Support a thriving local tourist industry Appealing to use and community needs are met	Council manages risk by confirming hygiene and condition of public facilities is maintained on their land.	Staff time	Medium
Install toilet counters or undertake observational survey to help set correct frequency for cleaning.	Appealing to use and community needs are met Support a thriving local tourist industry	To match the Level of Service with users expectations. Ensure Council costs are targeted and budgets are set correctly.	$10,000 LoS	Medium

** These projects are currently funded by the Tourism Infrastructure Fund application*

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C

Appendix C

Parks Management Standards



Management Standards

Park category	Signature:	Community:	Local:
Sports and Recreation	A park for use by high or premier grades of competition and organized sport. A high level of use. A large range of assets provided and maintained to a high standard.	A park for use by high grades of competition sport. A medium level of use. A range of assets provided and maintained to a high standard.	A park for use lower grades of sport or low levels of utilization. Maintained at a standard for junior and lower club competition and play.
Neighborhood	A high-profile park which people travel some distance to use due to the high range and high quality (and sometimes custom) assets including picnic tables, shelters, barbeques, play equipment, planting and toilets. Maintained to the highest standard.	A large park that people will often travel several kilometres to use. A good range and number of quality assets provided including play equipment, picnic tables, bench seating, toilets, and planting. Maintained at a high standard.	A local park located in a neighborhood, designed to be used by local residents and within walking distance from their home. Few basic quality assets such as seating and planting provided and maintained to a basic standard.
Nature	A large-scale natural park with a high level of use. Located in a natural setting with the main purpose of experience and protection of the environment. Provides opportunity for a range of low impact recreational activities. Provides high quality amenity facilities including carparking, walking and cycling tracks, toilets, camping facilities, signage and visitor information centres. Maintained at the highest standard to protect the natural environment.	A large-scale natural park in a natural setting with a moderate level of use. Provides opportunity for a range of low impact recreational activities. Provides high quality amenity facilities including walking, cycling tracks, toilet, and signage. Maintained at a high standard to protect the environment.	A large-scale natural park in a natural setting with a low level of use. Provides some high-quality low impact activities and facilities including walking tracks, toilets, and signage. Maintained at a basic standard to protect the environment.
Cultural Heritage	A park that preserves the built cultural environment and provides for heritage conservation. An iconic and historic place that people travel from some distance to visit. Facilities include ancillary visitor centres such as carparking, toilets and information signage. Maintained at the highest standard to preserve the value of the site.	An iconic and historic site place that people travel to visit. Provides facilities for visitors including toilets and signage. Maintained at a high standard to preserve the value of the site.	An iconic place that is significant to the local place and people. Provides facilities including toilets and signage. Maintained at a basic standard to preserve the value of the site.
Civic	A large open space that is in the heart of a key business/ retail area and provides a range of high-quality amenity space including hard and soft landscape, water features, art, lighting and furniture for social gatherings, entertainment, and enjoyment. Maintained to the highest standard of presentation.	An open space that is located adjacent to businesses/retail shops. Provides high quality amenities such as seating, planting, paved areas and lighting for rest and relaxation. Maintained at a high standard.	An open space that is located adjacent to businesses/ retail shops. Provides basic quality amenities provided such as small areas of seating, paving and basic planting. Maintained at a basic standard.
Recreational and Ecological Linkages	A Linear park or green corridor that cater for active transport and provide ecological linkages. Provide a wide range of environments used for passive and active recreation including open mown grass areas for play, picnicking, walking and cycling. Include high quality tracks, furniture, signage and planting that supports enhancement and protection of the environment. Maintained at the highest standard.	A Linear park or green corridor that cater for active transport and provide ecological linkages. Provide areas for passive recreation picnicking, walking and cycling. Include high quality tracks, furniture, signage and planting that supports enhancement and protection of the environment. Maintained at the highest standard.	A linear space with the primary purpose of providing a connection for active modes. Provides tracks, furniture at key locations and signage. Maintained at a basic standard.

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D

Appendix D

Strategic Context Expanded



- **Mackenzie District Council Long Term Plan 2021-2031**

The Long Term Plan is Council's main planning document. It details the activities Council intends to carry out over the next ten years, how much these activities will cost, and how they will be funded.

- **Mackenzie District Council Transportation Activity Management Plan - 2018-2028**

The Transportation Activity Management Plan has been developed to provide Council with a long term management tool for the road asset. It sets out the current asset condition, what issues are currently and likely to impact on the asset and the costs associated with maintaining, operating, renewing, developing, and disposing of the asset.

- **Mackenzie District Council 30 Year Infrastructure Strategy - 2018-2048**

This Infrastructure Strategy has been developed to provide Mackenzie District Council with a long term (30 years) strategic document for the effective planning and management of its infrastructure assets. It sets out what issues are currently and likely to impact on those assets and the costs associated with maintaining, operating, renewing, and developing the asset.

- **Mackenzie District Council Annual Plan**

The annual plan details the activities Council intends to carry out over the coming financial year, how much these activities will cost, and how they will be funded. The plans, which are required by law, are prepared in consultation with the public in the years between LTCCPs (which are produced every three years).

- **Mackenzie District Council Te Manahuna Ki Uta - Destination Mackenzie**

Te Manahuna Ki Uta / Destination Mackenzie is a multi-partner strategic planning process for the Mackenzie District led by Mackenzie District Council. Co-design with our Treaty Partner is a crucial element of the project and all work will be informed by mana whenua values and aspirations.

- **Mackenzie District Council Spatial Plans**

The Mackenzie Spatial Plans will create a 30-year vision of what the future could look like in Fairlie, Takapō and Twizel. The project will ensure our main townships are maintained as places for people, ensuring growth can occur in a way that benefits the local community and improves where we live.

Walking and cycling strategy review

- There is a need to ensure the outcomes and vision sought by this strategy are kept in alignment with partner organisation visions and outcome's
- Alignment with key strategic documents
- The trail strategy aims to achieve high level strategic outcomes that improve people's wellbeing, enhance the liveability of the Mackenzie District and increase attractiveness of the district as a destination. This strategy provides alignment with key strategic documents including:
- Ministry of Transport's Transport Outcomes Framework
- A high-quality transport system is crucial to supporting and improving our wellbeing. This outlines 5 outcome areas to contribute to this purpose: inclusive access, healthy and safe people, economic prosperity, environmental sustainability, and resilience and security.



Figure 5 1: Transport needs to make a positive contribution across the 5 core outcomes defined above (Ministry of Transport Te Anga Whakatakoto Hua mō ngā Waka - Transport Outcomes Framework)

- **Canterbury Regional Land Transport Plan 2021-2031**

The Canterbury Regional Land Transport Plan is prepared by the Regional Transport Committee and guides land transport planning and investment within a region. It sets out the current state of a region's transport network, the challenges facing the network and priorities for future investment.






RIVER TRACK
you are here
Geraldine
Fairlie
Opihi River
Rd
2·5 km
Track




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Mackenzie
DISTRICT PLAN REVIEW
TOMORROW'S MACKENZIE
KA AWATEA HŌU

Mackenzie District Plan

Plan Change 21 – Implementing the Spatial Plans (Residential, Commercial and Industrial Zoning and Zone Frameworks)

September 2022

Proposed Plan Change 21 is part of Stage 2 of the review of the Mackenzie District Plan and includes in its scope the following changes to the Mackenzie District Plan. Changes to other provisions of the Mackenzie District Plan are not within the scope of Plan Change 21.

1. Primary Changes

1.1. Insert the following chapters, as contained in **Appendix 1**, within a new 'Part 3 – 'Area Specific Matters'':

- Residential Zones:
  - Large Lot Residential Zone (LLRZ)
  - Low Density Residential Zone (LRZ)
  - Medium Density Residential Zone (MRZ)
- Commercial and Mixed Use Zones:
  - Neighbourhood Centre Zone (NCZ)
  - Large Format Retail Zone (LFRZ)
  - Mixed Use Zone (MUZ)
  - Town Centre Zone (TC)
- General Industrial Zone
  - General Industrial Zone (GIZ)
- Precincts
  - Takapō / Lake Tekapo Precinct (PREC1)
  - Commercial Visitor Accommodation Precinct (PREC2)
- Development Areas
  - Takapō /Lake Tekapo West Future Development Area (DEV1)
  - Takapō /Lake Tekapo North-West Future Development Area (DEV2)

1.2. Insert the following appendices, as contained in **Appendix 2**, within a new 'Part 4 – 'Appendices and Maps'':

- APP1 – Height in Relation to Boundary
- APP2 – Takapō /Lake Tekapo Character Guide and Medium Density Residential Design Guide

1.3. Insert a 'Definitions Nesting Table' Chapter, and amend the Definitions Chapter, within the 'Interpretation' section in 'Part 1 – Introduction and General Provisions', as set out **Appendix 3.**

1.4. Amend Planning Maps 31, 33, 44, 44a, 44b, 45 to 49 and 51 to 57 as set out in **Appendix 4** and insert a new mapping tool which identifies the properties affected by (i.e. in scope of) the Plan Change and the Zone, Precinct or Development Area that applies to properties.

1.5. Amend "Section 3 – Definitions" as set out in **Appendix 5.**

1.6. Amend "Section 5 – Business Zones" as set out in **Appendix 6**.

1.7. Amend "Section 6 – Residential Zones" as set out in **Appendix 7**.

1.8. Delete the following appendices as set out in **Appendix 8.**

- Appendix P - Lake Tekapo Design Guide
- Appendix Q – Lake Tekapo Village Centre Outline Development Plan

Consequential Changes

1.9. Amend the following provisions as set out **Appendix 9** (*additions shown underlined, deletions shown with ~~strikethrough~~*):

Section	Provision	Amendment
10 – Hazardous Substances	Rule 1.b	The use and/or storage of hazardous substances identified in Schedule 1 to these rules, in quantities not exceeding those specified in Column A of Table 1 for the relevant zone with the following exception: Notwithstanding this rule and Table 1, the use and/or storage of up to 100,000 litres of petrol, 50,000 litres of diesel and 6 tonnes of LPG by service stations within any Commercial and Mixed Use or Industrial Zones ~~Business Zones~~ shall be a Permitted Activity.
10 – Hazardous Substances	Rule 2.a	The following activities shall be Discretionary Activities: i The use and/or storage of hazardous substances identified in Schedule 1, to these rules, in quantities exceeding those specified in Column A but not exceeding those specified in Column B (where specified) of Table 1 for the relevant zone; ii The manufacturing of any hazardous substance. iii The use and/or storage of petrol, diesel or LPG by service stations within any Commercial and Mixed Use or Industrial Zones ~~Business zones~~ greater than the volumes specified in Rule 1b above.
10 – Hazardous Substances	Rule 4.b	Table 1 - Exceeding Column A Quantity Limits, but not exceeding Column B Quantity Limits ~~Business~~ Commercial and Mixed Use zones, Industrial Zones and Rural Zones
10 – Hazardous Substances	7 Reasons For Rules	~~Business~~ Commercial and Mixed Use zones, Industrial Zones and Rural Zones The ~~Business~~ Commercial and Mixed Use and Industrial Zones ~~Zones~~ have historically been the zones in the town where hazardous substances are stored (ie. warehouses or retail shops), or are used in manufacturing or industry. Similarly, the Rural Zones are dominated by farming activities that will store or use hazardous substances such as agrochemicals. In addition, the rural areas by nature do not have high residential dwelling densities. For these reasons the quantities of hazardous substances used or stored as-of-right in Table 1 are generally larger for ~~the Business~~ Commercial and Mixed Use, Industrial and Rural Zones. Any applications for resource consents for quantities exceeding those in Column A of Table 1 will be treated as non-notified applications. The Council will give consideration to notifying any applications if the use or storage of the hazardous substances is in close proximity to residential dwelling(s) or occurs in areas which have, for example, specific ecological values.

10 – Hazardous Substances	Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1	*Amend Table 1 as set out in separate table below.*
13 – Subdivision	Objective 3 Policy 3	To require contributions towards public open space and recreation areas from residential subdivision and from any major residential, commercial, industrial ~~business~~ or community development to provide for:
13 – Subdivision	Rule 1.e	o Any reference to Residential Zones in these Subdivision Rules shall be a reference to the ~~Residential 1, Residential 2 Zone,~~ Large Lot Residential Zone, Low Density Residential Zone, Medium Density Residential Zone and Pukaki Village Zone. • Any reference to Business Zones in these Subdivision Rules shall be a reference to the Neighbourhood Centre Zone, Large Format Retail Zone, Mixed Use Zone, Town Centre Zone, General Industrial Zone, ~~Village Centre, Service,~~ Industrial Zone and~~, Tourist,~~ Tourist G~~, and Travellers Accommodation~~ Zone. • Unless otherwise stated any reference to Rural Zones in these Subdivision Rules shall be a reference to the Rural Zone, the Mackenzie Basin Subzone, any Rural-Residential Zone and the Aoraki/Mount Cook National Park. • Any reference to Special Purpose Zones in these Subdivision Rules shall be a reference to the Opuha Dam, Recreation A, Recreation P, Open Space H, Open Space G, Ruataniwha Rowing, Twizel Special Travellers Accommodation, and Airport Zones.
13 – Subdivision	Rule 6.a.i.(a)	In Low Density Residential ~~1~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than • Front lots - 400m^2 • Rear lots - 500m^2
13 – Subdivision	Rule 6.a.i.(b)	In Medium Density Residential ~~2~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 250m^2.
13 – Subdivision	Rule 6.a.i.(c)	In Large Lot Residential ~~3~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 2000m^2.
13 – Subdivision	Rule 6.a.i.(d)	In Specific Control Areas 1 and 3 ~~Residential 4 Zones~~ where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 4,000m^2.
13 Subdivision	Rule 6.a.i.(e)	In Rural Residential 1 Zones and Specific Control Area 2 where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 1 hectare.
13 – Subdivision	Rule 6.a.ii(a)	In Low Density Residential ~~1~~ Zones where public reticulation is not available, no allotments created by subdivision (including balance titles) shall have a net area less than 1500m^2.

13 – Subdivision	Rule 6.a.iv	Notwithstanding 6.a.i above, in the Medium Density Residential ~~2~~ Zones, where an allotment is to be created after the erection of a building, or where the subdivision and building consents are issued in conjunction, the respective minimum net allotment areas, are reduced, as specified below, provided all relevant rules applicable within the zone are complied with by the building and/or resource consents obtained in relation to those rules that are not complied with: • to 200m2 in the Medium Density Residential ~~2~~ Zone;...
13 – Subdivision	Rule 6.f Concept Plan	For subdivision and development in the Large Lot Residential ~~3, Residential 4~~, Rural-Residential 1 and Rural-Residential 2 zones, a plan shall be provided as part of resource consent applications which shows the overall concept for the development, including addressing the following: ng: ...
13 – Subdivision	Rule 6.g Mackenzie Park Concept Plan, Twizel	Any development within the Outline Development Area in Appendix S, ~~Mackenzie Park Residential 1 & 3, Recreation A & P, and Travellers Accommodation zones~~ shall be in general accordance with the concept plan in Appendix S.
13 – Subdivision	Rule 6i.i	~~Prior to the issuing of any titles from the subdivision of land on Lot 2 DP455053 (or any subsequent title crated) associated with Plan Change 16 at Tekapo, the first 6m of the 10m setback required by Residential Zone rule 3.1.1.d.ii.(b) shall be planted in Ponderosa pine trees, at a spacing of 7m, underplanted with Griselinia littoralis, Coprosma propinqua and Pittosporum tenuifolium except for any property access. A covenant shall be placed on each title restricting the removal of, and requiring maintenance of, the trees while also avoiding any potential for icing of the adjoining public road (when formed) during the winter.~~
13 – Subdivision	Rule 6i.ii	~~Rule 6i.i shall no longer apply if the Council agree to allow planting within the unnamed legal road as an alternative method of providing screening to and from State Highway 8 in accordance with Residential Zone rule 3.1.1.d.dd.(b).iii.~~
15 – Transportation	Issue 1 Description	...In the main ~~business~~ commercial areas sufficient on street parking is available supported by some on-site parking at the rear of buildings
15 – Transportation	Anticipated Environment Effects under Policy 1A	A medium to high rate of on-street parking in the ~~Business 1 and 2 areas~~ Commercial and Mixed Use Zones.
15 – Transportation	Standard 2.r	**Residential, Commercial and Mixed Use and ~~Business~~ Industrial Zones** Accessways in Residential, Commercial and Mixed Use and Industrial ~~and Business~~ Zones shall: - be to an all weather standard for the full berm width of the adjoining road; - where they serve more than one allotment be formed and sealed for the full length.
15 – Transportation	Anticipated Environmental	• A medium to high rate of on-street parking in the Business 1 and 2 areas.

	Effects under Objective 1	
15 – Transportation	Standard 2.a	2.a Minimum Parking Space Requirements The following (Table 1) shall be the minimum number of parking spaces to be provided at all times on the same site for any activity in any zone other than the ~~Village~~ Town Centre Zone in Fairlie. The required parking spaces shall be available for residents, staff and visitors at all times during the hours of operation of the activity.
15 Transportation	Standard 2.a Table 1	Residential unit (including residential visitor accommodation activity) Visitor accommodation (other than motels and residential visitor accommodation activity).
16 - Utilities	Objective 1 – Policy 6	To require the undergrounding of services in new areas of development in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, ~~Business~~ Commercial and Mixed Use, Industrial and Pukaki Village Zones and to encourage the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services.
16 - Utilities	Explanation and Reasons (Objective 1)	Services such as power and telecommunications have traditionally been provided throughout the District by way of overhead servicing. The policy recognises that overhead lines and structures associated with services can detract from visual amenity and whilst adverse effects of overhead lines and associated structures can be mitigated to a certain degree, for most properties in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, ~~Business~~ Commercial and Mixed Use, Industrial and the Pukaki Village Zones, provision of new reticulation is required to be by way of underground reticulation. The higher cost of underground reticulation is recognised, and underground reticulation is not required in rural areas where environmental and economic considerations may be differently balanced. Some exceptions to undergrounding of services will exist, such as high voltage lines, as it is not practical to underground these in terms of cost. Also recognised is the need for access for maintenance purposes.
16 - Utilities	Environmental Results Anticipated under Objective 2	Maintenance of the amenity values of the District, particularly in residential, rural residential, commercial and mixed use, industrial ~~business~~ and open space and recreational areas
16 - Utilities	Rule 1.1.c	1.1.c Depots on sites within any Commercial and Mixed Use or Industrial ~~the Business~~ Zones, except on sites adjoining or facing across a road from Residential Zones.
16 - Utilities	Standard 1.2.a	All new lines (except for extensions to existing overhead telecommunication lines involving no more than three additional support structures or new overhead telecommunications lines on existing support structures) shall be located underground in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers

		Accommodation, Commercial and Mixed Use, Industrial ~~Business~~ or Pukaki Village Zones.
16 - Utilities	Standard 1.2.c	No facility or support structure for telecommunication, radiocommunication and/or meteorological facilities shall exceed the following applicable maximum height (refer definition) above ground level: - 11m in Residential, and Pukaki Village Zone. - 20m in Rural, Rural-Residential, Commerical and Mixed Use or ~~Business~~ Industrial Zones.

Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1

Residential, Rural-Residential, Recreation A & P, Open Space H & G, And Pukaki Village Zones

Schedule 1 Class	Column A	Column B
1a[1] - storage only	Nil	Nil
1b[1] - storage only	15kg	15kg
2	250 litres	10,000 litres
3a	50 litres[2]	50 litres[2]
3b, 3c	1200 litres	1200 litres
3u	Nil	Nil
4.1	10 kg	10 kg
4.2, 4.3	100 kg	100 kg
5.1	100 kg	100 kg
5.2	5 kg	5 kg
6	20 litres	20 litres
7 Residential & Open Space Only	10 litres	10 litres
7 Rural Residential Only	50 litres	50 litres
8.1	20 litres	20 litres
8.2	20 litres	20 litres

~~Business Zones~~ Commercial and Mixed Use and Industrial Zones

Schedule 1 Class	Column A	Column B
1a[1] - storage only	25kg	-
1b[1] - storage only	50 kg	-
2	250 litres	40,000 litres
3a	3,000 litres	-
3b, 3c	3,000 litres	-
3u	20,000 litres	-
4.1	50 kg	-
4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	25 kg	-
6	1000 litres	-
7	5000 litres	-
8.1	20 litres	-
8.2 - Other than Industrial Zones	200 litres	-
8.2 - Industrial Zones Only	1,000 litres	-

RURAL, AIRPORT AND OPUHA DAM ZONES

Schedule 1 Class	Column A	Column B
1a[1] - storage only	2.5 kg	-
1b[1] - storage only	15 kg	-
2	250 litres	10,000 litres
3a	2,000 litres	-
3b, 3c	3,000 litres per tank with a maximum of 10,000 litres per site	-
3u	10,000 litres	-
4.1	10 kg	-

4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	10 kg	-
6	1,000 litres	-
7	1,000 litres or 100kg of powder or gel	-
8.1	20 litres	-
8.2	20 litres	-

Note:

1. *The use of high explosives is a permitted activity in all zones, but is subject to the Explosives Act and any subsequent legislation.*
2. *The 50 litre restriction does not apply to petrol and other 3a flammable liquids contained in a fuel tank of an internal combustion engine*

Residential Zones

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Large Lot Residential Zone

Introduction

The Large Lot Residential Zone provides opportunities to enjoy a more spacious living environment while remaining close to a town centre and covers outer residential areas in Fairlie, Twizel and Kimbell.

Development in the Large Lot Residential Zone is predominantly residential with other small scale non-residential activities provided where they are ancillary to residential activity.

The density within the Large Lot Residential Zone is the lowest of all the residential zones. The typical housing type is detached houses on larger sites to maintain an open and spacious character.

Objectives and Policies

Objectives	
LLRZ-O1	**Zone Purpose**
The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity.	
LLRZ-O2	**Zone Character and Amenity Values**
The Large Lot Residential Zone is a desirable low density living environment, which: 1. contains predominantly detached residential units on large lots; 2. maintains a predominance of open space over built form; and 3. provides on-site amenity and maintains the spacious character and amenity values of adjacent sites.	

Policies	
LLRZ-P1	**Residential Activities**
Enable residential activities within a range of residential unit types and sizes.	
LLRZ-P2	**Compatible Activities**
Provide for activities other than residential activities, where: 1. they are ancillary to a residential activity; 2. they are consistent with the character, amenity values and purpose of the zone; and 3. the effects of the activity are compatible with the amenity values of adjacent sites.	
LLRZ-P3	**Workers Accommodation**
Provide for workers accommodation which exceeds the density requirements, where: 1. the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area; 2. sufficient parking and servicing is provided on-site; 3. parking and vehicle manoeuvring areas are appropriately designed; and 4. road safety and efficiency is maintained.	
LLRZ-P4	**Other Non-Residential Activities**
Avoid non-residential activities and buildings not provided for in LLRZ-P2, unless: 1. any adverse effects of the activity do not compromise the amenity values of the surrounding area; and 2. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.	
LLRZ-P5	**Adverse Effects**
Manage development within the Large Lot Residential Zone to ensure: 1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone;	

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2. larger lot sizes are retained in areas subject to servicing constraints in Specific Control Areas 1 and 2, until such time appropriate services are in place; and 3. a predominance of open space over built form is maintained.

Rules

LLRZ-R1	**Residential Units**	
Large Lot Residential Zone	**Activity Status: PER** **Where the activity complies with the following standards:** LLRZ-S1 to LLRZ-S5	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LLRZ-R2	**Minor Residential Units**	
Large Lot Residential Zone	**Activity Status: PER** **Where:** 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m² excluding garaging; 3. The minor unit does not exceed one storey; and 4. The minor residential unit is ancillary to or for the purpose of residential activity. **And the activity complies with the following standards:** LLRZ-S2 to LLRZ-S5	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s). **Activity status when compliance is not achieved with R2.1 to R2.4: DIS**
LLRZ-R3	**Buildings and Structures Not Otherwise Listed**	
Large Lot Residential Zone	**Activity Status: PER** **Where the activity complies with the following rule requirements:** LLRZ-S2 to LLRZ-S5.	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LLRZ-R4	**Residential Activity**	
Large Lot Residential Zone	**Activity Status: PER**	
LLRZ-R5	**Residential Visitor Accommodation**	
Large Lot Residential Zone	**Activity Status: PER** **Where:** 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit.	**Activity status when compliance is not achieved with R5.1: DIS** **Activity status when compliance is not achieved with R5.2: RDIS** **Where:**

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	2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests per night.	3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance is not achieved with R5.3: DIS**
LLRZ-R6	**Home Business**	
Large Lot Residential Zone	**Activity Status: PER** **Where:** 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.	**Activity status when compliance is not achieved with R6.1 to R6.4: DIS**
LLRZ-R7	**Recreation Activities and Community Gardens**	
Large Lot Residential Zone	**Activity Status: PER** **Where:**	**Activity status when compliance is not achieved with R7.1: DIS**

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	1. The activity is not a motorised recreation activity.	
LLRZ-R8	**Education Facilities**	
Large Lot Residential Zone	**Activity Status: PER** **Where:** 1. The education activity is undertaken within a residential building and is ancillary to a residential activity. 2. The maximum number of children in attendance at any one time is six, excluding any children who live on site.	**Activity status when compliance is not achieved with R8.1 and R8.2: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
LLRZ-R9	**Commercial Activities Not Provided in LLRZ-R6**	
Large Lot Residential Zone	**Activity Status: DIS**	
LLRZ-R10	**Community Facilities Not Provided in LLRZ-R7**	
Large Lot Residential Zone	**Activity Status: DIS**	
LLRZ-R11	**Retirement Villages**	
Large Lot Residential Zone	**Activity Status: DIS**	
LLRZ-R12	**Commercial Visitor Accommodation**	
Large Lot Residential Zone	**Activity Status: DIS**	
LLRZ-R13	**Activities Not Otherwise Listed**	
Large Lot Residential Zone	**Activity Status: DIS**	
LLRZ-R14	**Industrial Activities**	
Large Lot Residential Zone	**Activity Status: NC**	

Standards

LLRZ-S1	**Density**	**Activity Status where compliance not achieved:**
Large Lot Residential Zone	1. Where the residential unit is connected to a reticulated sewerage system, or the	**DIS**

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	residential unit is not connected to a reticulated sewerage system but the wastewater discharge is authorised by Environment Canterbury, the minimum site area per residential unit is 2,000m^2.	
Specific Control Area 1	2. The minimum site area per residential unit is 4,000m^2.	
Specific Control Area 2	3. The minimum site area per residential unit is 1ha.	
LLRZ-S2	**Height**	
Large Lot Residential Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	**RDIS** **Matters of discretion are restricted to:** RES-MD1
LLRZ-S3	**Height in Relation to Boundary**	
Large Lot Residential Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	**RDIS** **Matters of discretion are restricted to:** RES-MD2
LLRZ-S4	**Setbacks**	
Large Lot Residential Zone	1. Any building or structure shall be setback a minimum of 10m from any road boundary, shared accessway or reserve. 2. All residential units and buildings not otherwise specified shall be setback a minimum of 10m from internal boundaries. 3. All accessory buildings or structures shall be setback a minimum of 5m from internal boundaries.	**RDIS** **Matters of discretion are restricted to:** RES-MD3
LLRZ-S5	**Coverage**	
Large Lot Residential Zone	1. The maximum building coverage of any site shall not exceed 25%. 2. The maximum building and impervious coverage of any site shall not exceed 40%.	**RDIS** **Matters of discretion are restricted to:** RES-MD4

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Low Density Residential Zone

Introduction

The Low Density Residential Zone is the Districts main residential zone and covers residential areas in Fairlie, Takapō / Lake Tekapo and Twizel and the smaller settlements of Te Kopi-O-Ōpihi / Burkes Pass, Kimbell and Albury.

The purpose of the Zone is to provide predominantly for suburban living with a range of site sizes and building types. Other activities including community facilities and retirement villages are also anticipated where they support the local population and are compatible with the character and amenity values of the zone.

The typical housing type is detached houses on sections between 400-600m^2. Where residential units are not connected to a reticulated sewerage system, larger sections are required to allow for on-site wastewater treatment and disposal.

Objectives and Policies

Objectives	
LRZ-O1	**Zone Purpose**
The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
LRZ-O2	**Zone Character and Amenity Values**
The Low Density Residential Zone is a desirable suburban living environment, which: 1. contains predominantly one to two story detached residential units; and 2. provides on-site amenity and maintains the suburban character and amenity values of adjacent sites.	

Policies	
LRZ-P1	**Residential Activities**
Enable residential activities within a range of residential unit types and sizes.	
LRZ-P2	**Compatible Activities**
Provide for activities other than residential activities, where: 1. they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone; 2. they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre or Town Centre Zones; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites.	
LRZ-P3	**Workers Accommodation**
Provide for workers accommodation which exceeds the density requirements, where: 1. the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area; 2. sufficient parking and servicing is provided on-site; 3. parking and vehicle manoeuvring areas are appropriately designed; and 4. road safety and efficiency is maintained.	
LRZ-P4	**Retirement Living**
Provide for retirement living and retirement villages, where:	

1. the scale, form, composition and design of the retirement living, or village maintains the character and amenity values of the surrounding area; 2. they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; 3. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 4. road safety and efficiency is maintained.	
LRZ-P5	**Other Non-Residential Activities**
Avoid non-residential activities and buildings not provided for in LRZ-P2 or LRZ-P4, unless: 1. the activity is an expansion of an existing activity; 2. any adverse effects of the activity do not compromise the amenity values of the surrounding area; and 3. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.	
LRZ-P6	**Adverse Effects**
Manage development within the Low Density Residential Zone to ensure: 1. built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone; 2. larger lots sizes are retained in areas subject to servicing constraints in Specific Control Area 3, until such time appropriate services are in place; and 3. building and structures located in Specific Control Area 4 do not dominate the identified ridgeline when viewed from a public place.	

Rules

LRZ-R1	**Residential Units**	
Low Density Residential Zone	**Activity Status: PER** **Where the activity complies with the following standards:** LRZ-S1 to LRZ-S5	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LRZ-R2	**Minor Residential Units**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m^2 excluding garaging; 3. The minor unit does not exceed one storey; and 4. The minor residential unit is ancillary to or for the purpose of residential activity. **And the activity complies with the following standards:** LRZ-S2 to LRZ-S5	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s). **Activity status when compliance is not achieved with R2.1 to R2.4: DIS**
LRZ-R3	**Buildings and Structures Not Otherwise Listed**	

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Low Density Residential Zone	**Activity Status: PER** **Where the activity complies with the following standards:** LRZ-S2 to LRZ-S5	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LRZ-R4	**Residential Activity**	
Low Density Residential Zone	**Activity Status: PER**	
LRZ-R5	**Residential Visitor Accommodation**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit. 2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests.	**Activity status when compliance is not achieved with R5.1: DIS** **Activity status when compliance is not achieved with R5.2: RDIS** **Where:** 3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance is not achieved with R5.3: DIS**
LRZ-R6	**Home Business**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall	**Activity status when compliance is not achieved with R6.1 to R6.4: DIS**

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	be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.	
LRZ-R7	**Recreation Activities and Community Gardens**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. The activity is not a motorised recreation activity.	**Activity status when compliance is not achieved with R7.1: DIS**
LRZ-R8	**Education Facilities**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. The activity is an expansion to an existing activity; **Or:** 2. The education activity is undertaken within a residential building and is ancillary to a residential activity; and 3. The maximum number of children in attendance at any one time is six, excluding any children who live on site.	**Activity status when compliance is not achieved with R8.1, R8.2 and R8.3: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
LRZ-R9	**Community Facilities Not Provided in LRZ-R7**	
Low Density Residential Zone	**Activity Status: PER** **Where:** 1. The activity is an expansion to an existing activity.	**Activity status when compliance is not achieved with R10.1: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate parking and loading areas.

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		c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
LRZ-R10	**Retirement Villages**	
Low Density Residential Zone	**Activity Status: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network. c. Provision of landscaping, open space, and on-site amenity for residents. d. Effects on amenity values of adjoining residential sites including outlook and privacy. e. The adequacy of any mitigation measures.	
LRZ-R11	**Industrial Activities**	
Low Density Residential Zone	**Activity Status: RDIS** **Where:** 1. The activity is an expansion to an existing activity. **Matters of discretion are restricted to:** a. The nature, scale and intensity of the activity. b. The location, design and appearance of buildings on the site. c. The traffic impacts including the provision of adequate onsite parking and loading areas. d. Effects on amenity values of adjoining residential sites including noise. e. The adequacy of any mitigation measures.	**Activity status when compliance is not achieved with R11.1: NC**
LRZ-R12	**Commercial Visitor Accommodation**	

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Low Density Residential Zone	**Activity Status: DIS**	
LRZ-R13	**Commercial Activities Not Provided in LRZ-R6**	
Low Density Residential Zone	**Activity Status: DIS**	
LRZ-R14	**Activities Not Otherwise Listed**	
Low Density Residential Zone	**Activity Status: DIS**	

Standards

LRZ-S1	**Density**	**Activity Status where compliance not achieved:**
Low Density Residential Zone	1. Where the residential unit will be connected to a reticulated sewerage system, the minimum site area per residential unit is 400m^2. 2. Where the residential unit will not be connected to a reticulated sewerage system but the wastewater discharge is authorised by Environment Canterbury, the minimum site area per residential unit is 1,500m^2.	**DIS**
Specific Control Area 3	1. The minimum site area per residential unit is 4,000m^2.	
LRZ-S2	**Height**	
Low Density Residential Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	**RDIS** Matters of discretion are restricted to: RES-MD1
LRZ-S3	**Height in Relation to Boundary**	
Low Density Residential Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: RES-MD2
LLRZ-S4	**Setbacks**	
Low Density Residential Zone	1. Any building or structure shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Pioneer Drive, Takapō	RDIS Matters of discretion are restricted to: RES-MD3

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	/ Lake Tekapo shall have any building or structure setback a minimum of 4.5m. 2. Any building or structure shall be setback a minimum of 2m from any internal boundary.	
LRZ-S5	**Coverage**	
Low Density Residential Zone	1. The maximum building coverage of any site shall not exceed 40%. 2. The maximum building and impervious coverage of any site shall not exceed 50%.	RDIS Matters of discretion are restricted to: RES-MD4
LRZ-S6	**Ridgeline**	
Low Density Residential Zone Specific Control Area 4	1. No buildings or structures shall protrude above the ridgeline extending towards the Tekapo River when viewed from a public place.	DIS

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Medium Density Residential Zone

Introduction

The Medium Density Residential Zone is located in Fairlie, Takapō / Lake Tekapo and Twizel.

The purpose of the Medium Density Residential Zone is to provide higher density residential living opportunities close to town centres and main roads. The typical housing types include semi-detached, terraced housing and low-rise apartments.

Buildings within the Medium Density Residential Zone are expected to be well-designed to ensure that they integrate with the surrounding area, minimise the effects of development on adjoining sites and provide a high-quality living environment for residents.

Other non-residential activities are anticipated where they support the local population and are compatible with the character and amenity values of the zone.

Objectives and Policies

Objectives	
MRZ-O1	**Zone Purpose**
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.	
MRZ-O2	**Zone Character and Amenity Values**
The Medium Density Residential Zone is a desirable, higher density, residential living environment, which: 1. contains a range of housing typologies including semi-detached, terraced housing and low rise apartments; 2. is well designed with good design outcomes; and 3. provides on-site amenity and maintains the amenity values of adjacent sites.	

Policies	
MRZ-P1	**Residential Activities**
Enable residential activities within a range of residential unit types and sizes.	
MRZ-P2	**Compatible Activities**
Provide for activities other than residential activities, where: 1. they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone; 2. they service the local community and do not detract from the character, amenity values or purpose of the Neighbourhood Centre and Town Centre Zones; and 3. the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites.	
MRZ-P3	**Retirement living**
Provide for retirement living and retirement villages, where: 1. the scale, form, composition and design of the retirement living or village maintains the character and amenity values of the surrounding area; 2. they are designed to provide safe, secure, convenient, and comfortable living conditions for residents, with good on-site amenity and facilities; 3. any parking and vehicle manoeuvring provided on-site is appropriately designed; and 4. road safety and efficiency is maintained.	

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MRZ-P4	Other Non-Residential Activities
Avoid non-residential activities and buildings not provided for in MRZ-P2 or MRZ-P3, unless: 1. the activity is an expansion of an existing activity; 2. any adverse effects of the activity do not compromise the amenity values of the surrounding area; and 3. the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.	
MRZ-P5	**Adverse Effects**
Manage development within the Medium Density Residential Zone to ensure: 1. built form is of a scale and design that is consistent with the Medium Density Design Guidelines and is compatible with the character, amenity values and purpose of the zone; and 2. within Specific Control Area 5 that the safety and efficiency of State Highway 8 is maintained.	

Rules

MRZ-R1	Residential Units	
Medium Density Residential Zone	**Activity Status: PER** **Where:** 1. There is a maximum of one residential unit per site; and 2. The site has a minimum site area of 400m^2. **And the activity complies with the following standards:** MRZ-S2 to MRZ-S9	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s). **Activity status when compliance is not achieved with R1.1 or R1.2: RDIS** **Where:** the activity complies with MRZ-S1 to MRZ-S9 **Matters of discretion are restricted to:** a. Consistency with the Mackenzie Medium Density Design Guidelines (Appendix APP2).
MRZ-R2	**Buildings and Structures Not Otherwise Listed**	
Medium Density Residential Zone	**Activity Status: PER** **Where the activity complies with the following standards:** MRZ-S2 to MRZ-S9	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
MRZ-R3	**Residential Activity**	
Medium Density Residential Zone	**Activity Status: PER**	
MRZ-R4	**Residential Visitor Accommodation**	
Medium Density Residential Zone	**Activity Status: PER** **Where:** 1. No more than one residential unit on a site is used for	**Activity status when compliance is not achieved with R4.1: DIS** **Activity status when compliance is not achieved with R4.2: RDIS**

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	residential visitor accommodation. 2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests.	**Where:** 3. The maximum occupancy of a residential unit used for residential visitor accommodation exceeds six guests but does not exceed 12 guests per night. **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance is not achieved with R4.3: DIS**
MRZ-R5	**Home Business**	
Medium Density Residential Zone	**Activity Status: PER** **Where:** 1. The home business is undertaken within a residential building and is ancillary to a residential activity; 2. A maximum of one non-resident staff member shall be employed in undertaking the activity; 3. The hours of operation that the home business is open to visitors, clients and/or deliveries shall be limited to 7:00am to 8:00pm; and 4. Retail sales shall be limited to the sale of produce grown on site, handmade crafts manufactured on site and any goods associated with a professional service.	**Activity status when compliance is not achieved with R5.1 to R5.4: DIS**
MRZ-R6	**Recreation Activities and Community Gardens**	
Medium Density Residential Zone	**Activity Status: PER** **Where:**	**Activity status when compliance is not achieved with R6.1: DIS**

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	1. The activity is not a motorised recreation activity.	
MRZ-R7	**Education Facilities**	
Medium Density Residential Zone	**Activity Status: PER** **Where:** 1. The activity is an expansion to an existing activity; **Or:** 2. The education activity is undertaken within a residential unit and is ancillary to a residential activity; and 3. The maximum number of children in attendance at any one time is six, excluding any children who live on site.	**Activity status when compliance is not achieved with R7.1, R7.2 or R7.3: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
MRZ-R8	**Community Facilities Not Provided in MRZ-R6**	
Medium Density Residential Zone	**Activity Status: PER** **Where:** 1. The activity is an expansion to an existing activity;	**Activity status when compliance is not achieved with R8.1: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures.
MRZ-R9	**Retirement Villages**	
Medium Density Residential Zone	**Activity Status: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking and the impacts on the wider transport network.	

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	c. Provision of landscaping, open space, and on-site amenity for residents. d. Effects on amenity values of adjoining residential sites including outlook and privacy. e. The adequacy of any mitigation measures.	
MRZ-R10	**Industrial Activities**	
Medium Density Residential Zone	**Activity Status: RDIS** **Where:** 1. The activity is an expansion to an existing activity. **Matters of discretion are restricted to:** a. The nature, scale and intensity of the activity. b. The location, design and appearance of buildings on the site. c. The traffic impacts including the provision of adequate onsite parking and loading areas. d. Effects on amenity values of adjoining residential sites including noise. e. The adequacy of any mitigation measures.	**Activity status when compliance is not achieved with R10.1: NC**
MRZ-R11	**Commercial Visitor Accommodation**	
Medium Density Residential Zone	**Activity Status: DIS**	
MRZ-R12	**Commercial Activities Not Provided in MRZ-R5**	
Medium Density Residential Zone	**Activity Status: DIS**	
MRZ-R13	**Activities Not Otherwise Listed**	
Medium Density Residential Zone	**Activity Status: DIS**	

Standards

MRZ-S1	**Density**	**Activity Status where compliance not achieved:**

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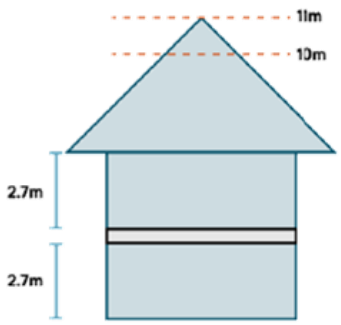
Medium Density Residential Zone	1. The minimum site area per residential unit is 200m^2.	**DIS**
MRZ-S2	**Height**	
Medium Density Residential Zone	1. The maximum height of any building or structure shall not exceed 10m above ground level except a gable roof may exceed the maximum height by no more than 1m. 2. All floors shall have a minimum ceiling height of 2.7m. 	**RDA** **Matters of discretion are restricted to:** RES-MD1
MRZ-S3	**Height in Relation to Boundary**	
Medium Density Residential Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	**RDIS** **Matters of discretion are restricted to:** RES-MD2
MRZ-S4	**Setbacks**	
Medium Density Residential Zone	1. Any building or structure shall be setback a minimum of 2m from any road, shared accessway or reserve. Except any site with road frontage to Lakeside Drive, Takapō / Lake Tekapo shall have any building or structure setback a minimum of 4.5m. 2. Any building or structure shall be setback a minimum of 2m from any internal boundary. 3. Any building or structure on the true right bank of the Tekapo River shall be setback a minimum of 6m from the edge of the upper terrace.	**RDIS** **Matters of discretion are restricted to:** RES-MD3
MRZ-S5	**Coverage**	
Medium Density Residential Zone	1. The maximum building coverage of any site shall not exceed 40%.	**RDIS** **Matters of discretion are restricted to:** RES-MD4
MRZ-S6	**Landscaping**	

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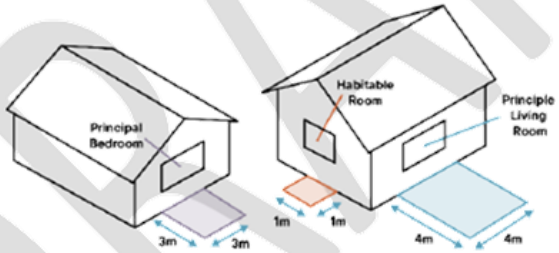
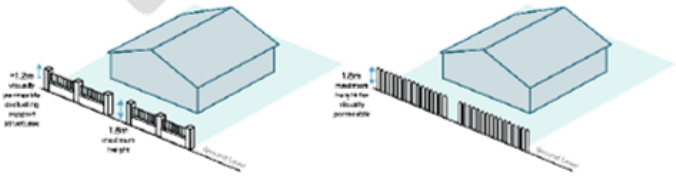
Medium Density Residential Zone	1. The minimum percentage of landscaping on any site shall be 30%.	**RDIS** **Matters of discretion are restricted to:** RES-MD5
MRZ- S7	**Outdoor Living Space**	
Medium Density Residential Zone	1. All residential units shall be provided with an outdoor living space, directly accessed from a living area, of at least: a) 25m^2 at ground level with a minimum dimension of 3m; or b) a balcony of at least 12m^2 with a minimum dimension of 2m.	**RDIS** **Matters of discretion are restricted to:** RES-MD6
MRZ-S8	**Minimum Outlook Space**	
Medium Density Residential Zone	1. All habitable rooms shall have minimum outlook space of at least: a) 4m in depth and 4m in width, for principal living rooms; b) 3m in depth and 3m in width, for principal bedrooms; and c) 1m in depth and 1m in width, for other habitable rooms. 	**RDIS** **Matters of discretion are restricted to:** RES-MD7
MRZ-S9	**Fencing**	
Medium Density Residential Zone	1. All fencing along the road boundary shall be: a) No higher than 1.8m above ground level; and b) Any part of the fence higher than 1.2m above ground level shall be visually permeable, excluding support structures. 	**RDIS** **Matters of discretion are restricted to:** RES-MD8
MRZ-S10	**Access**	
Medium Density Residential Zone	1. All activities shall obtain vehicular access to State Highway 8 from Lakeside Drive. No direct access from State Highway 8 is permitted.	**NC**

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Specific Control Area 5		

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Residential Zones

Matters of Discretion

RES-MD1 Height

a. The location, design, scale and appearance of the building or structure.
b. Adverse effects on the streetscape.
c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

RES-MD2 Height in Relation to Boundary

a. Adverse effects resulting from the bulk and dominance of built form.
b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
c. The adequacy of any mitigation measures.

RES-MD3 Setbacks

a. The location, design, scale and appearance of the building or structure.
b. For road boundaries, adverse effects on the streetscape.
c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property.
d. The adequacy of any mitigation measures.

RES-MD4 Coverage

a. The location, design and appearance of buildings on the site.
b. The visual impact of the built form on the streetscape and surrounding environment.
c. The extent and quality of any landscaping proposed to soften the built form.
d. The adequacy of any mitigation measures.

RES-MD5 Landscaping

a. The location, design and appearance of buildings on the site.
b. The extent and quality of the landscaping proposed to soften the built form.
c. The visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
d. The adequacy of any mitigation measures.

RES-MD6 Outdoor Living Space

a. The provision of landscaping, open space, and on-site amenity for residents.
b. The adequacy of any mitigation measures.

RES-MD7 Minimum Outlook Space

a. The level of on-site amenity provided for residents.
b. The extent of adverse effects on privacy, outlook and other amenity values for the adjoining property.
c. The adequacy of any mitigation measures.

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RES-MD8 Fencing

a. The design, scale, and appearance of the fence.
b. Adverse effects on the streetscape.
c. The adequacy of any mitigation measures.

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Commercial and Mixed Use Zones

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Neighbourhood Centre Zone

Introduction

The Neighbourhood Centre Zone applies to small areas within Takapo / Lake Tekapo township which are separate from the main town centre area. This zone provides for small-scale commercial and community activities, to support the surrounding residential area without detracting from the role of the Town Centre Zone.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

Objectives and Policies

Objectives	
NCZ-O1	**Zone Purpose**
The Neighbourhood Centre Zone contains a range of primarily small-scale commercial and community activities that support the surrounding residential area.	
NCZ-O2	**Zone Character and Amenity Values**
The Neighbourhood Centre Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated in within and beyond the zone.	

Policies	
NCZ-P1	**Commercial and Community Activities**
Enable a wide range of small-scale commercial activities and community facilities to establish and operate within the Neighbourhood Centre Zone.	
NCZ-P2	**Compatible Activities**
Provide for activities that are not enabled by NCZ-P1 to establish and operate within the Neighbourhood Centre Zone where they: 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area.	
NCZ-P3	**Adverse Effects**
Manage development within the Neighbourhood Centre Zone to ensure that it: 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone.	

Rules

NCZ-R1	**Buildings and Structures**	
Neighbourhood Centre Zone	**Activity Status: PER** **Where the activity complies with the following standards:** NCZ-S1 to NCZ-S6	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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NCZ-R2	**Commercial Activities**	
Neighbourhood Centre Zone	**Activity Status: PER** **Where:** 1. The activity is not a service station. 2. The activity is not Commercial Visitor Accommodation. 3. Any food and beverage outlet or retail activity does not exceed 150m^2 in gross floor area per tenancy. **And the activity complies with the following standards:** NCZ-S4 and NCZ-S6	**Activity status when compliance is not achieved with R2.1: NC** **Activity status when compliance is not achieved with R2.2: DIS** **Activity status when compliance is not achieved with R2.3: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects. **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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NCZ-R3	**Community Facilities**	
Neighbourhood Centre Zone	**Activity Status: PER** **Where:** 1. Any community facility does not exceed 200m^2 in gross floor area. **And the activity complies with the following standards:** NCZ-S4 and NCZ-S6	**Activity status when compliance is not achieved with R3.1: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Neighbourhood Centre Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects. **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
NCZ-R4	**Educational Facilities**	
Neighbourhood Centre Zone	**Activity Status: PER** **Where the activity complies with the following standards:** NCZ-S4 and NCZ-S6	
NCZ-R5	**Residential Activities**	
Neighbourhood Centre Zone	**Activity Status: DIS**	
NCZ-R6	**Industrial Activities**	
Neighbourhood Centre Zone	**Activity Status: NC**	
NCZ-R7	**Activities Not Otherwise Listed**	
Neighbourhood Centre Zone	**Activity Status: DIS**	

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Standards

NCZ-S1	Height	Activity Status where compliance not achieved:
Neighbourhood Centre Zone	1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.	RDIS Matters of discretion are restricted to: CMUZ-MD1
NCZ-S2	**Height in Relation to Boundary**	**Activity Status where compliance not achieved:**
Neighbourhood Centre Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	RDIS Matters of discretion are restricted to: CMUZ-MD2
NCZ-S3	**Setbacks**	**Activity Status where compliance not achieved:**
Neighbourhood Centre Zone	1. Any building or structure shall be set back a minimum of 2m from any road boundary or internal boundary.	RDIS Matters of discretion are restricted to: CMUZ-MD3
NCZ-S4	**Outdoor Storage**	**Activity Status where compliance not achieved:**
Neighbourhood Centre Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	RDIS Matters of discretion are restricted to: CMUZ-MD4
NCZ-S5	**Coverage**	**Activity Status where compliance not achieved:**
Neighbourhood Centre Zone	1. The maximum building coverage of any site shall not exceed 45%.	RDIS Matters of discretion are restricted to: CMUZ-MD5
NCZ-S6	**Landscaping**	**Activity Status where compliance not achieved:**
Neighbourhood Centre Zone	1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along	RDIS Matters of discretion are restricted to:

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	that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 2. The minimum percentage of landscaping on any site shall be 30%. 3. All landscaping required in 1. and 2. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	CMUZ-MD6

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Large Format Retail Zone

Introduction

The Large Format Retail Zone is located within the Lake Tekapo/Tākapo and Twizel townships. This zone provides primarily for retail activities that require a large floor and/or yard area and which are less well suited to traditional town centre areas. The zone is intended to support the overall retail offering within the District, without detracting from the role of the Town Centre Zone as the primary commercial area.

Because of the type of activities anticipated within this zone, a greater scale of built form is anticipated than in other commercial zones, along with car parking and loading areas. The effects of activities within this zone need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, careful management of the zone interface is required. Activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise, and to limit the type and scale of commercial activities to ensure that development within this zone does not detract from the vibrancy and vitality of the Town Centre Zone.

Objectives and Policies

Objectives	
LFRZ-O1	**Zone Purpose**
The Large Format Retail Zone provides primarily for large-scale retail activities.	
LFRZ-O2	**Zone Character and Amenity Values**
The adverse effects of activities and built form within the Large Format Retail Zone are managed in a way that: 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjoining areas.	

Policies	
LFRZ-P1	**Large-scale Retail Activities**
Enable large scale retail activities to establish and operate within the Large Format Retail Zone.	
LFRZ-P2	**Other Activities**
Avoid the establishment of activities that are not enabled by LFRZ-P1 within the Large Format Retail Zone unless they: 1. are not retail activities that are more suited to a location within the Town Centre Zone; 2. will not detract from the character, amenity values or purpose of the Town Centre Zone; and 3. will not result in reverse sensitivity effects with activities that are anticipated in the zone.	
LFRZ-P3	**Adverse Effects**
Manage the adverse effects of activities within the Large Format Retail Zone to: 1. ensure that built form is of a scale that is compatible with the role and function of the zone; 2. provide for a good level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas.	

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Rules

LFRZ-R1	**Buildings and Structures**	
Large Format Retail Zone	**Activity Status: PER** **Where the activity complies with the following standards:** LFRZ-S1 to LFRZ-S6	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LFRZ-R2	**Retail Activities**	
Large Format Retail Zone	**Activity Status: PER** **Where:** 1. The gross floor area of any individual retail activity is a minimum of 500m^2; or 2. The activity is: a. a food and beverage outlet; or b. a service station; or c. yard-based retail; or d. trade-based retail. **And the activity complies with the following standards:** LFRZ-S4 and LFRZ-S6	**Activity status when compliance is not achieved with R2.1: DIS** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LFRZ-R3	**Ancillary Activities**	
Large Format Retail Zone	**Activity Status: PER** **Where:** 1. The activity is ancillary to a permitted activity. **And the activity complies with the following standards:** LFRZ-S4 and LFRZ-S6	**Activity status when compliance is not achieved with R3.1: DIS** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LFRZ-R4	**Commercial Activities (unless specified in LFRZ-R2 or LFRZ-R8)**	
Large Format Retail Zone	**Activity Status: DIS**	
LFRZ-R5	**Community Facilities**	
Large Format Retail Zone	**Activity Status: DIS**	
LFRZ-R6	**Industrial Activities**	
Large Format Retail Zone	**Activity Status: DIS**	

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LFRZ-R7	**Residential Activities**	
Large Format Retail Zone	**Activity Status: NC**	
LFRZ-R8	**Commercial Visitor Accommodation**	
Large Format Retail Zone	**Activity Status: NC**	
LFRZ-R9	**Educational Facility**	
Large Format Retail Zone	**Activity Status: NC**	
LFRZ-R10	**Activities Not Otherwise Listed**	
Large Format Retail Zone	**Activity Status: DIS**	

Standards

LFRZ-S1	**Height**	**Activity Status where compliance not achieved:**
Large Format Retail Zone	1. The maximum height of any building or structure shall not exceed 12m above ground level.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD1
LFRZ-S2	**Height in relation to boundary**	**Activity Status where compliance not achieved:**
Large Format Retail Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD2
LFRZ-S3	**Setbacks**	**Activity Status where compliance not achieved:**
Large Format Retail Zone	1. Any building or structure shall be set back a minimum of 7m from any boundary adjoining a residential, open space or recreation zone. 2. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a rural zone. 3. Any building or structure shall be set back a minimum of 5m from any road boundary.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD3
LFRZ-S4	**Outdoor Storage**	

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Large Format Retail Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD4
LFRZ-S5	**Coverage**	
Large Format Retail Zone	1. The maximum building coverage of any site shall not exceed 75%.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD5
LFRZ-S6	**Landscaping**	
Large Format Retail Zone	1. A landscaped area shall be established along all road boundaries, except across entranceways, which: a. Has an average depth of 3m and a minimum depth of 1m; b. Contains at least 50% of trees and shrubs. 2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 3. All landscaping required in 1. and 2. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD6

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	c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	

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Mixed Use Zone

Introduction

The Mixed Use Zone applies to small areas within the settlements of Albury, Te Kopi-O-Ōpihi / Burkes Pass and Kimbell. This zone provides for mixture of activities, including residential activities, as well as commercial and community activities which support the surrounding residential and rural neighbourhoods or cater to visitors.

Due to the surrounding residential environment, development within this zone is of a scale and density that is sympathetic to its residential setting.

Objectives and Policies

Objectives	
MUZ-O1	**Zone Purpose**
The Mixed Use Zone contains residential activities, along with a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential and rural neighbourhood or visitors.	
MUZ-O2	**Zone Character and Amenity Values**
The Mixed Use Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.	

Policies	
MUZ-P1	**Commercial, Community and Residential Activities**
Enable a wide range of small-scale commercial activities, community facilities and residential activities to establish and operate within the Mixed Use Zone.	
MUZ-P2	**Compatible Activities**
Provide for activities that are not enabled by MUZ-P1 to establish and operate within the Mixed Use Zone where they: 1. are not of a scale or nature which detracts from the character, amenity values or purpose of the Town Centre Zone; and 2. are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area.	
MUZ-P3	**Adverse Effects**
Manage development within the Mixed Use Zone to ensure that it: 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone.	

Rules

MUZ-R1	**Buildings and Structures (Excluding Minor Residential Units)**	
Mixed Use Zone	**Activity Status: PER** **And the activity complies with the following standards:**	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

	MUZ-S1 to MUZ-S7	
MUZ-R2	**Minor Residential Units**	
Mixed Use Zone	**Activity Status: PER** **Where:** 1. There is a maximum of one minor residential unit per site; 2. The maximum floor area of the minor residential unit is 65m² excluding garaging; 3. The minor unit does not exceed one storey; and 4. The minor residential unit is ancillary to or for the purpose of residential activity. **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s). **Activity status when compliance is not achieved with R2.1 to R2.4: DIS**
MUZ-R3	**Residential Activities**	
Mixed Use Zone	**Activity Status: PER** **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
MUZ-R4	**Residential Visitor Accommodation**	
Mixed Use Zone	**Activity Status: PER** **Where:** 1. No more than one residential unit on a site is used for residential visitor accommodation, including a minor residential unit. 2. The maximum occupancy of a site used for residential visitor accommodation does not exceed six guests. **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance is not achieved with R4.1 or R4.2: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The traffic impacts including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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MUZ-R5	Commercial Activities	
Mixed Use Zone	**Activity Status: PER** **Where:** 1. The activity is not a service station. 2. The activity is not Commercial Visitor Accommodation. 3. Any commercial activity does not exceed 200m^2 in gross floor area per site. **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance is not achieved with R5.1: DIS** **Activity status when compliance is not achieved with R5.2: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and landscaping on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance is not achieved with R5.3: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and landscaping on the site. b. The extent to which the nature, intensity and scale of the activity is consistent with the anticipated character and amenity values of the Mixed Use Zone and the surrounding area. c. Whether the activity has the potential to detract from the character, amenity values or purpose of the Town Centre Zone, including on a cumulative basis. d. The traffic impacts including the provision of adequate parking and loading areas. e. The adequacy of any mitigation measures proposed, including in relation to reverse sensitivity effects.

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		Activity status when compliance with standard(s) is not achieved: Refer to relevant standard(s).
MUZ-R6	**Community Facilities**	
Mixed Use Zone	**Activity Status: PER** **Where:** 1. It is an expansion to an existing community facility. **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance is not achieved with R6.1: RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and landscaping on the site. b. The traffic impacts including the provision of adequate parking and loading areas. c. Effects on amenity values of adjoining residential sites including noise. d. The adequacy of any mitigation measures. **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
MUZ-R7	**Educational Facilities**	
Mixed Use Zone	**Activity Status: PER** **And the activity complies with the following standards:** MUZ-S5 and MUZ-S7	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
MUZ-R8	**Industrial Activities**	
Mixed Use Zone	**Activity Status: DIS**	
MUZ-R9	**Activities Not Otherwise Listed**	
Mixed Use Zone	**Activity Status: DIS**	

Standards

MUZ-S1	**Density**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. The minimum site area per any residential unit is: a. 400m^2, where the residential unit is connected to a reticulated sewerage system; or b. 1,500m^2, where the residential unit is not	**DIS**

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	connected to a reticulated sewerage system; and c. authorisation of the wastewater discharge has been obtained from Environment Canterbury.	
MUZ-S2	**Height**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. The maximum height of any building or structure shall not exceed 8m above ground level.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD1
MUZ-S3	**Height in Relation to Boundary**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD2
MUZ-S4	**Setbacks**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. Any building or structure shall be set back a minimum of 2m from any internal boundary. 2. Any building or structure shall be set back a minimum of 3m from any road boundary.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD3
MUZ-S5	**Outdoor Storage**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD4
MUZ-S6	**Coverage**	**Activity Status where compliance not achieved:**

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Mixed Use Zone	1. The maximum building coverage of any site shall be 45%. 2. The maximum site coverage of any site shall be 50%.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD5
MUZ-S7	**Landscaping**	**Activity Status where compliance not achieved:**
Mixed Use Zone	1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 2. All landscaping required in 1. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD6

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Town Centre Zone

Introduction

The Town Centre Zone applies to the main commercial areas within the Fairlie, Takapo / Lake Tekapo and Twizel townships. This zone is the focal point for commercial and community activities and provides for a wide range of commercial and other activities that support the residents of each township, the wider rural area and visitors.

While greater volumes of traffic are expected in these areas, they are also pleasant pedestrian environments and attractive areas with a moderate scale of built form. Where these zones are located near more sensitive zones, careful management of the zone interface is required.

Objectives and Policies

Objectives	
TCZ-O1	**Zone Purpose**
The Town Centre Zone is the primary retail destination for comparison and convenience shopping in the District, and is a focal point for the community, providing for a range of commercial and community-focused activities, along with activities that support the vibrancy of these areas.	
TCZ-O2	**Zone Character and Amenity Values**
The Town Centre Zone is a vibrant, pedestrian-focused environment with attractive and functional buildings and public areas of a moderate scale, which maintains the amenity values anticipated within and beyond the zone.	

Policies	
TCZ-P1	**Commerical and Community Activities**
Enable a wide range of commercial activities and community facilities to establish and operate within the Town Centre Zone.	
TCZ-P2	**Compatible Activities**
Provide for activities that are not enabled by TCZ-P1 to establish and operate within the Town Centre Zone where they: 1. will contribute to the vibrancy or vitality of the Town Centre Zone; 2. are compatible with the scale and nature of activities permitted within the zone; and 3. are located so that the continuity of retail activities at ground floor level along road frontages and public spaces is maintained.	
TCZ-P3	**Adverse Effects**
Manage development within the Town Centre Zone to ensure that it: 1. provides a high-quality pedestrian environment; 2. is well-integrated with roads and public areas and positively contributes to their vibrancy; 3. provides a good level of amenity for residents, workers and visitors; and 4. mitigates the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the *amenity values* anticipated in adjoining areas.	

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Rules

TCZ-R1	**Buildings and Structures**	
Town Centre Zone	**Activity Status: PER** **Where the activity complies with the following standards:** TCZ-S1 to TCZ-S7	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
TCZ-R2	**Commercial Activities**	
Town Centre Zone	**Activity Status: PER** **Where:** 1. The activity is not a service station. 2. Any Commercial Visitor Accommodation, except for reception areas, food and beverage outlets or function rooms, are located above the ground floor. **And the activity complies with the following standards:** TCZ-S5 and TCZ-S6	**Activity status when compliance is not achieved with R2.1 or R2.2: DIS** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
TCZ-R3	**Community Facilities**	
Town Centre Zone	**Activity Status: PER** **And the activity complies with the following standards:** TCZ-S5 and TCZ-S6	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
TCZ-R4	**Residential Activities**	
Town Centre Zone	**Activity Status: PER** **Where:** 1. Any residential activity is located above the ground floor. **And the activity complies with the following standards:** TCZ-S5 and TCZ-S6	**Activity status when compliance is not achieved with R4.1: NC** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
TCZ-R5	**Educational Facilities**	
Town Centre Zone	**Activity Status: DIS** **And the activity complies with the following standards:** TCZ-S5 and TCZ-S6	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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TCZ-R6	**Industrial Activities**	
Town Centre Zone	**Activity Status: DIS**	
TCZ-R7	**Activities Not Otherwise Listed**	
Town Centre Zone	**Activity Status: DIS**	

Standards

TCZ-S1	**Height**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. The maximum height of any building or structure shall not exceed 10.5m above ground level.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD1
TCZ-S2	**Height in Relation to Boundary**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD2
TCZ-S3	**Setbacks**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a residential zone.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD3
TCZ -S4	**Verandahs**	**Activity Status where compliance not achieved:**
Town Centre Zone, on sites fronting Market Place in Twizel, or Main Street in Fairlie	1. Where any building is erected, or reconstructed or altered in way that physically changes a road-facing facade, a verandah shall be provided along the full frontage of the building to provide continuous coverage for pedestrians moving along the public footpath or place, with a minimum width of 2.8m in Fairlie, 3m in Twizel, or the width of the footpath.	**RDIS** **Matters of discretion are restricted to:** a. Effects on amenity for pedestrians, including shelter. b. Maintenance of the amenity and character of the building and street. c. whether the provision of a complying verandah would detract from the streetscape.
TCZ-S5	**Outdoor Storage**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any	**RDIS**

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	servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	**Matters of discretion are restricted to:** CMUZ-MD4
TCZ-S6	**Landscaping**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. Where the site adjoins a residential zone, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 2. All landscaping required in 1. and 2. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	**RDIS** **Matters of discretion are restricted to:** CMUZ-MD6
TCZ-S7	**Street Frontages**	**Activity Status where compliance not achieved:**
Town Centre Zone	1. At least 50% of the ground floor of any façade that faces a road boundary or other public space shall contain transparent glazing, and the glazing may not be obscured by being boarded up, painted, or covered by signage or obscured by other means.	**DIS**

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Commercial and Mixed Use Zones

Matters of Discretion

CMUZ-MD1 Height

a. The location, design, scale and appearance of the building or structure.
b. Adverse effects on the streetscape.
c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy.
d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.

CMUZ-MD2 Height in Relation to Boundary

a. Adverse effects resulting from the bulk and dominance of built form.
b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties.
c. The adequacy of any mitigation measures.

CMUZ-MD3 Setbacks

a. The location, design, scale and appearance of the building or structure.
b. For road boundaries, adverse effects on the streetscape.
c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property
d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone.
e. The adequacy of any mitigation measures.

CMUZ-MD4 Outdoor Storage

a. The design, size and location of any outdoor storage area.
b. Effects on the amenity values of adjoining residential sites.
c. The visual impact of the outdoor storage on the streetscape and surrounding environment.
d. The overall landscaping provided on the site.
e. The adequacy of any mitigation measures.

CMUZ-MD5 Coverage

a. The location, design and appearance of buildings on the site.
b. The visual impact of the built form on the streetscape and surrounding environment.
c. The extent and quality of any landscaping proposed to soften the built form.
d. The adequacy of any mitigation measures.

CMUZ-MD6 Landscaping

a. The location, design and appearance of buildings and other activities on the site.
b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping.
c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries.

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d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter.
e. The overall landscaping provided on the site.
f. The adequacy of any mitigation measures.

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General Industrial Zone

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General Industrial Zone

Introduction

The General Industrial Zone applies to areas within the Fairlie, Takapō / Lake Tekapo and Twizel townships which are predominately used or intended to be used for a range of industrial activities, as well as other activities of a similar nature, or which support the function of the zone.

Because of the scale and nature of activities anticipated within this zone, a greater level of adverse effects are also expected than in other zones, including visual effects associated with larger-scale buildings and structures, as well as noise, odour and traffic effects. These effects need to be managed to maintain an appropriate level of amenity within the zone, and where these zones are located near more sensitive zones, more careful management of the zone interface is required. Certain more sensitive activities within the zone also need to be controlled to manage the potential for reverse sensitivity effects to arise.

Objectives and Policies

Objectives	
GIZ-O1	**Zone Purpose**
The General Industrial Zone provides primarily for industrial activities and other compatible activities, as well as activities that support the functioning of industrial areas.	
GIZ-O2	**Zone Character and Amenity Values**
The adverse effects of activities and built form within the General Industrial Zone are managed in a way that: 1. recognises the functional and operational requirements of activities within the zone; 2. maintains a reasonable level of amenity within the zone; and 3. maintains the amenity values anticipated in adjacent zones.	

Policies	
GIZ-P1	**Industrial Activities**
Enable a range of industrial activities and activities of a similar scale and nature to industrial activities, to establish and operate within the General Industrial Zone.	
GIZ-P2	**Other Activities**
Avoid the establishment of activities that are not enabled by GIZ-P1 within the General Industrial Zone, unless they will not result in reverse sensitivity effects with activities enabled by GIZ-P1, and they: 1. have a functional need or operational need to establish in the zone; or 2. are commercial activities which support the needs of workers within the zone and will not detract from the character, amenity values or purpose of the Town Centre Zone.	
GIZ-P3	**Adverse Effects**
Manage the adverse effects of activities within the General Industrial Zone to: 1. ensure that built form is of a scale that is compatible with the purpose of the zone; 2. provide for a reasonable level of amenity for workers within the zone; and 3. mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas.	

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Rules

GIZ-R1	**Buildings and Structures**	
General Industrial Zone	**Activity Status: PER** **Where the activity complies with the following standards:** GIZ-S1 to GIZ-S6	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
GIZ-R2	**Industrial Activities**	
General Industrial Zone	**Activity Status: PER** **Where:** 1. The activity is not a heavy industrial activity. **And the activity complies with the following standards:** GIZ-S4 and GIZ-S6	**Activity status when compliance is not achieved with R2.1: RDIS** **Matters of discretion are restricted to:** a. The location, nature and scale of the activity. b. The sensitivity of the surrounding environment. c. The effectiveness of mitigation measures proposed. **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
GIZ-R3	**Commercial Activities (unless specified in GIZ-R7)**	
General Industrial Zone	**Activity Status: PER** **Where:** 1. The commercial activity is: a. yard-based retail; or b. trade-based retail; or c. a service station; or d. a food and beverage outlet that is less than 120m^2. **And the activity complies with the following standards:** GIZ-S4 and GIZ-S6	**Activity status when compliance is not achieved with R3.1: DIS** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
GIZ-R4	**Ancillary Activities**	
General Industrial Zone	**Activity Status: PER** **Where:** 1. The activity is ancillary to a permitted activity; and 2. Except on rear sites, any office or showroom shall be sited at the front of buildings. **And the activity complies with the following standards:** GIZ-S4 and GIZ-S6	**Activity status when compliance is not achieved with R4.1: DIS** **Activity status when compliance is not achieved with R4.2: DIS** **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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GIZ-R5	**Community Facilities**	
General Industrial Zone	**Activity Status: DIS**	
GIZ-R6	**Residential Activities**	
General Industrial Zone	**Activity Status: NC**	
GIZ-R7	**Commercial Visitor Accommodation**	
General Industrial Zone	**Activity Status: NC**	
GIZ-R8	**Educational Facility**	
General Industrial Zone	**Activity Status: NC**	
GIZ-R9	**Activities Not Otherwise Listed**	
General Industrial Zone	**Activity Status: DIS**	

Standards

GIZ-S1	**Height**	**Activity Status where compliance not achieved:**
General Industrial Zone	1. The maximum height of any building or structure shall not exceed 12m above ground level.	**RDIS** **Matters of discretion are restricted to:** a. The location, design, scale and appearance of the building or structure. b. Adverse effects on the streetscape. c. Adverse effects on the amenity values of neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. d. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
GIZ-S2	**Height in Relation to Boundary**	**Activity Status where compliance not achieved:**
General Industrial Zone	1. Any building or structure shall comply with the Height in Relation to Boundary requirements in APP1, where the boundary adjoins any residential zone.	**RDIS** **Matters of discretion are restricted to:**

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		a. Adverse effects resulting from the bulk and dominance of built form. b. Effects on visual amenity values, privacy, outlook, sunlight and daylight access and use of outdoor living space for neighbouring properties. c. The adequacy of any mitigation measures.
GIZ-S3	**Setbacks**	**Activity Status where compliance not achieved:**
General Industrial Zone	1. Any building or structure shall be set back a minimum of 7m from any boundary adjoining a residential, open space or recreation zone. 2. Any building or structure shall be set back a minimum of 3m from any boundary adjoining a rural zone. 3. Any building or structure shall be set back a minimum of: a. 10m from the boundary of Ostler Road; or b. 5m from any other road boundary.	**RDIS** **Matters of discretion are restricted to:** a. The location, design, scale and appearance of the building or structure. b. For road boundaries, adverse effects on the streetscape. c. For internal boundaries, the extent of adverse effects on privacy, outlook, shading, and other amenity values for the adjoining property. d. Where the building or structure is opposite any residential zone, the effects of a reduced setback on the amenity values and outlook on that zone. e. The adequacy of any mitigation measures.
GIZ-S4	**Outdoor Storage**	
General Industrial Zone	1. Any outdoor storage of goods (excluding vehicles or the display of goods for sale) and any servicing areas, shall be screened from any public space or adjoining residential site by a fence of no less than 1.8m in height, or dense planting to the same height. 2. No outdoor storage shall be located within the minimum setback from road boundaries.	**RDIS** **Matters of discretion are restricted to:** a. The design, size and location of any outdoor storage area. b. Effects on the amenity values of adjoining residential sites. c. The visual impact of the outdoor storage on the streetscape and surrounding environment. d. The overall landscaping provided on the site. e. The adequacy of any mitigation measures.

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GIZ-S5	**Coverage**	
General Industrial Zone	1. The maximum building coverage of any site shall not exceed 75%.	**RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings on the site. b. The visual impact of the built form on the streetscape and surrounding environment. c. The extent and quality of any landscaping proposed to soften the built form. d. The adequacy of any mitigation measures.
GIZ-S6	**Landscaping**	
General Industrial Zone	1. A landscaped area shall be established along all road boundaries, except across entranceways, which: a. Has an average depth of 3m and a minimum depth of 1m; b. Contains at least 50% of trees and shrubs. 2. Where the site adjoins a zone boundary, a landscaping strip with an average depth of 2m shall be established along that boundary, using a species capable of creating a continuous screen with a minimum height of 1.8m at maturity. 3. All landscaping required in 1. and 2. above shall be: a. undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or b. when an activity commences during the months of October or November, the landscaping shall be undertaken and completed within 12 months of the activity commencing on the site; and c. maintained, and any dead, diseased, or damaged plants, shall be removed and replaced.	**RDIS** **Matters of discretion are restricted to:** a. The location, design and appearance of buildings and other activities on the site. b. The extent of visual impacts on the streetscape and surrounding environment as a result of the reduced landscaping. c. The extent to which an appropriate level of separation and privacy is achieved between the zone boundaries. d. Whether a reduction in road boundary landscaping is appropriate to address a traffic safety matter. e. The overall landscaping provided on the site. f. The adequacy of any mitigation measures.

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Precincts

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Takapō / Lake Tekapo Precinct

Introduction

The Takapō / Lake Tekapo Precinct applies to the residential, commercial and mixed use, and general industrial areas within the Takapō / Lake Tekapo township. This area is considered to have special character, derived from its landscape setting and the nature of built form which has been developed in the town over time, that provides it with a distinctive identity. The controls applicable within the precinct are intended to ensure that development within this area is sympathetic to the character of the town and the surrounding landscape.

For activities within this Precinct, the provisions of both the underlying zone and this Precinct apply. If the zone chapter and precinct chapter contain a rule or standard managing the same thing (e.g. a buildings and structures rule or a height standard), the applicable rule or standard in this Precinct applies and the equivalent rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC-O1	**Precinct Purpose**
Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.	

Policies	
PREC1-P1	**Adverse Effects**
Control the scale, appearance and location of buildings to ensure that: 1. the built form character of the Township is maintained and enhanced; 2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area; 3. key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; and 4. views to the lake from properties on the north side of State Highway 8 are maintained.	

Rules

PREC1-R1	**Buildings and Structures**	
PREC1 within any residential zone, commercial and mixed use zone or General Industrial Zone	**Activity Status: PER** **Where the activity complies with the following standards:** PREC1-S1 to PREC1-S8 and any standards in the relevant zone chapter	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
PREC1 within Town Centre Zone	**Activity Status: RDIS** **Where the activity complies with the following standards:** PREC1-S1 to PREC1-S4 and TCZ-S1 to TCZ-S7	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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	Matters of discretion are restricted to: a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.	

Standards

PREC1-S1	**Materials and Colours**	**Activity Status where compliance not achieved:**
PREC1	1. The exterior cladding of any building shall only comprise the following materials, with a minimum of at least two of these materials: a. natural unpainted or stained weatherboards and similar cladding materials (such as timber and board and batten); b. painted plaster style materials; c. alluvial stone (moraine and river stone); d. painted or weathering steel (including Colorsteel and Cortern); or e. cob (adobe blocks or rammed earth). 2. Roof materials shall not include tiles. 3. All painted cladding shall be coloured in the range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%. 4. Except that 1.-3. above shall only apply in the Large Format Retail Zone and General Industrial Zone to building facades which front a road or other public space.	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
PREC1-S2	**Roofs**	
PREC1 – within any residential zone or any commercial and mixed use zone	1. Primary roof forms shall have: a. a flat or monopitch roof angle up to 20 degrees; or b. a gable of between 20 – 65 degrees. 2. Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) shall be the equivalent or lower in pitch and not project above the primary roof form.	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.

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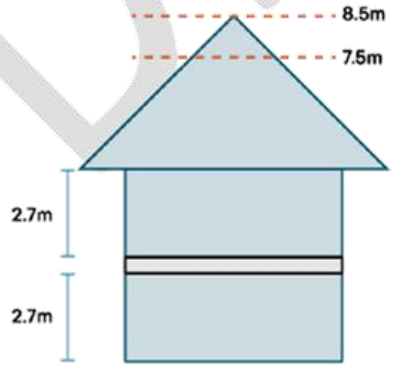
PREC1-S3	**Building Scale**	
PREC1 within any residential zone or Neighbourhood Centre Zone	1. The wall of any building shall not be greater than: a. 20m in total length; and b. 14m, without a recess in the façade and roofline of at least 1m in depth and 2m in length. 2. There shall be a minimum separation distance between any buildings on a site of no less than 2m.	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
PREC1 within Town Centre Zone	3. The wall of any building shall not be greater than a. 40m in total length; and b. 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length. 4. There shall be a minimum separation distance between any buildings on a site of no less than 4m.	
PREC1 within Large Format Retail Zone or General Industrial Zone	5. The wall of any building shall not be greater than 18m, without a recess in the façade and roofline of at least 1m in depth and 2m in length, where the wall fronts a road or other public space.	
PREC1-S4	**Height**	**Activity Status where compliance not achieved:**
PREC1 within Town Centre Zone	1. The maximum height of any building or structure shall not exceed 7.5m above ground level, except a gable roof may exceed the maximum height by no more than 1m.  	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2. b. The impact of the height on views to the lake. c. The location, design, scale and appearance of the building or structure. d. Adverse effects on the streetscape. e. Adverse effects on the amenity values of

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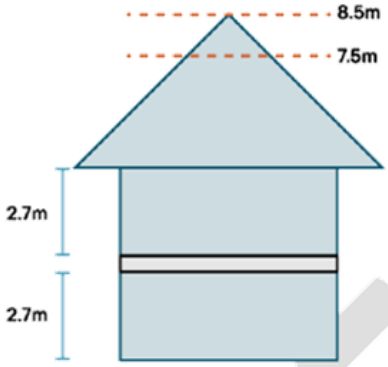
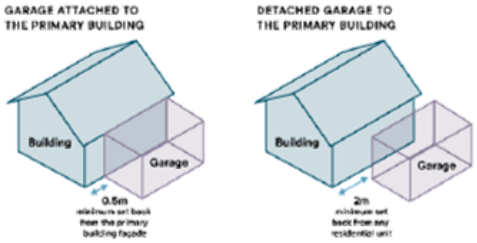
PREC1 within the Medium Density Residential Zone (outside a Specific Control Area) and Neighbourhood Centre Zone	1. The maximum height of any building or structure shall be 7.5m above ground level except a gable roof may exceed the maximum height by no more than 1m. 2. All floors shall have a minimum ceiling height of 2.7m. 	neighbours on sites containing residential or other sensitive activities, including visual dominance, shading and effects on privacy. f. The extent to which the increase in height is necessary due to the functional and operational requirements of an activity.
Specific Control Area – Top of Terrace	3. The maximum height of any building or structure shall be 5m above ground level.	
Specific Control Area – Bottom of Terrace	4. The maximum height of any building or structure shall be 12m above ground level, or the height of the nearest point of the terrace top, whichever is the lesser.	
PREC1-S5	**No Build Areas**	**Activity Status where compliance not achieved:**
PREC1	1. No building or structure shall be located within an identified No Build Area.	**NC**
PREC1-S6	**Garages**	
PREC1 within any residential zone	1. Any garage attached to the primary building shall be set back at least 0.5m from the façade of the building fronting a road or public space. 2. Any detached garage shall be set back at least 2m from any residential unit. 	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.

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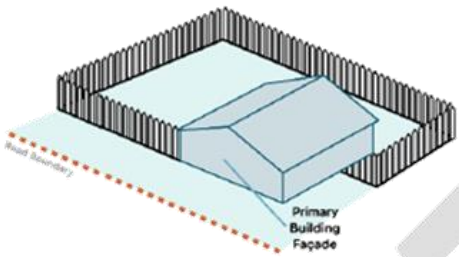
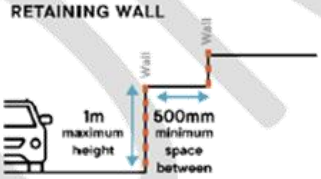
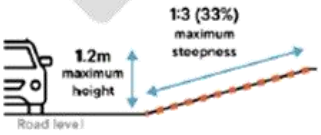
PREC1-S7	**Fencing**	
PREC1 within any Low Density Residential Zone or Neighbourhood Centre Zone	1. No fence along the road frontage, or other public space, shall be located closer to the road or public space than the primary building facade.  	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.
PREC1-S8	**Retaining Walls and Level Changes**	
PREC1 within any residential zone or Neighbourhood Centre Zone	1. Any retaining wall fronting a road or public space shall be a maximum of 1m in height and be of natural materials or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls. 2. Any embankment or bund shall be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level at the road boundary. **RETAINING WALL**  **EMBANKMENT OR BUND**  	**RDIS** **Matters of discretion are restricted to:** a. The consistency of the proposal with the Takapō / Lake Tekapo Character Design Guide contained in Appendix 2.

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Precinct 2 – Commercial Visitor Accommodation

Introduction

The Commercial Visitor Accommodation Precinct applies to residential areas in Fairlie, Takapō / Lake Tekapo, and Twizel that given their location have been identified as being suitable for higher density commercial visitor accommodation, such as hotels and motels.

Within this Precinct, the provisions of the underlying residential zone and this Precinct apply. If there is a different rule requirement in the underlying residential zone, the applicable rule in this Precinct applies and the rule in the underlying zone does not apply.

Objectives and Policies

Objectives	
PREC2-O1	**Precinct Purpose**
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.	
PREC2-O2	**Precinct Character and Amenity Values**
Development within the Commercial Visitor Accommodation Precinct is well designed and maintains the character and amenity values of the underlying residential zone.	

Policies	
PREC2-P1	**Commercial Visitor Accommodation**
Provide for commercial visitor accommodation, where: 1. the design and appearance of buildings maintains the character and amenity values of the surrounding area; 2. any adverse effects on the amenity values of adjoining residential properties and the surrounding area are avoided where practicable or otherwise mitigated; 3. any parking and vehicle manoeuvring on the site is appropriately designed; and 4. road safety and efficiency is maintained.	

Rules

PREC2-R1	**Commercial Visitor Accommodation**	
PREC2 Residential Zones	**Activity Status: RDIS** **Where:** the activity complies with the underlying zone standards. **Matters of discretion are restricted to:** a. the location, design and appearance of buildings on the site. b. The traffic impacts, including the provision of adequate onsite parking. c. Effects on amenity values of adjoining residential sites	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).

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	including outlook, privacy, and noise. d. The adequacy of any mitigation measures.	

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Development Areas

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Takapō / Lake Tekapo West Future Development Area

Introduction

The Takapō / Lake Tekapo West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for some clustered areas of residential development and commercial visitor accommodation within and around the current open space setting of the Cairns Golf Course. Before such development is enabled, more detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural and low density residential zones, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

Objectives and Policies

Objectives	
DEV1-O1	**Comprehensive Development**
The Takapō / Lake Tekapo West Development Area is developed to provide residential living opportunities and other compatible activities in a comprehensive manner, which maintains a high level of open space character, is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.	

Policies	
DEV1-P1	**Master Plan**
Prior to the rezoning of the Takapō / Lake Tekapo West Future Development Area to enable any residential or commercial visitor accommodation activities, require a comprehensive Master Plan, which achieves the matters set out in DEV1-P2 to DEV1-P4, to be prepared and incorporated into the District Plan.	
DEV1-P2	**Landscape**
Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo West Future Development Area by: 1. clustering buildings in areas where existing topography is better able to absorb the change, to retain a predominantly open character and limit the need for extensive screen planting to mitigate built development; 2. locating development in low-lying areas and avoiding development on the top ridgelines of the terraces, to avoid intrusion into the skyline when viewed from the township and lake; 3. limiting the height of buildings and structures to avoid intrusion into the skyline when viewed from the township and lake; 4. minimising earthworks and changes to the landform to maintain the undulating landform; and 5. limiting planting to maintain the openness of the area.	
DEV1-P3	**Ecology**
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.	

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DEV1-P4	Infrastructure
Ensure that any development in the Takapō / Lake Tekapo West Future Development Area is able to be serviced by reticulated water and wastewater.	

Rules

There are currently no rules associated with the Takapō / Lake Tekapo West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the underlying rural or low density residential zone.

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Takapō / Lake Tekapo North-West Future Development Area

Introduction

The Takapō / Lake Tekapo North-West Development Area identifies land that has been signalled in the Mackenzie Spatial Plans for residential development of varying densities, extending development located at the south-west corner of the lake, below Mount John. Before such development is enabled, detailed planning and further assessment of the location and nature of development is required. This includes further investigation of ecological values, and consideration of how adverse effects on these, and landscape values, are managed, as well as the provision of infrastructure.

The provisions applying to this area remain those of the underlying rural zone, until such time as a comprehensive Master Plan is prepared and included, through a future Plan Change or variation. Its identification as a Future Development Area is intended to signal the general suitability for it to be developed in future, subject to the matters set out in this chapter being addressed.

Objectives and Policies

Objectives	
DEV2-O1	**Comprehensive Development**
The Takapō / Lake Tekapo North-West Future Development Area is developed for residential activities in a comprehensive manner, providing for a range of housing options and densities and other supporting activities, that is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.	

Policies	
DEV2-P1	**Master Plan**
Prior to the rezoning of the Takapō / Lake Tekapo North-West Future Development Area to enable any residential development, require a comprehensive Master Plan, which achieves the matters set out in DEV2-P2 to DEV2-P4, to be prepared and incorporated into the District Plan.	
DEV2-P2	**Landscape**
Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo North-West Future Development Area by: 1. containing development on the lake side of the ridge to avoid visibility of development from the approach along State Highway 8 from Twizel; 2. minimising earthworks and recontouring to maintain the natural contours of the land; and 3. provision of landscape buffer planting along the State Highway 8 frontage and Godley Peaks Road frontage to assist in containing visual effects of development.	
DEV2-P3	**Ecology**
Identify indigenous invertebrate, bird, lizard and vegetation values and design any development to maintain these values.	
DEV2-P4	**Infrastructure**
Ensure that any development in the Takapō / Lake Tekapo North-West Future Development Area is able to be serviced by reticulated water and wastewater.	

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Rules

There are currently no rules associated with the Takapō / Lake Tekapo North-West Future Development Area. Until and unless the area is rezoned, the rules which apply are those of the rural zone.

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APP1 – Height in Relation to Boundary

No building or structure shall project beyond a building envelope created by the recession planes. The height in relation to boundary angles for buildings and structures shall apply at all points along the boundary and shall vary according to the indicator below. The height that they shall commence above site boundaries shall depend on the underlying zone of the adjoining site:

- Low Density Residential Zone, Large Lot Residential Zone, Neighbourhood Centre Zone and Mixed Use Zone – 2.5m
- Medium Density Residential Zone – 3.5m

The height in relation to boundary angle shall be calculated by orienting both the site plan and the indicator to the true north. The indicator shall then be placed over the site plan with the circle tangential to the inside of the site boundary under consideration. The height in relation to boundary angle shall be determined based on the point where the indicator touches the site boundary. Where a height in relation to boundary angle falls between those indicated on the diagram, interpolations shall be made.

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

- Chimneys less than 1m in diameter; or
- Sloping sites above six degrees in Takapō / Lake Tekapo.

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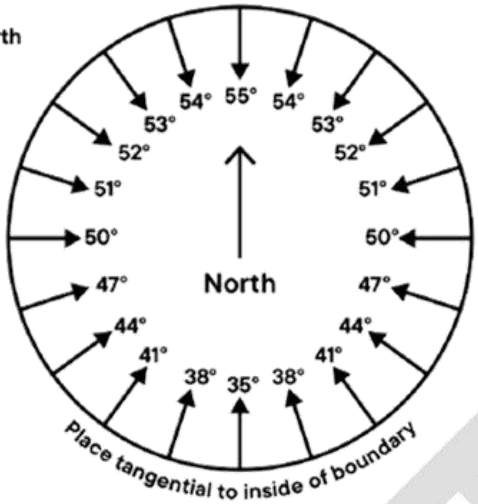
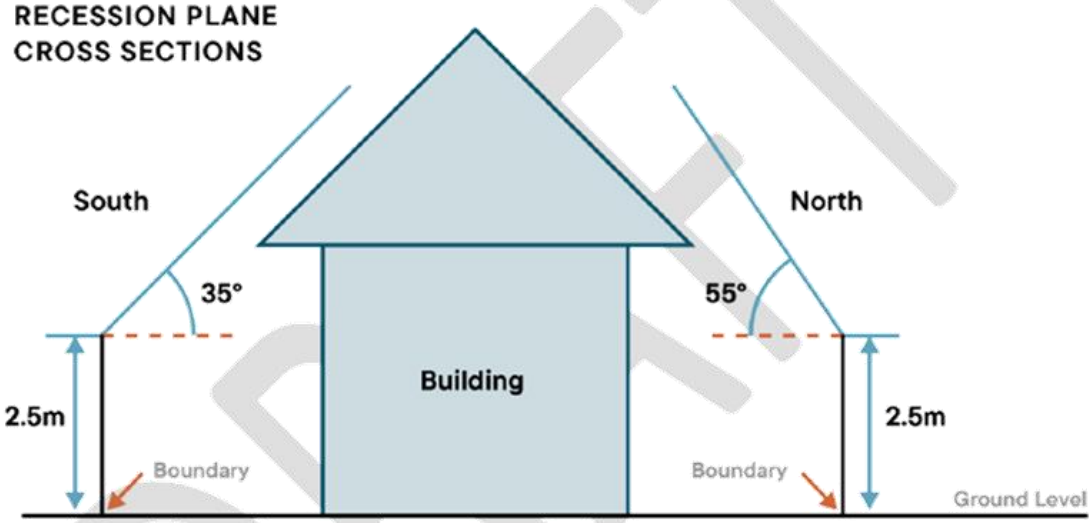
RECESSION PLANE INDICATOR

Note: North is true north



RECESSION PLANE CROSS SECTIONS



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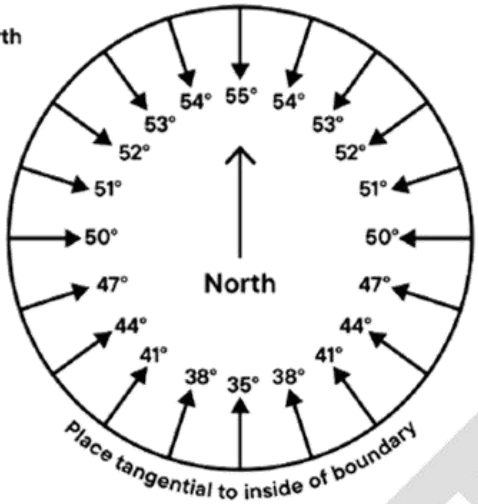
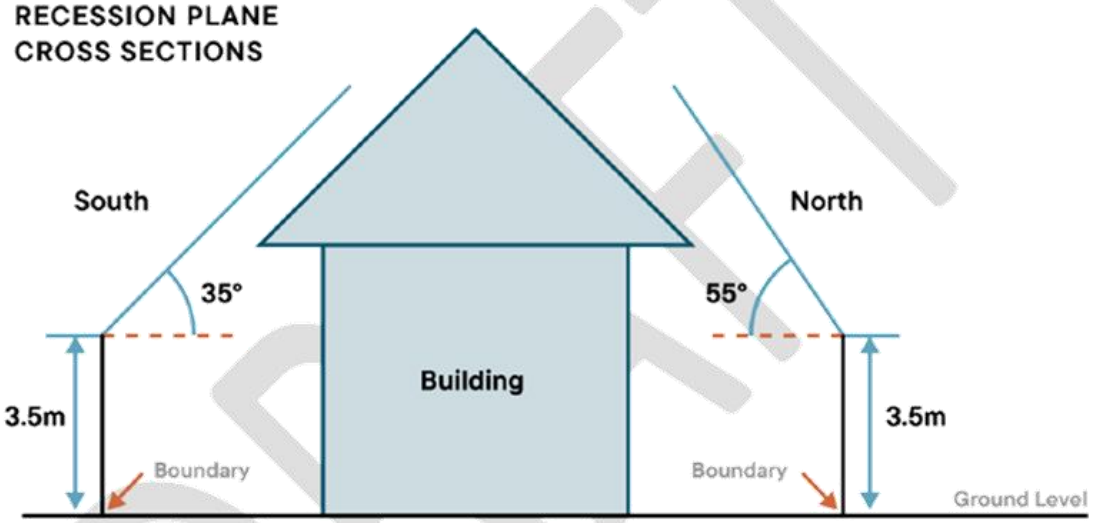
RECESSION PLANE INDICATOR

Note: North is true north



RECESSION PLANE CROSS SECTIONS



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TAKAPŌ | LAKE TEKAPO CHARACTER DESIGN GUIDE AND MEDIUM DENSITY RESIDENTIAL DESIGN GUIDE

MACKENZIE DISTRICT COUNCIL

SEPTEMBER 2022

PREPARED BY: Boffa Miskell

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MANA WHENUA

"Ka mate kāika tahi, ka ora kāika rua" – this whakatauki references the resiliency of Māori across time and space. It can be interpreted by the changing world, where a home may no longer sustain a whānau, and therefore another is to be created in its place maintaining wellbeing. Kāinga or home is an important concept supporting whānau and community development and wellbeing.

For Te Rūnanga o Arowhenua, Te Rūnanga o Waihao and Te Rūnanga o Moeraki (mana whenua), the three distinct groups that whakapapa to the Mackenzie District, there is a strong sense of belonging and connection with Te Manahuna / Mackenzie. It is the same connection that any person would feel when they visit the land where their ancestors lived hundreds or thousands of years ago. This sense of belonging and connection to one's whānau and community is described by all rūnanga as 'turangawaewae', which means 'a place to stand', where one belongs and has a right to stand as their ancestors stood before them

To survive and thrive in the harsh conditions of the time, the mana whenua ancestors had an intimate and vast knowledge of their surroundings. They were connected through a deep understanding and spiritual link to all things which was created and reinforced through karakia (prayer), waiata (song) whakapapa (genealogy), tikanga and kawa (customs/protocols). Mātauranga (way of being and engaging in the world) was passed down through the generations. Mana whenua see Te Manahuna as their tupuna (ancestors) that are held in the highest regard.

The terms 'kainga mahinga kai' (Māori settlement) or 'nohoanga' (literally meaning a place to sit) traditionally refers to the seasonal occupation sites which were an integral part of the mobile lifestyle of mana whenua as they passed through Te Manahuna / Mackenzie, guided by their tupuna, in pursuit of food and other natural resources.

As Aotearoa explores new models of housing, it is important that we continue to recognise and maintain the relationships our people and our places share with one another. The purpose of this guide is to express the shared obligations to protect, ensure participation and encourage partnership in the development of housing for the entire Mackenzie community, upholding the values of Māori and non-Māori alike.



INTRODUCTION

A series of six design principles were developed through the Mackenzie Spatial Plan process to guide the development of each town:

Te Taio | Environment	Protect and celebrate our valued landscapes
Ahi kā | Character and Identity	Reinforce an authentic local character and identity
Wāhi Toiora | Managed Growth	Manage urban form to achieve an effective and efficient pattern of development
Awarua | Accessibility	Create convenient, legible and accessible movement networks
Tāpoi | Housing Choice	Manage urban form to achieve an effective and efficient pattern of development
Wakamana | Managing Infrastructure	Invest in infrastructure that is sustainable and resilient.

This design guide is intended to respond to two of them: Ahi kā \| Character and Identity and Tāpoi \| Housing Choice.

This design guide comprises two parts with complementary contents:

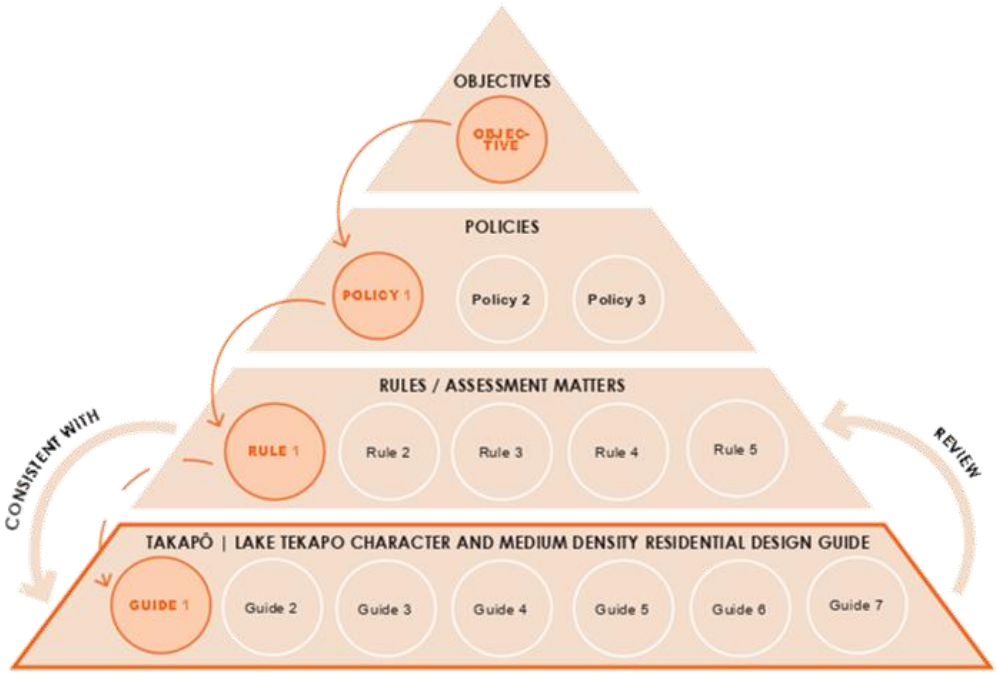
TAKAPŌ | LAKE TEKAPO CHARACTER DESIGN GUIDE:

Provides an understanding of the local character of the place with guidance for new development to make sure that the special qualities of the town are identified, maintained and enhanced.

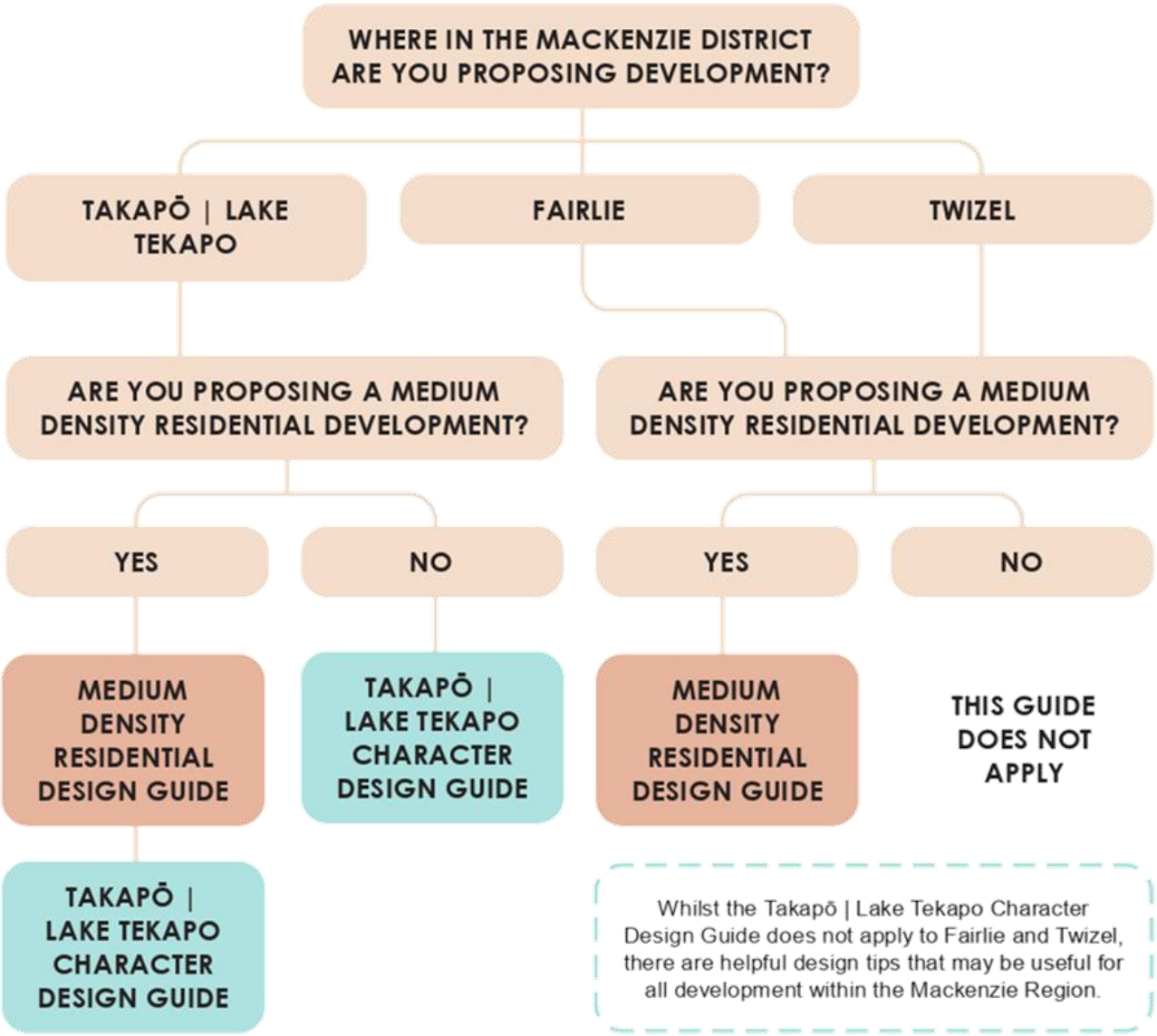
MEDIUM DENSITY RESIDENTIAL DESIGN GUIDE:

Provides guidance to achieve good quality living environments within more intensive housing areas that is typically more diverse and complex than other forms of residential development.

Resource consent applications for developments in Takapō | Lake Tekapo and Medium Density Residential Zones of Fairlie, Takapō | Lake Tekapo and Twizel, should assess consistency of the proposal with these design guides. Council will consider the extent to which the proposal is consistent with the design guides as part of processing resource consent applications.



HOW TO USE THIS GUIDE



DESIGN THEMES

The attributes of developments in Takapō | Lake Tekapo are divided across 10 themes, covering built form and landscape design.

The attributes of medium-density housing developments are divided across six themes, from understanding the context of the site through to design of buildings and landscape.

DESIGN ELEMENTS

Under each theme, key design elements are described and illustrated. Review each of these design elements to see whether they have been addressed in your development.

The design elements listed under each theme are intended to give flexibility, while ensuring the development contributes positively to the natural and built environment.



PART A

TAKAPŌ | LAKE TEKAPO CHARACTER DESIGN GUIDE

INTRODUCTION

PURPOSE OF THE GUIDE

The purpose of this design guide is to help ensure that new development in Takapō | Lake Tekapo is sympathetic to the existing character of the town; acknowledge cultural heritage and values of Mana Whenua; and recognise the importance of the Te Manahuna | Mackenzie Basin landscape setting, by giving clear guidance to developers, architects and property owners.

Understanding the local character of a place such as Takapō | Lake Tekapo is important to make sure that the special qualities of the town are identified, maintained or enhanced when people choose to develop their property. Development is to positively contribute to the experiential qualities of the town by enhancing the town as a pleasant, attractive and vibrant place for residents and visitors.

This design guide supports the character related provisions within the Mackenzie District Plan, while providing additional guidance that helps achieve a more holistic approach to the distinctive character of the town. The design guide will also be used by planners when reviewing applications for resource consent.

While this design guide has been prepared specifically for Takapō | Lake Tekapo, much of the guidance is likely to be helpful to inform the development of other towns and settlements within the Te Manahuna | Mackenzie Basin.

WHAT IS CHARACTER?

Character arises from a distinctive configuration of natural and man-made elements that establish a set of common or repetitive features which give rise to a similar overall appearance / experience. Urban character is not static and can evolve over time as a town grows or needs change.

The purpose of understanding the local character of a place is to make sure that its special qualities are identified and retained or enhanced when people choose to change or redevelop their property.

Local character is the distinctive identity of a particular place that results from the interaction of many factors - built form, landscape, history, people and their activities.

There is strong evidence that the presence of local character encourages community life and reactivates people's sense of identity with their particular neighbourhood.

The presence of distinct localities also helps to satisfy growing demands for greater choice and for diversity over standardisation. Some people are prepared to pay more to live in an area whose distinctive character they like.

Tourists and investors are also attracted by distinctiveness. Cities and entire regions can gain a valuable 'competitive edge' by virtue of their unique character.

(MFE, THE VALUE OF URBAN DESIGN)

EXTENT

There is generally good consistency in character traits across the existing Takapō | Lake Tekapo town. As more land is developed, whether as infill or across new growth areas, these traits are worthy of maintaining and enhancing. As such, this design guide is applicable to the whole town.

In this guide, most themes or design elements are intended to provide general design guidance to inform development across the whole town. Some references are more targeted at commercial / industrial or residential development. Where specific commercial guidance is provided, it is also intended to cover larger, comprehensively developed visitor accommodation. Residential guidance covers smaller visitor accommodation, such as individual holiday homes.



Image source: Neat Places Media Hub

EXISTING TAKAPŌ | LAKE TEKAPO CONTEXT

WIDER LANDSCAPE CONTEXT

The unique landscape and role of Takapō | Lake Tekapo as both a residential community and a hub for visitors, makes it important that the quality of the town's built environment strives to match the quality of its spectacular natural and high country environment.

Takapō | Lake Tekapo lies in the Te Manahuna | Mackenzie Basin at the southern edge of the lake by the same name. It is widely appreciated for its natural setting; a landscape carved out by glaciers with lakes enclosed by high mountain ranges and a sense of vast openness. In addition to the lake and mountains, key landscape features that contribute to the character of the area include the sculpted moraine landforms, outwash plains and terraces with both angular rocks and rounded river boulders. The Te Manahuna | Mackenzie Basin landscape is also well known for its homogeneous tussock grassland character with areas of grey shrub land that reflect the underlying landform.

The wider landscape contains a mix of man-made and natural elements with distinctive hydroelectricity development present throughout the basin, pastoral farming occurring on the basin floor and lower slopes and a largely unmodified landscape at higher elevations. The long-standing farming history is reflected in the vernacular of the built form relating to high-country stations, as well as in shelterbelt patterns and the tawny colours of extensively grazed pastures.

The alpine location means Takapō | Lake Tekapo and the Te Manahuna | Mackenzie Basin are known for a clear, dry climate with cold winters, but high sunshine hours. The town's situation, sloping gently down to the lake edge, provides it with a sheltered, northerly aspect and good opportunities for both solar gain and panoramic lake and mountain views. Equally, much of the town is highly visible from the lake and State Highway 8 that runs through the town.

Ōtehīwai | Mt John is the local landmark feature of Takapō | Lake Tekapo and is well-known for the star gazing opportunities provided.



Image source: Rachel Gillespie

BUILT FORM CHARACTERISTICS

It is important to understand the existing distinctive configuration of character traits across the town, so that these special qualities can be maintained and enhanced as the town grows.

It is also important to consider other valued features on sites, such as existing landforms, buildings, unique structures, trees and natural habitats. Having special regard for these features can help reduce the visual impact on the landscape and retain a sense of maturity for the town. For example, mature plantings can help integrate new built form into the landscape.

The following key characteristics represent the range of features that are evident in building forms and landscape features throughout Takapō | Lake Tekapo.



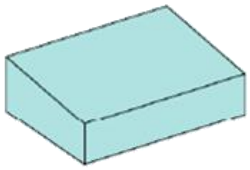


COMMERCIAL CHARACTERISTICS

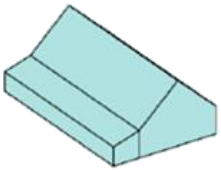
Key characteristics of existing commercial development in Takapō | Lake Tekapo, include:

- Diverse, yet typically broad fronted building forms, built up to the road edge and abutting internal boundaries. The appearance of bulk is typically reduced through different ways of dividing and differentiating between forms

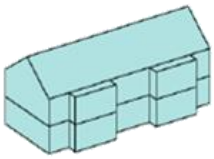
A Large single primary form (e.g. destination buildings / supermarkets)



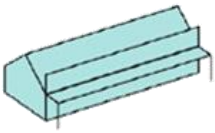
B Single primary form with secondary lean-to (e.g. shed)



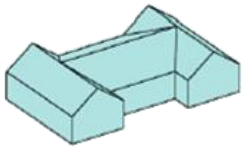
C Single primary form with modulation



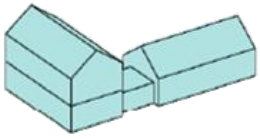
D Single primary form with parapet and verandah



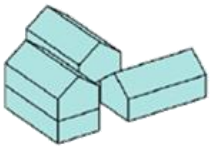
E Two primary forms with secondary link



F Multi-cellular primary forms with secondary links



G Clustered detached primary and secondary forms



- Large stand-alone 'destination' buildings, such as the observatory and supermarket, are limited in number and in prominent locations.
- Collectively, their highly articulated roofline is distinctive from other centres in the district.
- Common commercial architectural features are verandahs, entry porches, chimney stacks and columns.
- Many commercial buildings have floor to ceiling glass panels along ground level frontages with rear and upper level windows generally smaller in proportion.
- Signage in more recent development tends to be well integrated and complementary to the building materials and colours.
- Native planting is used to provide a buffer between the streetscape and the development but in a limited capacity.
- Landscape spaces are informal in character with predominant use of robust natural local materials and recessive neutral colour palettes to soften building edges and blend in with the natural surrounding environment.
- Materials used in external spaces are typically natural local materials with a wide use of local moraine rock and timber.
- Common landscape features are rock retaining walls, concrete and stone pathways, feature rocks and post and rail fencing,
- Common car parking areas are setback from the road and screened with planting.



Takapō | Lake Tekapo commercial typologies

RESIDENTIAL CHARACTERISTICS

Key characteristics of the residential development within Takapō | Lake Tekapo, include:

- A mix of simple, small to moderate scale building forms that draw inspiration from traditional building typologies, primarily the Alpine village 'A frame' and the high country cottage. The appearance of bulk is typically reduced through different ways of dividing and differentiating between forms:

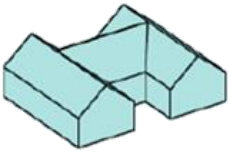
A. Single primary form with secondary lean-to (e.g. Cottage / Shed)



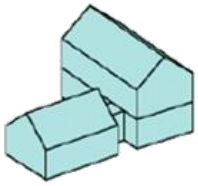
B. Single primary form with modulation (e.g. A-Frame, Monopitch)



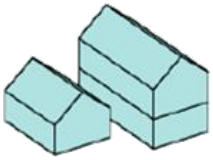
C. Two primary forms with secondary link



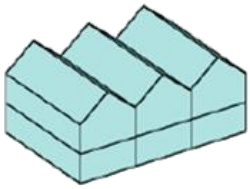
D. Multi-cellular primary forms with secondary links



E. Clustered detached primary and secondary forms



F. Multi-unit terrace



- Garages and accessory buildings that are cohesive with and visually recessive from primary residential building forms. These could either be detached or linked by secondary forms.
- Common architectural features consist of porches, balconies and chimney stacks. Utilities and bin storage are generally well-positioned or screened.
- Openings and window panels are generally more vertical than horizontal with a high or evenly balanced ratio of walls to windows. Window openings tend to be larger on the northern side, facing the sun and views to the lake.
- Landscape spaces are reflective of a high country character with a good level of design and workmanship. Common landscape features include rock retaining walls, post and rail fencing and timber landscape elements
- Minimal use of boundary fencing creates a sense of openness and rural character.
- Hard landscape palettes are typically natural using local vernacular materials including a wide use of local moraine rock and timber. Post and rail fencing, rock retaining walls and concrete and gravel pathways are commonly seen in the newer residential areas. Stone is a less common material in the older residential areas.



Traditional high country building typology

BUILDING SCALE

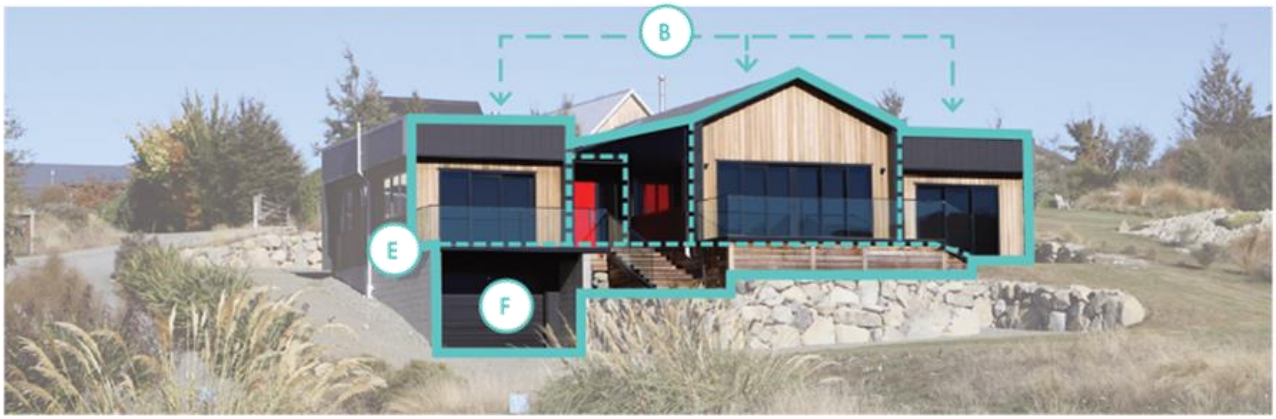
The perceived size of a building is key in determining the relationship to its site and surroundings. Many sites will be visible from the lake, State Highway 8, other public places or other properties. Managing the scale of larger commercial buildings is important to support the landscape setting of Takapō | Lake Tekapo town centre, including viewshafts that penetrate through the town centre and larger sites. Other commercial or industrial developments orientate to State Highway 8 or primary road frontages. Managing scale in these locations is also important to help create a more intimate and interesting user experience that can reinforce the town's identity. Currently, most residential building forms in Takapō | Lake Tekapo are small to moderate in scale, creating discrete profiles when viewing developments positioned on sloping areas of the town. A distinct layering of buildings is evident as a result.

DESIGN ELEMENTS

A Buildings are discouraged from taking up the whole site to provide the opportunity for development to create or frame views and to better settle into the landscape, softened by larger planting areas. This also maintains the layered appearance of buildings when viewed across the sloping areas of the town. Analyse the site from all angles and consider how buildings might integrate best.

B Larger developments are best broken down into visually distinct buildings. This can be best achieved through clustered or multicellular developments that either physically separate buildings or visually break-up larger building forms. In multi-unit developments, limit the number of units contained within each primary building form to minimise excessive visual repetition.



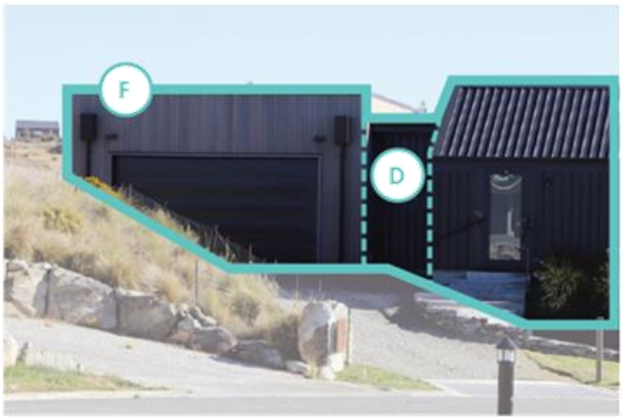


C Keep primary building forms simple and reduce their perceived scale by adding smaller, secondary forms to the side, such as a lean-to or verandah.

D Manage any long, continuous building façades on larger buildings. These can be minimised by repeating smaller primary building forms with secondary links between them or adding clear visual breaks with recessed bays.

E Apparent height can also be reduced by recessing the top storey of the building or by extending activities into the roof space. If building forms are two or more storeys, integrating them into the slope or distinguishing the base from the upper levels can also reduce their visual dominance.

F Similarly, if accessory buildings are included, such as garages and sheds, ensure they are recessive to the primary building form(s) and placed at the side or rear. A garage can be incorporated within the primary building form by adding a deeper recess off the main façade. A projecting balcony is a good way to reduce the visual dominance of a garage when it is incorporated into a two storey house.







ROOF FORMS

Roof forms are highly visible in Takapō | Lake Tekapo with the way commercial buildings feature in the foreground views to the lake and mountains and residential buildings are layered across the moraine slopes. The town has a diversity of roof forms that helps provide visual interest. The variety of roof forms in the town centre distinguishes it from other centres in the Mackenzie District, in particular. A well-configured roof can complement approaches to managing the overall building scale (refer to previous themes) and is important to emphasise the simplicity of primary building forms and reduce the prominence of secondary forms. A consistent approach to each roof typology can help to unify the character of the town, such as steeper gables and shallower monopitch roofs.

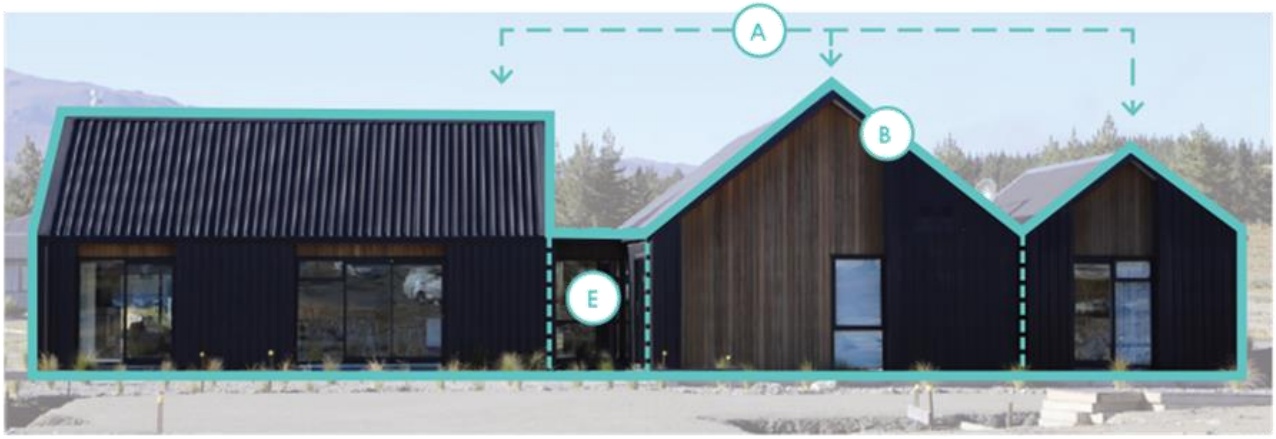
DESIGN ELEMENTS

A Roof forms are best kept as simple structures, using basic shapes and rooflines. The scale of roofs can be managed through a single primary form, multi-cellular or clustered approaches, to help reduce the building scale. Complex roof forms, such as hipped roofs, can detract from the town's character.

B Gabled roofs are commonly found on buildings in the high-country or alpine areas. They are typically used for primary roof forms on flatter sites with steeper, symmetrical pitches where they can effectively shed accumulated snow in winter.







C Monopitch roof forms are most suited to sloping sites where their flatter profile better complements the layering of buildings across the moraine landscape and reduces the disruption of lake and mountain views for neighbours.

D A single roof form can be complemented with shallower pitched or smaller secondary roof forms, such as lean-tos, verandahs and dormer windows, which provide greater floor area for the building without the primary roof form appearing too large.

E Alternatively, multi-cellular or clustered approaches separate two or more roof forms from each other. This can provide opportunities to reorientate pitches in different directions to reduce the overall scale of the development. Multi-cellular roof forms are best linked together with visually recessive secondary roof forms, such as flat or shallow pitched roofs, that allow the primary roof forms to be clearly expressed. A clustered building approach achieves a similar outcome without the linking structures and is usually suited to detached self-contained accessory buildings or garages.

F All roofing details, such as gutters, downpipes and flashings, blend in the most if their materials and colours complement the roof or wall materials.







ARCHITECTURAL FEATURES

Simple building forms can be complemented by the careful addition of architectural features that can add simple detailing, visual depth and help provide functional benefits in the town's extreme climate. Secondary roof forms and their support columns are some of the most common architectural features, including entry porches, lean-tos and verandahs (refer to previous theme). Other features, such as deeper eves, balconies, screens and chimney stacks, are common in developments and provide visual diversity and interest that adds to the identity of the town in combination with cladding materials and colour (refer to later theme).

DESIGN ELEMENTS

A Commercial building frontages are encouraged to have porches or verandahs, consistent in height with those on neighbouring properties and complementary with the building scale and roof form of the building. Parapets could be used in commercial buildings to simplify frontages and screen plant.

B Architectural features are best kept simple and restrained, not too ornamental. They are best distinguished from the main building, using complementary materials and proportions, to reflect their function, provide legible entrances and help break up longer building façades.





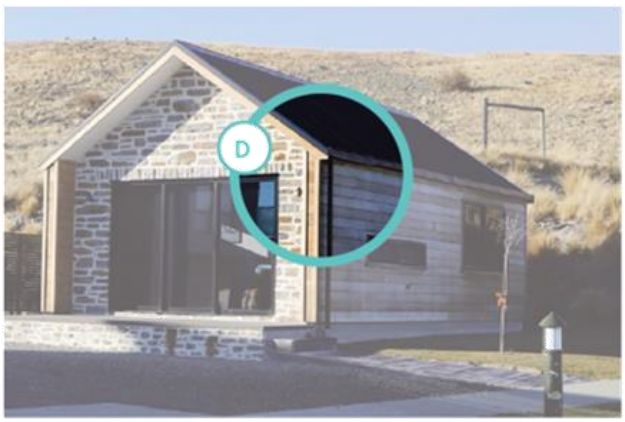


C Balconies can provide some visual relief for taller building forms and help conceal functional elements like garage doors. However, wrap around balconies can over-emphasise the horizontal building lines where most buildings have more vertical proportions.

D Other common utilities, such as satellite dishes, aerials, pipes, air conditioning or extraction units and stormwater retention tanks, that also need to be affixed to the exterior of the building can detract from the building's simplicity and add visual clutter. All necessary services are best to be discretely placed or screened. Consider using colours that are visually unintrusive against the backdrop, for example grey/white if set back against the skyline or the colour of the building if set back against the building.







WINDOWS AND OPENINGS

Within more traditional buildings, windows and openings are often smaller in size relative to larger wall areas with deeper reveals. These appear well-grounded in the landscape and can effectively manage the extreme climate in Takapō | Lake Tekapo, particularly on southern aspects. Balanced with this is that windows, including sliding doors, provide opportunities to reveal greater views to the mountains and lake or are required in commercial buildings to display retail offerings. Both have likely influenced the building character of the town. Takapō | Lake Tekapo is also located within the Aoraki Mackenzie International Dark Sky Reserve (AMIDSR) and it is important that windows and openings are configured to help minimise light pollution.

DESIGN ELEMENTS

A Buildings should include a clearly defined primary entrance which faces the street and includes direct pedestrian access between the street and front door.

B A high or even ratio of wall area to window openings reinforces the solidity of buildings in the landscape. In general, a combination of smaller individual windows is preferred to a large or continuous wall of glazing. If larger window openings are used, use deeper reveals to help express façade depth and ensure there is enough façade at each end to link the roof to the ground.







C The orientation of window openings is generally more vertical than horizontal. If larger window openings are used, divide the window into vertical panes, separated by heavier frames or mullions.

D Large expanses of glass can also cause problems with glare during the day (refer to later theme) or excessive light spill from inside buildings at night. These can be managed by considering the area of the glass, the angle of the windows relative to when the sun is low in the sky, minimising skylights and the provision of deeper eaves or screens. Adding blinds, curtains or drapes to each window is encouraged.







CLADDING, MATERIALS AND COLOUR

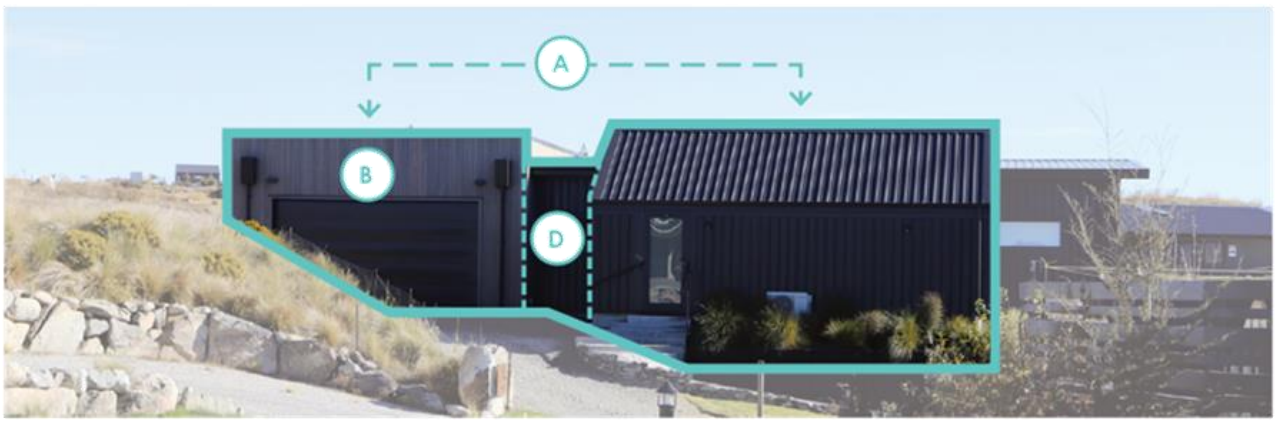
Building treatments typically reference and are well-integrated within the wider landscape setting of Takapō | Lake Tekapo. Buildings generally use a simple mix of higher quality natural materials, such as timber, steel and locally sourced stone (illustrated below). These are often left in their natural weathered state, stained or painted in a natural palette of colours with recessive tones. Use of reflective materials such as large expanses of glazing and other smooth surfaces, as well as the use of lighter colours, can cause problems with glare and compromise the experience of the landscape during the day.

DESIGN ELEMENTS

A Cladding materials can help break up key parts of buildings to reduce the overall building scale (refer to previous theme). Consider using a simple mix of two or three materials to emphasis different building functions or features. However, mixing the same types of material, such as different types of stone, can reduce their clarity.

B Materials with a textured or matt / powder finish are preferable to glossy or shiny finishes. Smooth surfaces reflect light directly, whereas textured surfaces scatter the light causing it to be less bright in any one spot. This means that smooth surfaces are more likely to cause glare than textured surfaces, regardless of the colour.





C Paint colours that are recessive with a Light Reflectivity Value (LRV) of between 5 - 35% and in the range of browns, greens, greys and black, complement the materials and tones found in the natural surroundings. Similarly, stains with a natural hue or dark charcoal, browns or greys, complement the landscape context more than with coloured hues, such as redwood-type stains.

D Darker colours that have a low LRV, are visually recessive and especially useful to visually separate primary building forms or accentuate breaks in continuous façades.



RETAINING WALLS AND LEVEL CHANGES

Much of the town, particularly the residential parts, are situated on prominent sloping sites. Buildings are generally nestled-in or set back into their sites, limiting the potential visual dominance of any large or long retaining walls when viewed from the lake front, town centre or surrounding streets.

DESIGN ELEMENTS

A Work with the natural characteristics of sloping sites to reduce the extent of earthworks required or integrate level changes into the building design

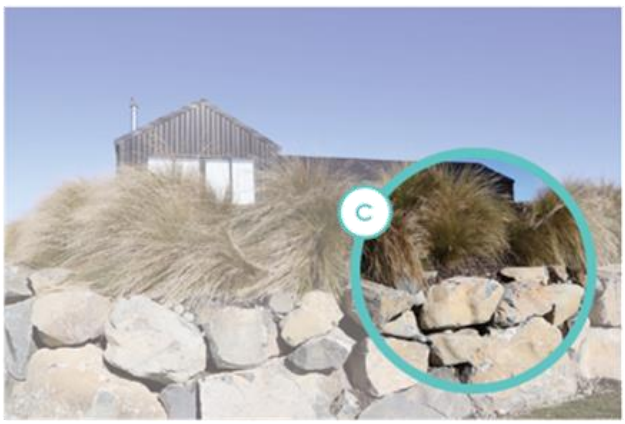
B If external level changes are needed, try using a more naturalistic design approach. Consider a combination of steeper embankments or small steps in retaining walls with planting in between to soften or hide them. This will also minimise the need for added safety railings which are not a typical feature in Takapō | Lake Tekapo.



C A mix of natural retaining wall materials, such as stone and timber, and densely planted embankments can help manage the visual dominance of large level changes, particularly adjacent to streets and open spaces.

D Utilise lighter structures, such as timber decks and balconies, to minimise the extent of less natural flat platforms and large lawn areas created on sloping sites to better blend into the rolling landscape.







FENCING AND SCREENING

Existing parts of Takapō | Lake Tekapo are largely open in character. The lack of fencing is reflective of the wider Te Manahuna | Mackenzie Basin with its extensive vistas. Front yards are often planted with native planting reinforcing this character. There is also a greater ability to appreciate other building character traits without fencing. In some instances, fencing and screening may be necessary, such as for safety / security, privacy or containing pets, and can be well-integrated into the character of the town and the wider landscape.

DESIGN ELEMENTS

A Consider using stepped level changes (refer to previous theme) or earth bunding as an alternative to fencing.

B If fencing is necessary, consider leaving frontages open and focussing on containing side and rear parts of the site. Low or visually permeable options can be considered, such as post and rail fences with finer mesh infill.

C For taller side fences, minimise obstructing or disrupting neighbouring views by containing fencing or screening behind the building profile.



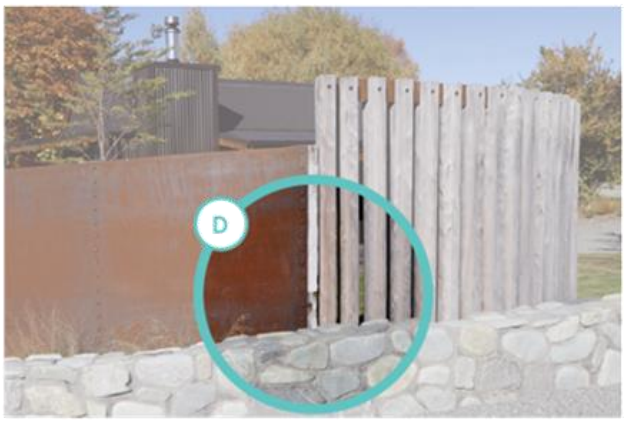




D Fencing and screening is best coordinated with the building design, using equivalent cladding and colours, or using other natural materials, such as using timber, steel or stone.

E Screening of external utilities and bin stores with natural materials is recommended to keep the building form clean and simple, particularly where planting would restrict access or function.







PLANTING

The selection of plant species is important to help reinforce and enhance the existing indigenous vegetation patterns around the town and its setting in the Te Manahuna | Mackenzie Basin landscape. While this is generally encouraged to maintain and enhance natural character, biodiversity and cultural values of Takapō | Lake Tekapo, some parts of the town still comprise large pockets of exotic plantings, particularly in older neighbourhoods. These can offer other amenity benefits to residents, such as enjoyment from fruit trees and ornamentals.

DESIGN ELEMENTS

A In laying out larger developments, consider how configuration of the site can minimise the loss of, and enhance, local ecosystems and habitat.

B Use native species from alpine and riparian plant communities found locally. They are likely to be low maintenance plant species, stay looking good for longer, consume less water and survive frost or drought conditions. Many are taonga (treasure) species to Mana whenua, which provide mahinga kai and enhance biodiversity.







C The use of native plants at the frontage of developments along roads and open spaces will help achieve consistency of character throughout the town. Diversify the use of grasses with shrubs and other ground covers to add visual interest and better reflect the natural landscape.

D Minimise the use of taller trees between buildings to retain views for residents and neighbours to the lake and mountains. Locating taller shrubs around rear yards can help screen service areas and create privacy from neighbours while keeping with the character of the area.

E Exotic plantings, such as fruit trees and ornamentals, are best positioned deeper within residential lots to provide for other resident's needs. Avoid some tree species, such as Betula pendula (Silver Birch) allergen, Sorbus aucuparia (Mountain Rowan) weed species and other conifers that may cause ongoing wilding pine issues.







HARD LANDSCAPE

While many commercial buildings meet the street edge or abut neighbouring buildings, there are some instances where deeper entrance ways or outdoor terraces are provided between building forms or façade recesses where there are opportunities for small areas of higher quality landscape interventions. Hard landscape typically provides access to houses, car parking and service areas or is found in more intensively used outdoor living spaces, such as patios and decks. While it tends to be a more functional requirement of housing than representative of the wider natural landscape context, moraine and river stone aggregate are commonly found.

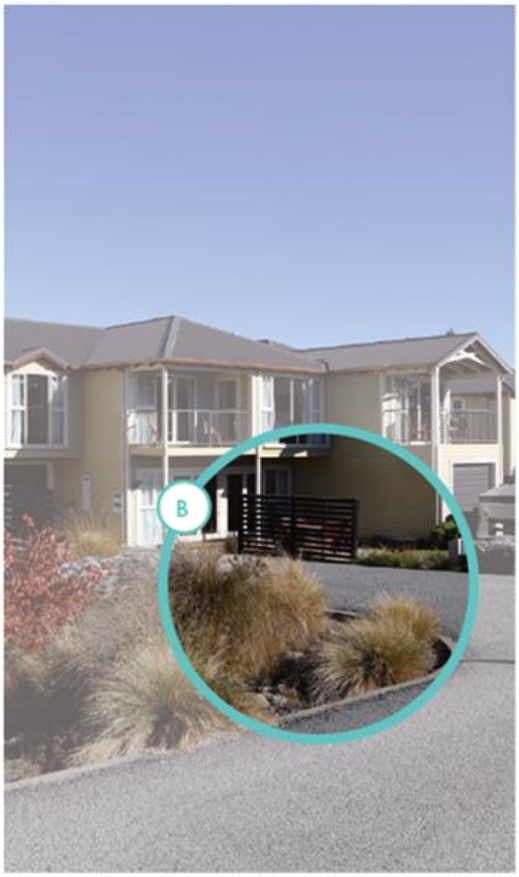
DESIGN ELEMENTS

A. Include outdoor dining or rest areas, potentially with pergola structures and wall enclosures for environmental comfort, to support visual interest at ground level and blur the boundaries between private and public areas.

B. Minimise the expanse of hard paving or surface car parking areas by breaking-up with planting bays, including the integration of stormwater attenuation and treatment through swales and raingardens.

C. Minimise large expanses of hard surfaces, such as paving, and earthworks to increase the potential for soft landscape on the balance of the site.





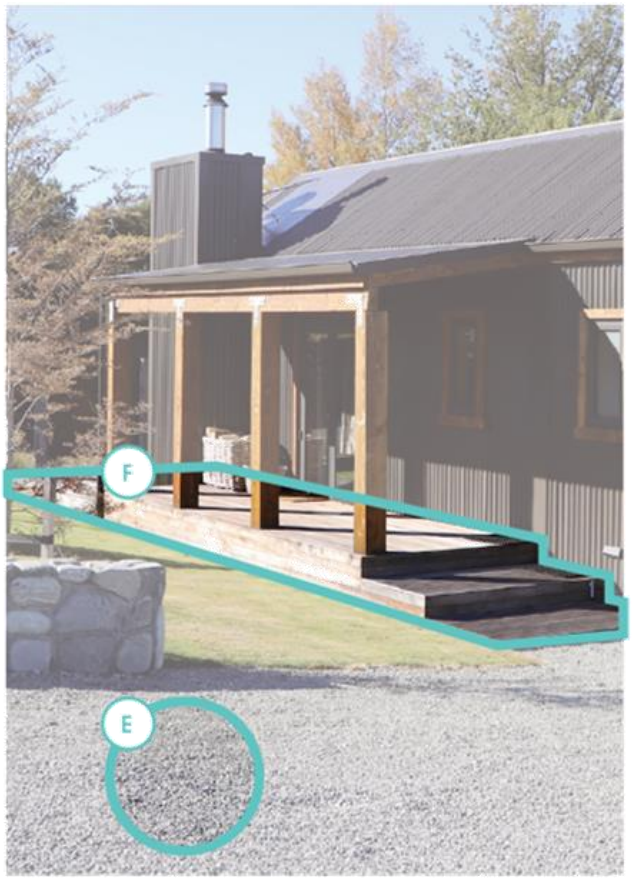
D Vehicle parking and servicing areas are best recessed behind houses and accessed by a rear or side driveway to prioritise soft landscape along the street and open space frontage.

E Accessways, such as driveways and pathways, are best constructed from local aggregates, either loose or exposed aggregate concrete. A textured finish is more in keeping with the natural landscape and can also provide slip resistance in winter. For larger surface areas, aggregate concrete could be used for banding or threshold treatments in combination with asphalt or chip seal.

F Similarly, pathways, patios and decks are best constructed from natural materials. Timber is most complementary to common building materials and can manage level changes better (refer to previous theme).







SIGNAGE

Signage is an essential part of the commercial and industrial frontages within the town and can add to its character and sense of vibrancy. If well-designed it can provide visual diversity and interest to public spaces and streets, aiding wayfinding and complementing the highly valued landscape context of the town centre.

DESIGN ELEMENTS

A A clear hierarchy and appropriate scale of signage is informed by the relationship with other developments along the street or adjacent open space characteristics. Minimise visually disrupting, obscuring or dominating the architectural features on buildings, such as windows, doors, verandahs and columns.

B Reduce potential for visual clutter by clustering signage together and containing it within the built form profile or skyline of the development. A cohesive 'family' of signage with consistent colour, design, size and placement can help.



C Painted, wooden and metal signs are more appropriate than plastic and highly reflective materials.

D Signs incorporating simple backgrounds, borders and text are preferable to complex graphics. If brightly coloured signs are used, enclose them with in a frame that complements the architectural features of the building.

E Minimise the illumination of signs and avoid illumination after dark to enhance the night sky experience. If illumination is used, this should be static, avoiding uncharacteristic flashing or animated signs that could become a source of annoyance for residents or distract motorists.









PART B

MEDIUM DENSITY RESIDENTIAL DESIGN GUIDE

INTRODUCTION

PURPOSE OF THE GUIDE

This guide is for anyone undertaking a residential development within the Medium Density Residential zone in Mackenzie District. It will help you achieve good quality housing that respects neighbours and is well integrated into the neighbourhood.

The design guide is also intended to be a reference document for planners when reviewing applications for resource consent.

WHAT IS MEDIUM DENSITY HOUSING?

"Medium-density housing means comprehensive developments including four or more dwellings with an average density of less than 350 m² per unit. It can include stand-alone dwellings, semi-detached (or duplex) dwellings, terraced housing or apartments within a building of four storeys or less. These can be located on either single or aggregated sites, or as part of larger master-planned developments."

- MINISTRY FOR THE ENVIRONMENT

Medium density housing is typically more diverse and complex than other forms of residential development. There can be many ways of achieving good quality living environments and they often require more creative design solutions that are hard to standardise.

Medium density housing is reasonably new to our District, allowing for more housing diversity to suit a range of lifestyles, needs and affordable living options for the community. Our 30-year spatial planning, developed with the community, indicates that our towns will need to progressively change over time to accommodate future growth and be more resilient to change, while protecting the other important qualities of our District. As such, more compact forms of housing will likely become a higher proportion of future new developments in our towns. It is important that this is done well, in a way that can enhance our towns and contributes positively to the community.

In addition to providing greater housing choice, medium density housing has wider benefits for the community to:

- increase the urban vitality, maintaining community safety and bringing more life to our town centres;
- encourage more active walking and cycling, improving our health and reducing car dependency; and
- achieve efficient use of existing urban land and more cost-effective infrastructure.

This guide helps provide a starting point when establishing medium density housing within or next to our existing towns.

To recognise our strengthening bicultural relationships, the guide also draws on Kaupapa Māori design. An understanding of specific knowledge, considerations and protocols associated to kāinga (home), builds on concepts of whānau (family) and hāpori (community). As part of the recognition of Kaupapa Māori, the guide considers multi-generational housing approaches that can be more socially and culturally fit for purpose.

Applying this guide will contribute to the wellbeing of the community, including residents, and can help add value to the development. Good-quality design need not cost more, and can:

- enable developers to tackle difficult sites and add value;
- improve our liveability and wellbeing of residents;
- positively shape public perception;
- support and encourage environmental, social and cultural outcomes; and
- create places reflective of Mackenzie's unique identity.

RELATIONSHIP TO DISTRICT PLAN

The Mackenzie District Plan sets out objectives and policies for the Medium Density Residential Zone that provide for good quality living environments within these more intensive sites.

Medium density housing is typically more diverse and complex than other forms of residential development. There can be many ways of achieving good quality living environments and they often require more creative design solutions that are hard to standardise.

Resource consent applications for developments in the Medium Density Residential Zone should assess consistency of the proposal with the Guide. Council will consider the extent to which the proposal is consistent with the Guide as part of processing resource consent applications.



HOW TO USE THIS GUIDE

This guide closely relates to the Medium Density Residential Zone provisions in the District Plan, particularly the matters of discretion. The key words or concepts within each matter of discretion are picked-up and explained in more depth throughout the guide.

The matters of discretion cover the various attributes of medium density housing developments. These are divided across six themes, from understanding the context of the site through to design of buildings and landscape. These are listed below:

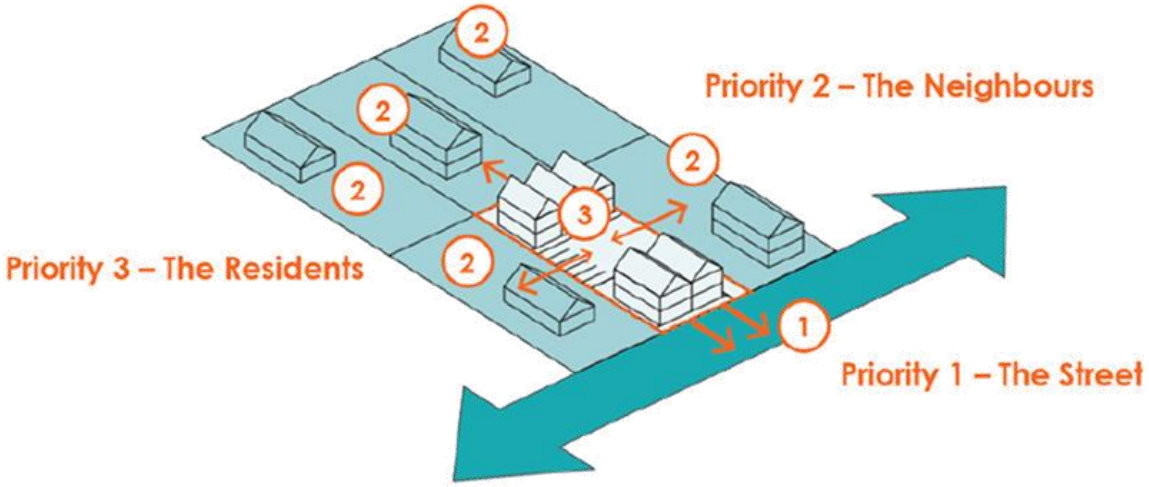
1. The site: A part of the community
2. In the front: A welcoming address
3. On the side: A good neighbour
4. The house: A well-configured building
5. Around the house: An integrated landscape
6. In the house: A liveable home.

The themes are broadly prioritised. The top priority is focused on providing a good relationship with the wider community (i.e. 1 and 2). The second priority is respecting the neighbouring properties, including their ability to develop like you in the future (i.e. 3 and 4). Priority three focuses on the residents of the development who are able to make an informed choice to live there (i.e. 5 and 6).

Under each theme, key design elements are described and illustrated. Review each of these design elements to see whether they have been addressed in your development. The guide further prioritises all or part of some design elements that will need to be considered in Council's review of resource consent applications. These are highlighted under each theme and contain terms like 'should'. Whereas others describe potential ways of achieving these or encourage other helpful considerations that may add value to the development.

The design elements listed under each theme are intended to give flexibility, while ensuring the development contributes positively to the natural and built environment. The illustrations are examples of a good design solution, but not necessarily the only one. In most developments there will be some competing or conflicting design elements. You may have to balance outcomes or trade off ideals to achieve the best design overall that addresses the various site challenges and brings the most benefits.

Each site and its context are different and will need a tailored approach to development.



HOUSING TYPOLOGIES

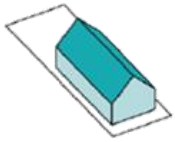
The Medium Density Residential Zone is the highest density provided for in our District. Common qualities of medium density housing, include:

- Vibrant urban living with opportunities for a diversity of informal social contact;
- Proximity to town centres / neighbourhood shops, community facilities and pocket parks;
- Accommodates smaller household sizes;
- Most affordable through efficient use of land and comprehensive construction techniques;
- Lowest maintenance 'lock and leave' homes that allows most time for local recreation and social activities;
- Reduced reliance on cars with ability to walk and cycle to more destinations; and
- Limited garage and car parking spaces on site with more comprehensively managed parking in common areas or on-street.

There are four medium density housing typologies typically used in developments, being: compact detached house, semi-detached houses, terraced houses and low-rise apartments.

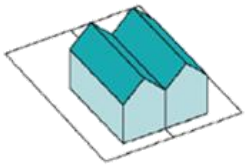
LOWER DENSITY ⟷ HIGHER DENSITY

COMPACT DETACHED HOUSES



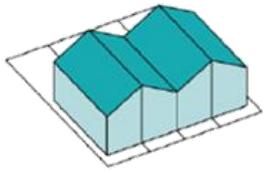
Compact detached houses of one to two stories, containing inter-connected smaller buildings, on small sites. They have yard spaces on four sides with narrower front setbacks, side yards and moderately sized private back yards. If provided, car parking can be located on the side or accessed by common driveway or a rear lane. This typology is most appropriate in the Clyde Character Area, where they can respond well to the scale of historic cottages in the town.

SEMI-DETACHED HOUSES



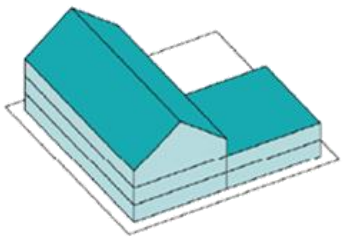
Semi-detached houses consist of two homes side by side, sharing one common wall, and up to three stories in height. They have yard spaces on three aspects with narrower front setbacks and moderately sized private yards on the side or back. If provided, car parking can be in garages between them, on either side or accessed by common driveway or a rear lane.

TERRACES



Terraced houses consist of three or more homes located side-by-side, sharing common walls between them, and up to three stories in height. They have yard spaces on two sides with narrower front setbacks and smaller sized private yards at the back. Terrace-end homes are like semi-detached houses. Due to narrower frontages, if car parking is provided it tends to be positioned at the back, accessed by common driveway or a rear lane. It is often consolidated into a common car parking area.

LOW RISE APARTMENTS



Low-rise apartments consist of multiple homes sharing common floors and walls between them. They can be up to three stories without providing a lift, but more accessible for some residents with one, and tend to have a common entrance and circulation areas. Ground level apartments can have private courtyards with upper-level homes having balconies. Communal spaces, indoor and out, are often provided for efficient use of shared facilities. If car parking is provided it tends to be positioned at the back, accessed by common driveway or a rear lane, and consolidated into a common car parking area.

THE SITE:

A PART OF THE COMMUNITY

Good design contributes to the shared environment and community. It helps achieve outcomes that respond to and enhance the natural and cultural environment, people's living experiences and the unique qualities of a site. Understanding whenua (land) is central to the physical and conceptual design of a development. This means having an early, big picture understanding of how the development will fit into your neighbourhood, immediate surroundings, and the site and how these may change in the future.

DESIGN ELEMENTS

A **Respond to important landscape features or sites of cultural significance nearby, such as unique landforms, waterways or heritage and natural features.** The landscape features could help you select a development site or reveal opportunities to add value to the development. They should also identify potential constraints to resolve through the design process, such as having to manage neighbouring activities or natural hazard risks. The landscape features build on whakapapa by understanding the unique relationships and layers of people and place.

B Consider near and distant views to prominent natural and built features. These can enhance visual connections beyond the site and can inform the best orientation of the buildings or framing of views.



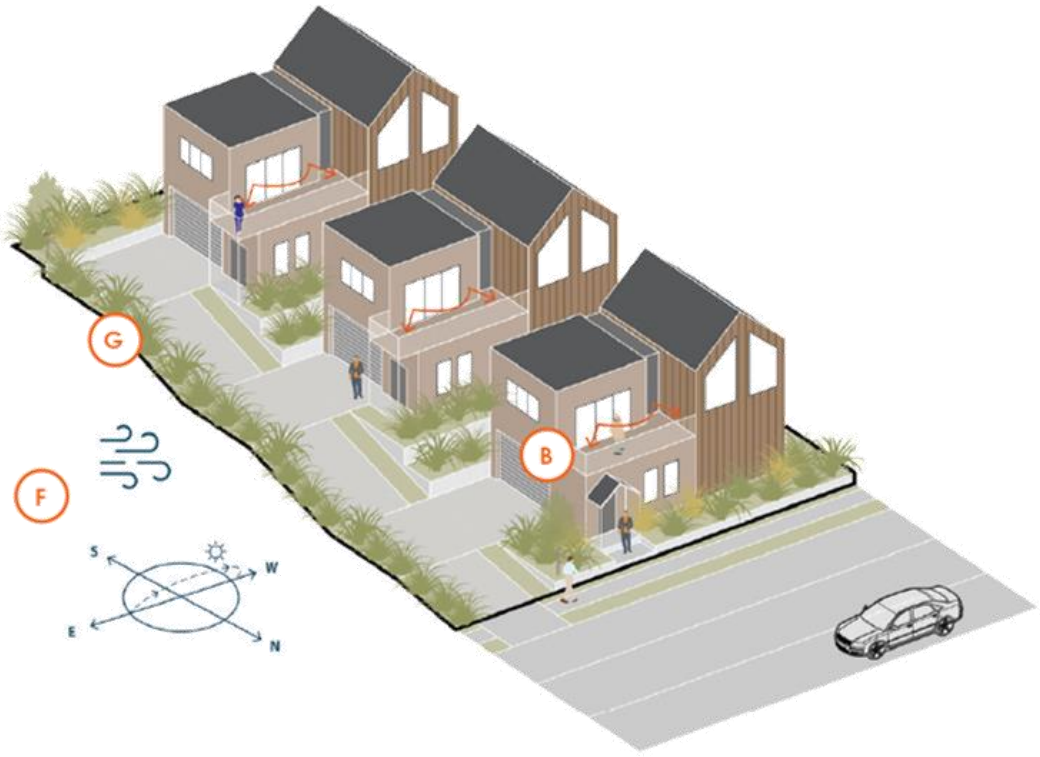
C Consider how close the development is to local centres. Cycling infrastructure can help to determine site accessibility requirements. The development should respond to current or proposed non-residential activities nearby that may also influence how the development responds, such as maximising frontages to parks or minimising noise impacts of commercial activities.

D When keeping an existing house on the site, moving the house forward or back can create a better relationship between existing and new houses and the spaces around them. Opportunities to establish shared spaces can add value to both. Maintaining the liveability of the existing house(s) for the occupants should be an important consideration as part of the design process.

E **If the site is on a corner, the building and landscape features should be emphasised to assist navigation around the neighbourhood.** Remember that at least two sides of the development will be visible to the community.

F **Respond to the local climatic conditions, such as prevailing winds and sun aspect.** This can improve residents' comfort and help save energy.

G **Work with the natural characteristics of sloping sites to reduce the amount of cut and fill required; or integrate into the building design.** If external level changes are needed, try to use smaller slopes, lower terracing or use planting to soften or hide retaining walls.



IN THE FRONT:

A WELCOMING ADDRESS

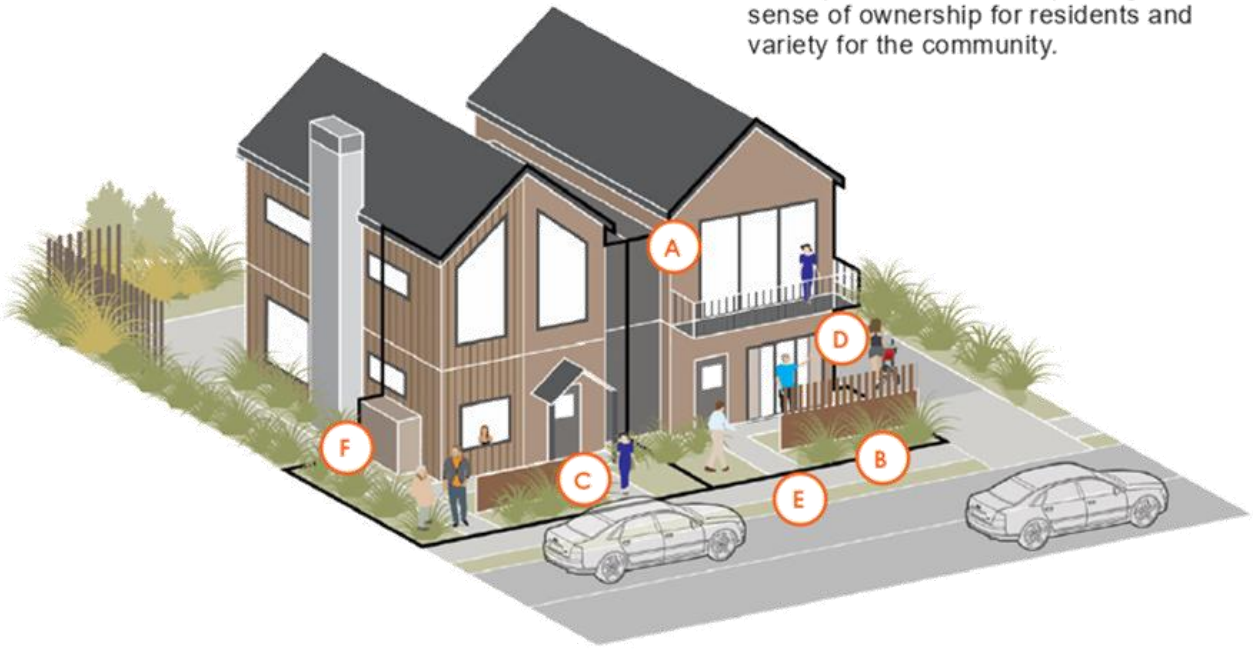
There are places in a development where those in the neighbourhood regularly pass by. This is mostly along the street or a park edge. It can also be alongside common areas within the development, such as communal open spaces, accessways and car parking areas. A well-designed house frontage can collectively benefit the public, visitors, and residents through improving community safety, providing convenient access and a place to welcome visitors. A good first impression enhances whanaungatanga (relationships) with manuhiri (visitors), creating comfortable, social and safe interactions that can help build enduring community connections.

DESIGN ELEMENTS

A **Houses should orientate to key development frontages.** Houses that front onto a street or park provide good opportunities to use public space for access and views, without having to provide them on site. This could free up other parts of the development for enhanced residential uses, such as larger outdoor living spaces.

B **Use low planting or visually open fencing within the front yard to create an important buffer between the street or accessway and the private home that can enhance the safety and comfort of residents.** It also creates a connection with the community by allowing informal interactions between residents and the public through windows and entrances.

C Subtle variations through planting, paving, fencing and front doors are encouraged to allow front yards to feel more personalised and provide a unique identity to each home, improving the sense of ownership for residents and variety for the community.

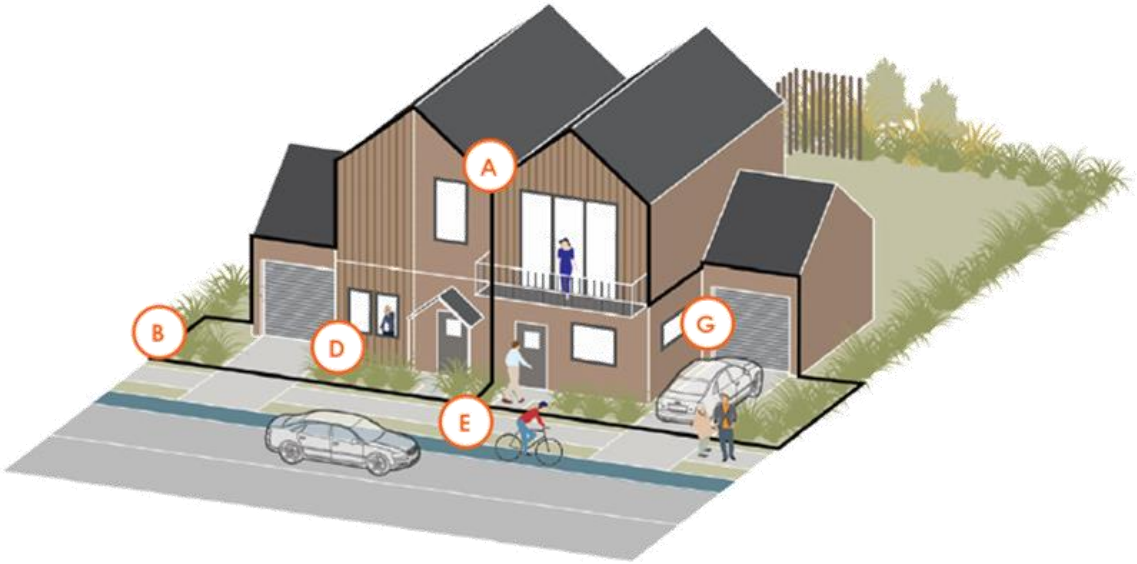


D The frontage does not stop at the front yard; it extends into the house itself. If carefully designed, house frontages can provide a good outlook for residents, sense of community, and 'eyes on the street' for community safety. **Houses should place generous windows facing the street or accessway, and locate regularly used rooms, such as kitchens or living rooms, at ground level.** Rooms that need greater privacy, such as bedrooms, can be on upper levels.

E **Have a clear and direct access from the street to the front door to help visitors understand where to go and enhance community safety.** Aim to use targeted lighting to improve the night-time arrival. When designing the front entrance, consider providing a deep porch with protection from the sun, wind and rain.

F Any front yard services, such as bin storage, need to be balanced with the quality of visitors' experience and consideration of tapu (prohibited) and noa (common) through separation and screening. **Service functions are generally best located in the side or back yard if there is good access.**

G **Car parking provided on-site should be located away from the front yard, while still providing good access to the street.** If necessary in the front, separate the driveway from paths and locate any garages further back from main building edge to minimise the dominance of vehicles. The distance between the building and the street boundary or accessway will need to be narrow enough to discourage vehicle parking across accessways or wide enough to fully accommodate a parked vehicle.



ON THE SIDE

A GOOD NEIGHBOUR

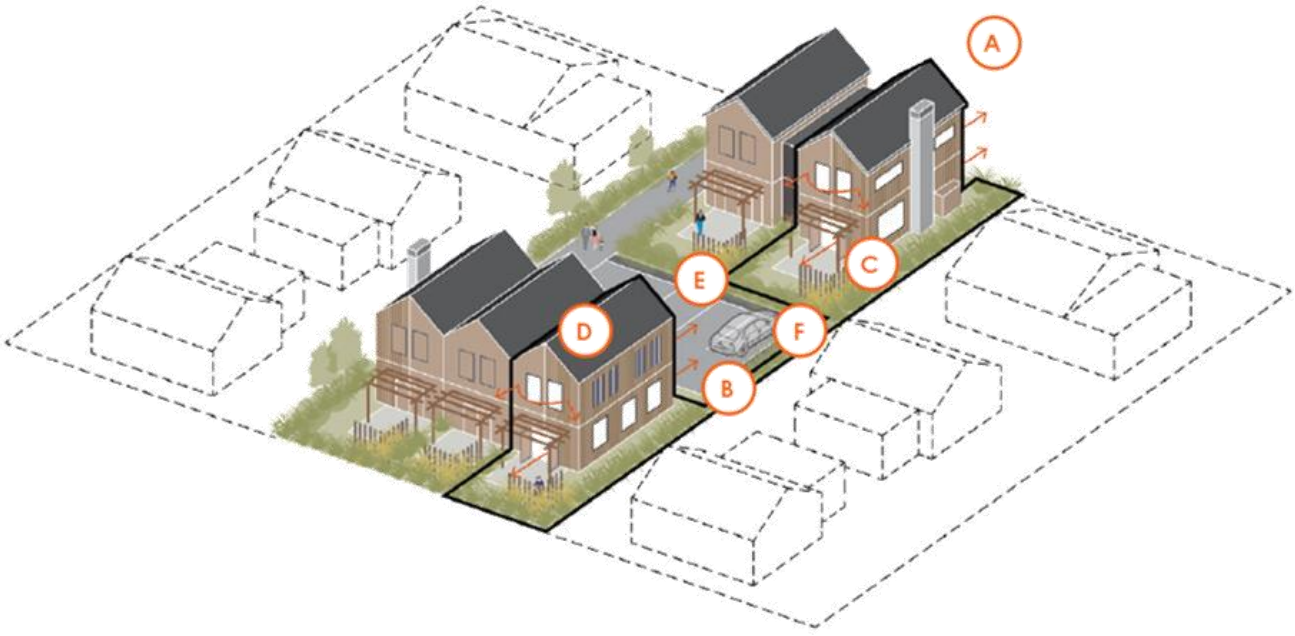
The design and use of the space between residents and neighbours, including those within the development, requires careful consideration. This is important when increasing the number of houses on smaller sites. Careful design can achieve good views and privacy and minimise the need to adapt buildings and spaces later. Well-planned use of site boundaries and internal spaces can improve sunlight access to neighbours and provide for efficient pedestrian and vehicle access. Those who own adjacent sites may also want to redevelop in the future and it is good to allow them the opportunity to respond in similar ways that can be respectful of both neighbours.

DESIGN ELEMENTS

A **Orientate houses or their outlook to the street and internal spaces within the development.** This is a good way to redirect or extend views, manage privacy and provide access to more sunlight.

B Increased separation between neighbours can be achieved by positioning outdoor living spaces, accessways, and courtyard car parking in between buildings. Landscaping can also provide screening between sites. This enhances privacy and outlook while providing gaps for ground-level sunlight access. Setting upper levels back can also help.

C **Carefully locate key rooms to improve the outlook from indoor and outdoor spaces while balancing privacy needs.** More private living rooms, can be placed at ground level to benefit from the outlook onto private outdoor living spaces and screening from trees and fence lines.



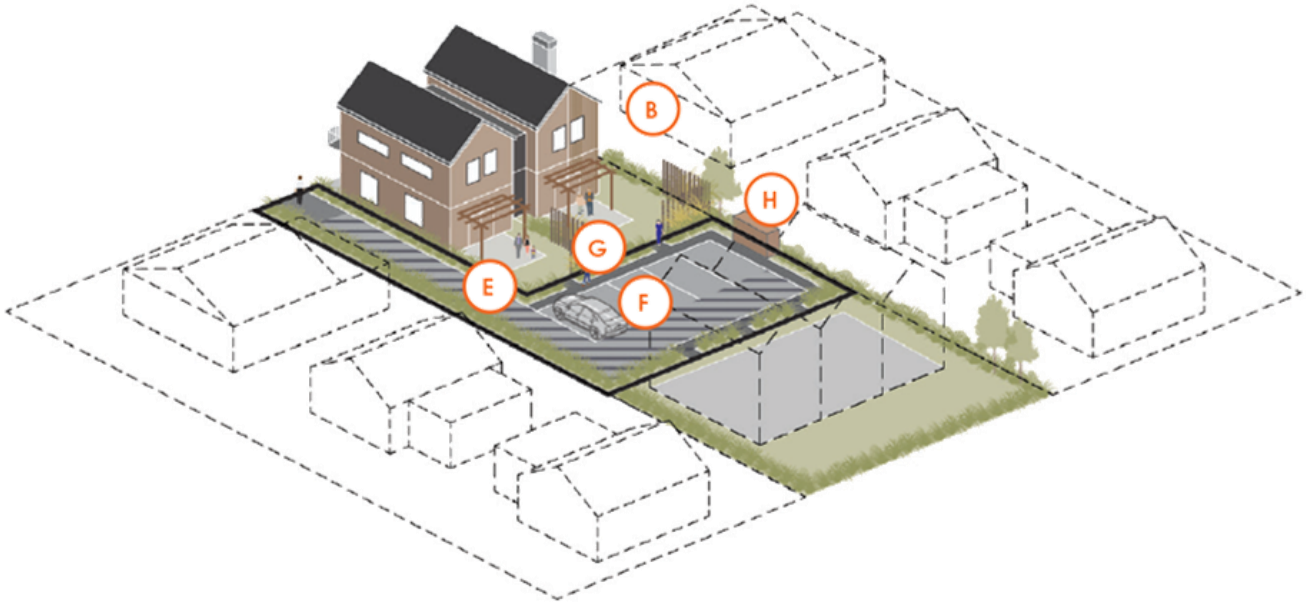
D **Varying the size and position of upper-level windows or balconies within the development reduces the chance of neighbours directly facing each other and adds variety to the house designs.** Check the location of existing neighbouring building windows and outdoor living spaces as a starting point. Other building features can improve privacy by helping to shorten or redirect views, such as vertical fins, louvres, screens, strip windows, or opaque glass on balcony balustrades.

E **Car parking should be wrapped deeper into the site away from the street and screened by buildings or landscape features. A common accessway should be used to reduce the number of footpath crossings and the extent of paving needed.** If positioned along the southern or eastern boundary, this can move buildings more centrally into the site, away from the neighbour's best aspects.

F **Consider a common location for car parking with clear visibility.** This enables the site to be used efficiently, including providing more accessible ground level spaces for residents where garages would otherwise be. It also minimises the size of buildings within the development, allowing a greater sense of space for residents and neighbours.

G **Keep pedestrian access between the street and each front door as direct as possible.** Providing convenient bike, scooter and pram storage close to each house also encourages them to be used more. If accessways are shared by people and cars, they should be designed for slow speeds through their width, paving and planting. This can create a more comfortable environment for residents and neighbours.

H Future proofing for electric vehicle and bike charging points or building in charging stations at the start of a development means they will not look like an after-thought or obstruct pedestrian movement later, particularly for the visually impaired.



THE HOUSE

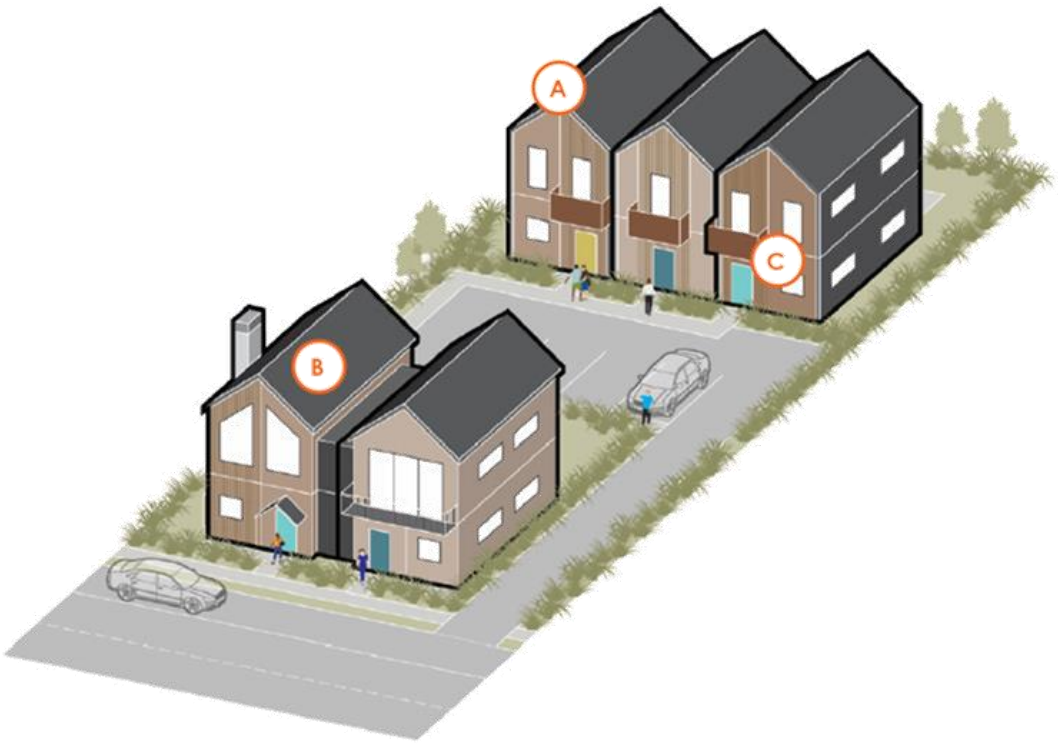
A WELL-CONFIGURED BUILDING

As the number and size of buildings on a site increase, their presence can become more noticeable. A more comfortable experience can be created by ensuring the development is more compatible with existing houses, such as by providing smaller clusters of attached houses. This can provide functional benefits by helping residents identify their individual homes, access sunlight, and improve privacy. The whare (house) concept considers multi generational living, catering to needs of kaumātua (elderly), mātua (parents), and tamariki/mokopuna (children/ grandchildren).

DESIGN ELEMENTS

A **Cluster houses into smaller groups and reduce larger expanses of walls.** Stepping back or projecting building features forward to break up larger expanses of walls can create visual relief, while keeping the overall building forms simple. These may only need be shallow enough to cast a small shadow. The best use of this approach is to clearly identify individual houses or their key functional parts in a way that is logical and recognisable for visitors and residents.

B **Pitched roofs can be used to reduce the perceived height of buildings and provide visual relief, while allowing opportunities for built-in living and storage spaces.** They can also accommodate solar panels and reduce long-term maintenance that can affect flatter roofs.



C **Further break up walls through well composed building elements that provide visual relief and interest, while serving important functions.** For instance, porches, balconies, and screens can offer weather protection, sun shading, help identify front doors, provide private open space, enhance community safety, and protect privacy. Careful stacking and grouping of windows and their associated outlook can benefit the perception of the building while managing privacy.

D Varying forms, features and materials is not just limited to buildings. This could apply to other larger-scale features, such as fences, storage sheds and bin storage.

E **Use sympathetic or complementary colours and materials, including those that are locally sourced.** Subtle differences in colours and materials can be used to distinguish individual houses and create a sense of identity for residents. Cultural and local narratives may also provide opportunities for unique design identity. In Mackenzie, use of stone, timber and galvanised corrugated iron is common. Generally, the characteristics of these materials are modest, organic, earthy, imperfect, weathered and rustic contributing strongly to the local vernacular.

F The materials you use are key to the long-term carbon impact of the building. Once built, it is hard to change. **Use of low-maintenance details and robust materials can maintain their appearance and integrity and be more cost-effective and sustainable over time. Use sustainably sourced or recycled materials where possible.**



AROUND THE HOUSE

AN INTEGRATED LANDSCAPE

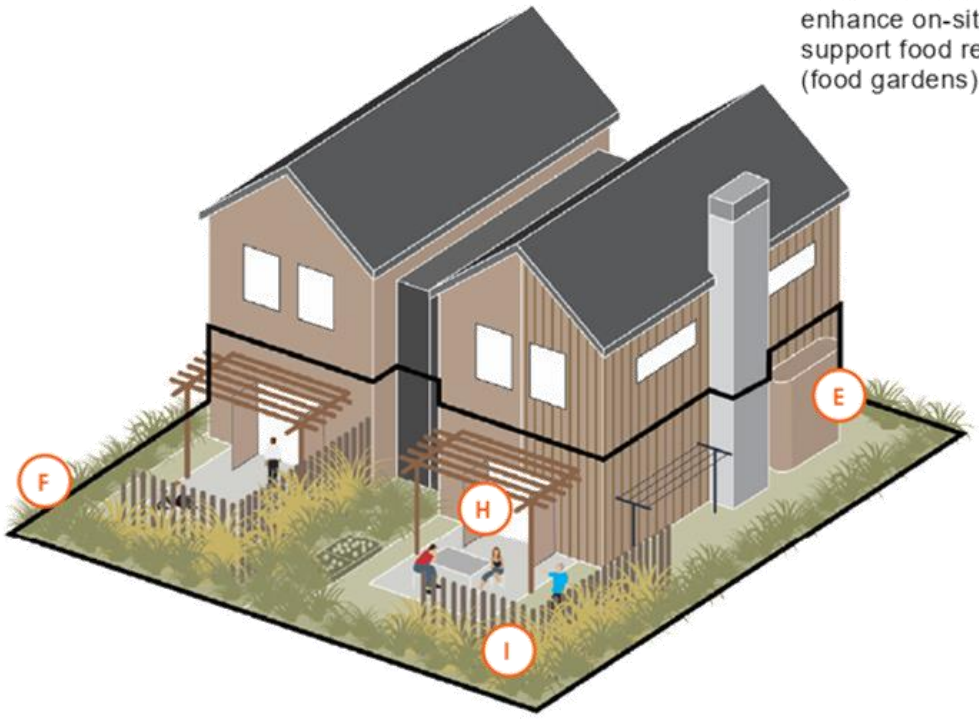
Once you step off the public street or park, developments typically provide residents common landscape areas and a mix of communal and private open spaces. Not all developments provide communal spaces, but a proportion of the site could be set aside for shared facilities for multi generational living or smaller private spaces, such as balconies. Larger outdoor spaces can provide wider environmental benefits by retaining larger trees and vegetation areas for biodiversity through to stormwater management.

DESIGN ELEMENTS

A Hard landscaping typically provides access to houses, car parking, and service areas. **Consolidate into shared surfaces to increase the potential for soft landscaping and reduce heat absorption to keep the site cooler in summer.**

B **Use softer planting in common areas to provide buffers around houses and screen private outdoor living spaces and boundary fences.** Planting could even replace fencing, such as hedges. Some consolidation of landscape areas can be helpful to keep existing trees and support new ones.

C **Provide communal spaces if private spaces are small.** These can be an efficient use of space and help support more diverse communities. If well located, designed, and managed, residents can comfortably interact and play safely within the site. **To provide maximum benefit for residents, make these easily accessed and widely visible from houses.** This can also enhance on-site sustainability and support food resilience, such as māra kai (food gardens).



D Balconies or roof terraces can be appropriate for smaller homes and can be used in combination with communal spaces. Upper-level outdoor living spaces are most useful when they are well-configured for tables and chairs relative to the size of the house.

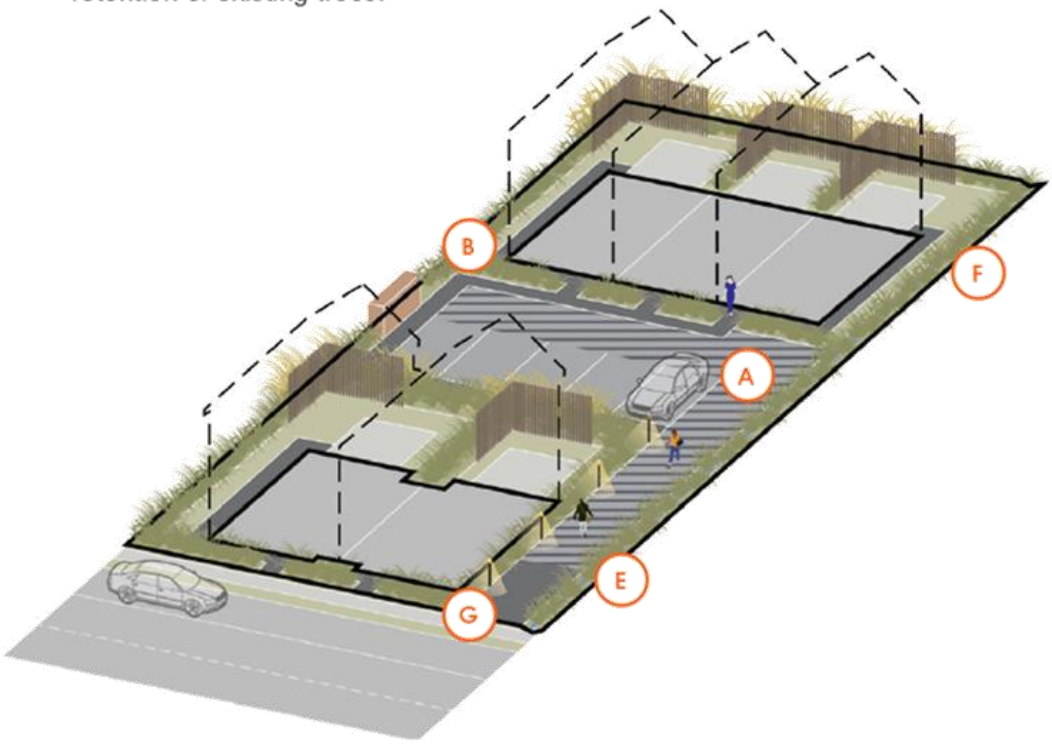
E **Capture or treat stormwater runoff to conserve water and prevent pollution of waterways.** This is best managed at the source by collecting rainwater from the roof for irrigation, using permeable paving, and integrating swales or raingardens into the landscape design.

F **Use low maintenance plant species, particularly in common areas, that are likely to stay looking good for longer, consume less water, and survive frost or drought conditions.** These will often be plants that are native to the area. Mana whenua may have taonga (treasure) species which could be used or encouraged by appropriate planting or retention of existing trees.

G External lighting enhances wayfinding and community safety. **However, external lighting needs to meet the District Plan lighting requirements.**

H For outdoor living spaces, direct access to well-used internal areas can make the outdoor space an extension of the home. **Ideally, these spaces have a northerly or westerly orientation for maximum sunlight and are sheltered from prevailing winds.**

I **Ground-level outdoor living spaces allow flexibility to configure private space for outdoor furniture, raised gardens, or other uses.** When planning outdoor living space, leave sufficient utility space, such as clothes lines and garden sheds, while also considering the concepts of tapu and noa.



IN THE HOUSE

A LIVEABLE HOME

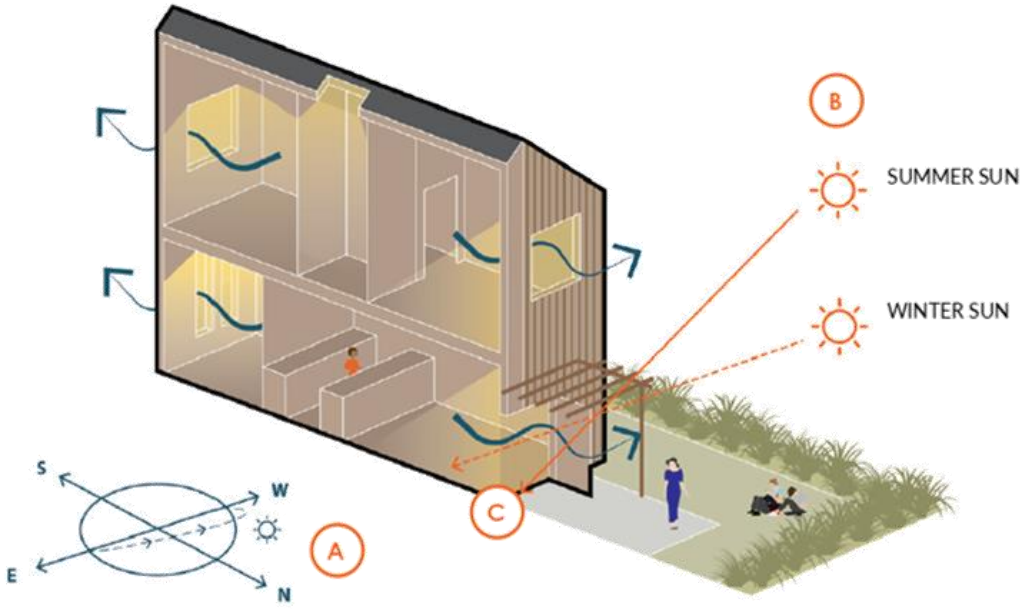
Designing high performing and accessible compact buildings is important to a healthy and comfortable home. A higher performing home can be achieved for little or no additional cost. Even simple approaches that allow buildings to receive heat from the sun during winter and cool naturally during summer can result in considerable cost savings for residents and a reduction on greenhouse gas emissions. Incorporating universal design principles can make homes accessible to all people of all abilities at any stage of life.

DESIGN ELEMENTS

A **Orient the house and key rooms for sunlight and warmth to improve energy efficiency.** This is best achieved by aligning longer façades to maximise the benefits of the sun, placing main living areas on the north or west side, and providing generous ceiling heights. Skylights, atrium's, or light wells enable sunlight to penetrate deeper into internal spaces.

B **Shading devices, such as deeper eaves, louvres, and balconies, help maintain indoor comfort in the summer, while still allowing sunlight to heat rooms in the winter.** This reduces the need for heaters and air conditioners.

C Consider the placement of living areas and bedrooms with large opening windows on either side of the house for effective cross ventilation and passive cooling to reduce energy consumption and greenhouse gas emissions. If mechanical systems are provided, like heat pumps or extractors, place these where their noise does not disturb residents or neighbours.



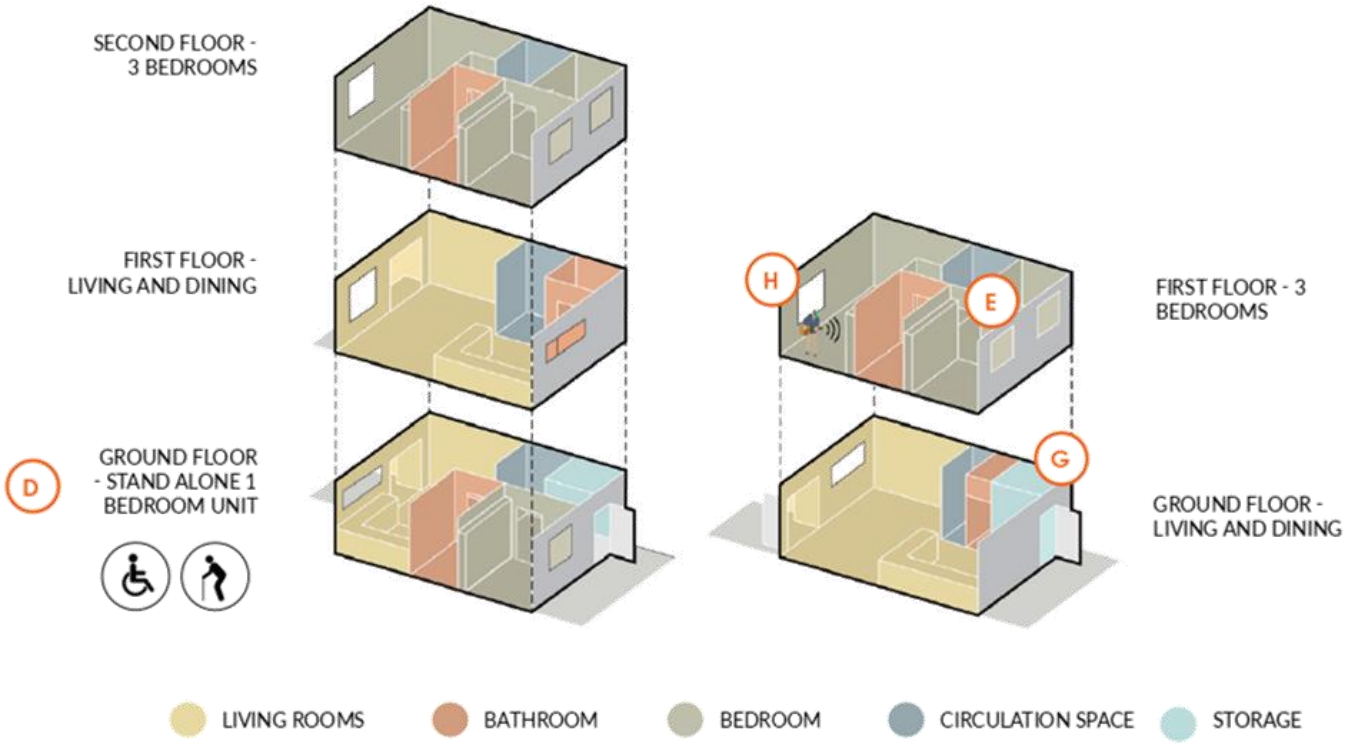
D Designing for an aging population, young children, and disabled people (universal design) makes a whare future-proofed in the long term. Accessible and inclusive design means providing level access, wider doorways, and ground-level living, or provision for stair lifts. Recognising these opportunities helps support the wellbeing of residents. Consider Lifemark Design Standards for all ground floor units.

E Think about how the design and layout can allow rooms to be used or configured in different ways. The location of load bearing walls can provide the opportunity to divide or merge rooms and buildings in the future to cater for changing needs. This will assist in the spatial arrangement and flexibility of open and enclosed spaces.

F Cultural suitability and practices should be considered in the interior layout design that relate to the concepts of tapu and noa. Spaces associated with food should be separated from bathrooms, toilets, and laundries.

G Provide sufficient storage to accommodate larger items, recreational equipment, and other items, such as prams. This can increase the efficient use of indoor space and avoid larger items spilling out onto outdoor living spaces.

H For more peaceful living, consider designing interiors with good acoustic separation from external and internal noise sources. Similar household activities can be placed either side of a common wall between houses, matching noisy areas and quiet areas side-by-side. Bathrooms, storage areas, and wardrobes can be used as noise buffers within houses.





Mackenzie
DISTRICT COUNCIL

Part 1 – Introduction and General Provisions

Section: Interpretation

Chapter: Definitions Nesting Table

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

Primary Activity	Subset Activities	Subset Activities
commercial activity	commercial visitor accommodation	
	retail activity	food and beverage outlet
		service station
		trade-based retail
		yard-based retail
	home business	
industrial activity	heavy industrial activity	
residential unit	minor residential unit	

Chapter: Definitions

Note: Grey Highlight = terms proposed in PC20 and not within the scope of PC21.

Pink Highlight = terms proposed in PC21 that are from the National Planning Standard which will replace existing terms in the Operative Plan.

Green Highlight = terms proposed in PC21 that are from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Blue Highlight = new terms proposed in PC21 that are not from the National Planning Standard. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

Orange Highlight = terms used in proposed PC21 that are from the Operative Plan.

Yellow Highlight = terms used in proposed PC21 that are from the Operative Plan but have been amended. The application of these terms is limited to the proposed residential, commercial and mixed use and general industrial zones.

access	means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.
amenity values	has the same meaning as in section 218 of the RMA (as set out below) *those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.* **(National Planning Standard definition)**

accessory building	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit. **(National Planning Standard definition)**
ancillary activity	means an activity that supports and is subsidiary to a primary activity. **(National Planning Standard definition)**
bed	has the same meaning as in section 2 of the RMA (as set out below) *means –* *(a) in relation to any river –* *(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks:* *(ii) in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and* *(b) in relation to any lake, except a lake controlled by artificial means, —* *(i) for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin:* *(ii) in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and* *(c) in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and* *(d) in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.* **(National Planning Standard definition)**
boundary	Means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary. Internal Boundary: means any boundary of the net area of a site other than a road boundary and includes a side boundary. Road Boundary: means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary. Side Boundary: means any boundary of a site generally at right angles to a road boundary.
building	means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land. but excludes any motorised vehicle or other mode of transport that could be moved under its own power. **(National Planning Standard definition)**
building coverage	means the percentage of the net site area covered by the building footprint. **(National Planning Standard definition)**

building footprint	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. **(National Planning Standard definition)**
commercial activity	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices). **(National Planning Standard definition)**
commercial visitor accommodation	means land and buildings used for any form of visitor accommodation that is not defined as residential visitor accommodation, including: (a) backpackers; (b) camping grounds; (c) hostels; (d) hotels; (e) motels; (f) motor inns; (g) tourist lodges; and (h) self-contained units and bedsits.
community facility	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility. **(National Planning Standard definition)**
educational facility	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. **(National Planning Standard definition)**
effect	has the same meaning as in section 3 of the RMA (as set out below) *includes –* *(a) any positive or adverse effect; and* *(b) any temporary or permanent effect; and* *(c) any past, present, or future effect; and* *(d) any cumulative effect which arises over time or in combination with other effects –* *regardless of the scale, intensity, duration, or frequency of the effect, and also includes –* *(e) any potential effect of high probability; and* *(f) any potential effect of low probability that has a high potential impact.* **(National Planning Standard definition)**
environment	has the same meaning as in section 2 of the RMA (as set out below) *includes –* *(a) ecosystems and their constituent parts, including people and communities; and* *(b) all natural and physical resources; and* *(c) amenity values; and* *(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.* **(National Planning Standard definition)**
food and beverage outlet	means a retail activity primarily involving the sale of food and/or beverages prepared for immediate consumption on or off the site to the general public. It

	includes restaurants, taverns, cafés, fast food outlets, takeaway bars, but does not include supermarkets or bottle stores.
fresh water	has the same meaning as in section 2 of the RMA (as set out below) *means all water except coastal water and geothermal water.* **(National Planning Standard definition)**
gross floor area	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells) measured: (a) where there are exterior walls, from the exterior faces of those exterior walls; (b) where there are walls separating two buildings, from the centre lines of the walls separating the two buildings; (c) where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. **(National Planning Standard definition)**
ground level	means: (a) the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); (b) if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; (c) if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or structure where it intersects the boundary. ' **(National Planning Standard definition)**
habitable room	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room. **(National Planning Standard definition)**
heavy industrial activity	means: (a) Blood or offal treating (b) Bone boiling or crushing (c) Burning of municipal, commercial or industrial wastes (d) Collection and storage of used bottles for sale (e) Crematoriums (f) Dag crushing (g) Fellmongering (h) Fish cleaning (i) Fish curing (j) Flax pulping (k) Flock manufacturing, or teasing of textile materials for any purpose (l) Gut scraping and treating (m) Nightsoil collection and disposal (n) Slaughtering of animals for any purpose other than human consumption (o) Storage, drying, or preserving of bones, hides, hoofs, or skins (p) Tallow melting (q) Tanning (r) Wood pulping (s) Wool scouring

height	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. **(National Planning Standard definition)**
height in relation to boundary	means the height of a structure, building or feature, relative to its distance from either the boundary of: (a) a site; or (b) another specified reference point. **(National Planning Standard definition)**
home business	means a commercial activity that is: (a) undertaken or operated by at least one resident of the site; and (b) incidental to the use of the site for a residential activity. **(National Planning Standard definition)**
industrial activity	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. **(National Planning Standard definition)**
impervious coverage	means the percentage of the net site area covered by impervious surfaces.
impervious surface	means a continuous surface of concrete, bitumen, paving or hardfill that puts a physical barrier on the surface of any part of a site, and includes gravel or other loose stone surfaces that are used for the parking and manoeuvring of vehicles.
infrastructure	has the same meaning as in section 2 of the RMA (as set out below) *means –* *(a) pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy:* *(b) a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001:* *(c) a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989:* *(d) facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person—* *(a) uses them in connection with the generation of electricity for the person's use; and* *(b) does not use them to generate any electricity for supply to any other person:* *(e) a water supply distribution system, including a system for irrigation:* *(f) a drainage or sewerage system:* *(g) structures for transport on land by cycleways, rail, roads, walkways, or any other means:* *(h) facilities for the loading or unloading of cargo or passengers transported on land by any means:* *(i) an airport as defined in section 2 of the Airport Authorities Act 1966:* *(j) a navigation installation as defined in section 2 of the Civil Aviation Act 1990:*

	(k) facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988: *(l) anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166*
lake	has the same meaning as in section 2 of the RMA (as set out below) *means a body of fresh water which is entirely or nearly surrounded by land.* **(National Planning Standard definition)**
land	has the same meaning as in section 2 of the RMA (as set out below) *(a) includes land covered by water and the airspace above land; and* *(b) in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and* *(c) in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.* **(National Planning Standard definition)**
landscaping	means the planting of trees, shrubs, grasses, ground cover, gardens and lawn.
minor residential unit	means a self-contained residential unit that is ancillary to the principal residential unit and is held in common ownership with the principal residential unit on the same site. **(National Planning Standard definition)**
natural and physical resources	has the same meaning as in section 2 of the RMA (as set out below) *Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.* **(National Planning Standard definition)**
natural hazard	has the same meaning as in section 2 of the RMA (as set out below) *means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.* **(National Planning Standard definition)**
net floor area	means the sum of any gross floor area; and (a) includes: (i) both freehold and leased areas; and (ii) any stock storage or preparation areas; but (b) excludes: (i) void areas such as liftwells and stair wells, including landing areas; (ii) shared corridors and mall common spaces; (iii) entrances, lobbies and plant areas within a building; (iv) open or roofed outdoor areas, and external balconies, decks, porches and terraces; (v) off street loading areas; (vi) building service rooms; (vii) parking areas and basement areas used for parking, manoeuvring and access; and (viii) non-habitable floor spaces in rooftop structures. **(National Planning Standard definition)**

net site area	means the total area of the site, but excludes: (a) any part of the site that provides legal access to another site; (b) any part of a rear site that provides legal access to that site; (c) any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. **(National Planning Standard definition)**
outdoor living space	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. **(National Planning Standard definition)**
outdoor storage	means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.
residential activity	means the use of land and building(s) for people's living accommodation. **(National Planning Standard definition)**
residential unit	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. **(National Planning Standard definition)**
residential visitor accommodation	means the use of a residential unit for visitor accommodation.
retail activity	means a commercial activity that uses land and/or buildings for displaying or offering goods for sale or hire to the public.
retirement village	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. **(National Planning Standard definition)**
river	has the same meaning as in section 2 of the RMA (as set out below) *means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).* **(National Planning Standard definition)**

road	has the same meaning as in section 2 of the RMA (as set out below) *has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989* *Section 315 of the Local Government Act 1974 road definition:* *road means the whole of any land which is within a district, and which—* *(a) immediately before the commencement of this Part was a road or street or public highway; or* *(b) immediately before the inclusion of any area in the district was a public highway within that area; or* *(c) is laid out by the council as a road or street after the commencement of this Part; or* *(d) is vested in the council for the purpose of a road as shown on a deposited survey plan; or* *(e) is vested in the council as a road or street pursuant to any other enactment;—* *and includes—* *(f) except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:* *(g) every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—* *but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roading Powers Act 1989* *Section 2(1) of the Government Roading Powers Act 1989 motorway definition* *motorway—* *(a) means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and* *(b) includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but* *(c) does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.* **(National Planning Standard definition)**

service station	Means any site where the dominant activity is the retail sale of motor vehicle fuel (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following: a. the sale of kerosene, alcohol based fuels, lubricating oils, tyre batteries, vehicle spare parts and other accessories normally associated with motor vehicles; b. mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers); c. warrant of fitness testing; d. the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories; e. truck stops; f. light engineering; g. carwash facilities; h. other retail sales subsidiary to the main use of the site.
setback	Means the distance between a building and the boundary of its site. Where any building is required to be setback from any boundary, no part of that building unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated by the proposed final site boundary.
site	means: (a) an area of land comprised in a single record of title under the Land Transfer Act 2017; or (b) an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or (c) the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or (d) despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system, is the whole of the land subject to the unit development or cross lease. **(National Planning Standard definition)**
structure	has the same meaning as in section 2 of the RMA (as set out below) *means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.* **(National Planning Standard definition)**
trade-based retail	means a business engaged in sales to businesses and institutional customers (but may also include sales to the general public) and consists only of suppliers of goods in one or more of the following categories: (a) automotive and/or marine suppliers; (b) building suppliers; (c) catering equipment suppliers; (d) farming and agricultural suppliers; (e) garden and landscaping suppliers; (f) hire services (except hire or loan of books, videos, DVDs and other similar home entertainment items); (g) industrial clothing and safety equipment suppliers; and (h) office furniture, equipment and systems suppliers.

visitor accommodation	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. **(National Planning Standard definition).**
water	has the same meaning as in section 2 of the RMA (as set out below) *(a) means water in all its physical forms whether flowing or not and whether over or under the ground:* *(b) includes fresh water, coastal water, and geothermal water:* *(c) does not include water in any form while in any pipe, tank, or cistern.* **(National Planning Standard definition)**
waterbody	has the same meaning as in section 2 of the RMA (as set out below) *means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.* **(National Planning Standard definition)**
yard-based retail	means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.

DRAFT

Chapter: Abbreviations

CRC	Canterbury Regional Council
DIS	Discretionary activity status
District	Mackenzie District
District Plan	Mackenzie District Plan
MDC	Mackenzie District Council
NC	Non-complying activity status
NES	National Environmental Standard
NPS	National Policy Statement
PER	Permitted activity
RDIS	Restricted discretionary activity status
RMA	Resource Management Act 1991
CRPS	Canterbury Regional Policy Statement

DRAFT

LEGEND FOR MDC PLANNING MAPS

ZONES

- Village Centre Zone
- Lake Tekapo Village Centre 1
- Lake Tekapo Village Centre 2
- Pukaki Village Zone
- Residential 1 Zone
- Residential 2 Zone
- Residential 3 Zone
- Residential 4 Zone
- Rural Residential 1
- Rural Residential 2
- Hocken Lane Rural Residential Zone
- Manuka Terrace Rural Residential Zone
- Ohau River Rural Residential Zone
- Rural
- Tourist Zone
- Pukaki Downs Tourist Zone
- Travellers Accommodation Zone
- Special Travellers Accommodation Zone (STAZ)
- Industrial Zone
- Industrial (Deferred) Zone
- Service Zone
- Airport Zone
- Opuha Dam Zone
- Ruataniwha Rowing Zone
- Open Space H (Heritage)
- Open Space G (Glentanner)
- Recreation A (Active)
- Recreation P (Passive)
- Park / Reserve

SPECIAL AREAS / SITES

- Geopreservation Sites
- Aviation Sites
- A — Area A (Glentanner)
- B — Area B (Glentanner)
- Scenic Viewing Areas
- Sites of Natural Significance
- Designantions
- Lakeside Protection Areas
- Twizel Water Supply Protection Area
- Tekapo Height Restriction Areas
- Tekapo Landscape Setbacks
- Tekapo No Building Areas
- ORRR - No Building Area
- Scenic Grassland Areas

RISK / HAZARD AREAS

- Kimbell Environs Flood Risk Area
- Kimbell Hazard Area
- Ostler Fault Hazard Area

HERITAGE

- Protected Trees
- Heritage Items

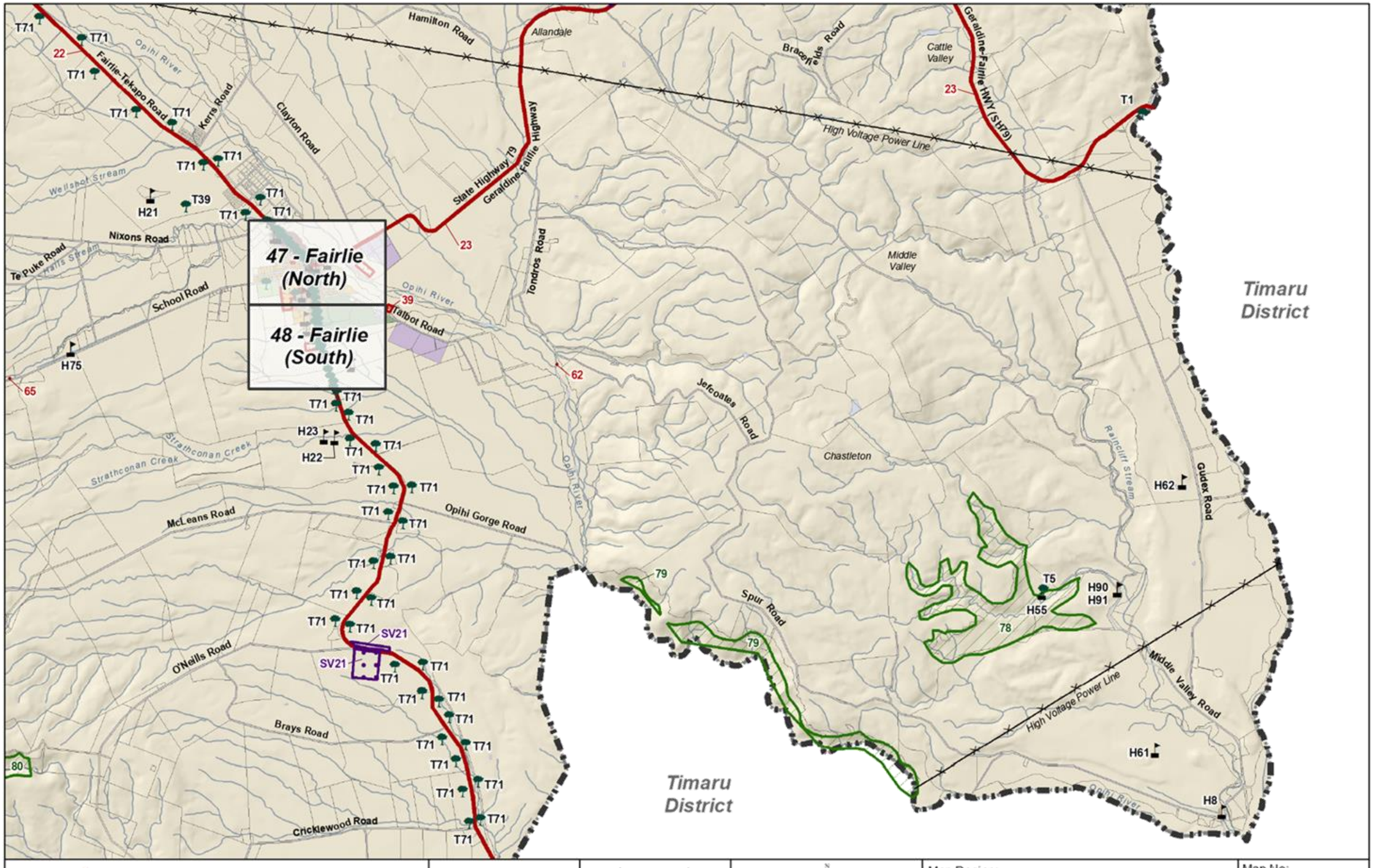
FLIGHT PROTECTION AREAS

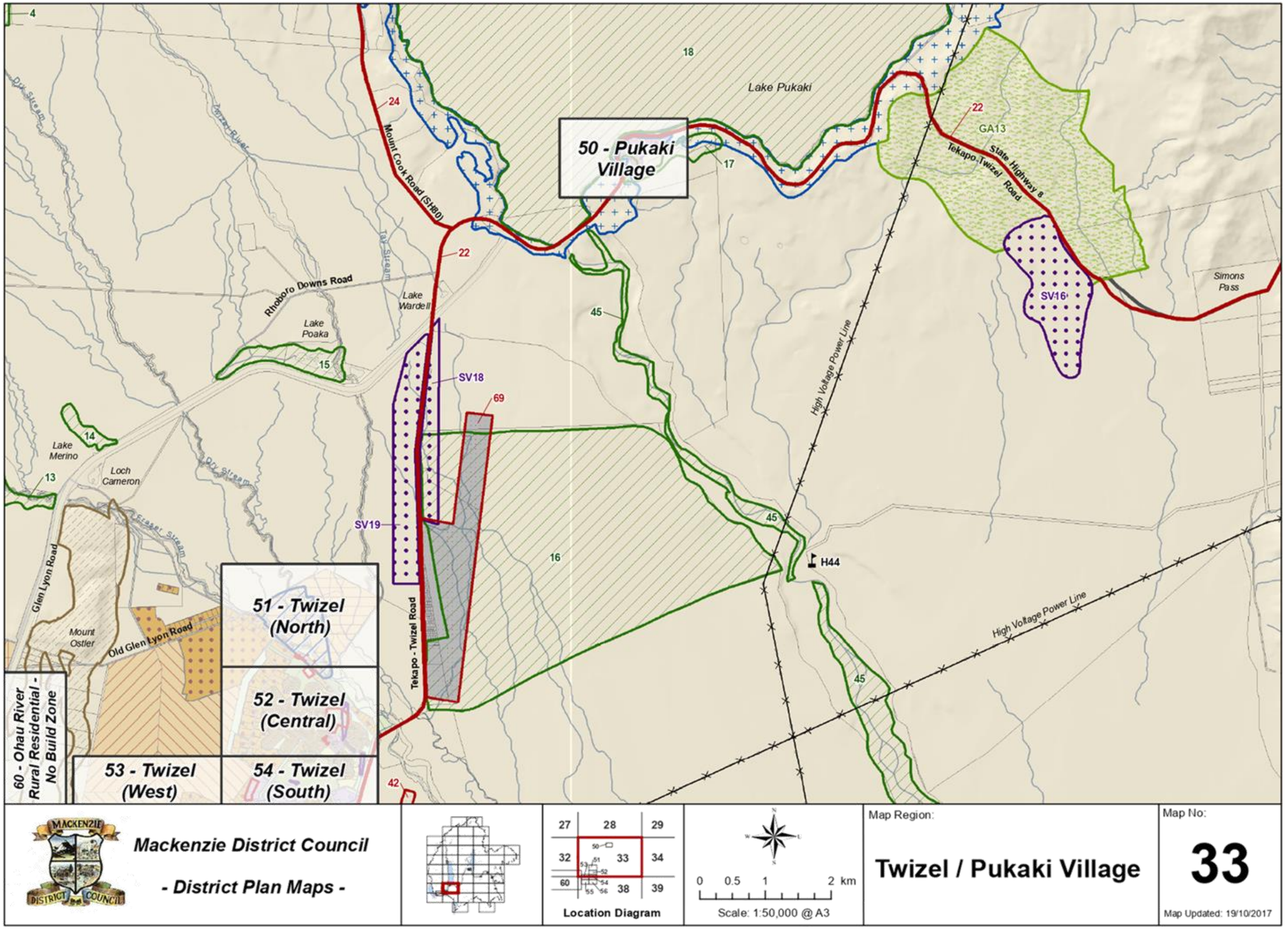
Flight Protection Area - Existing

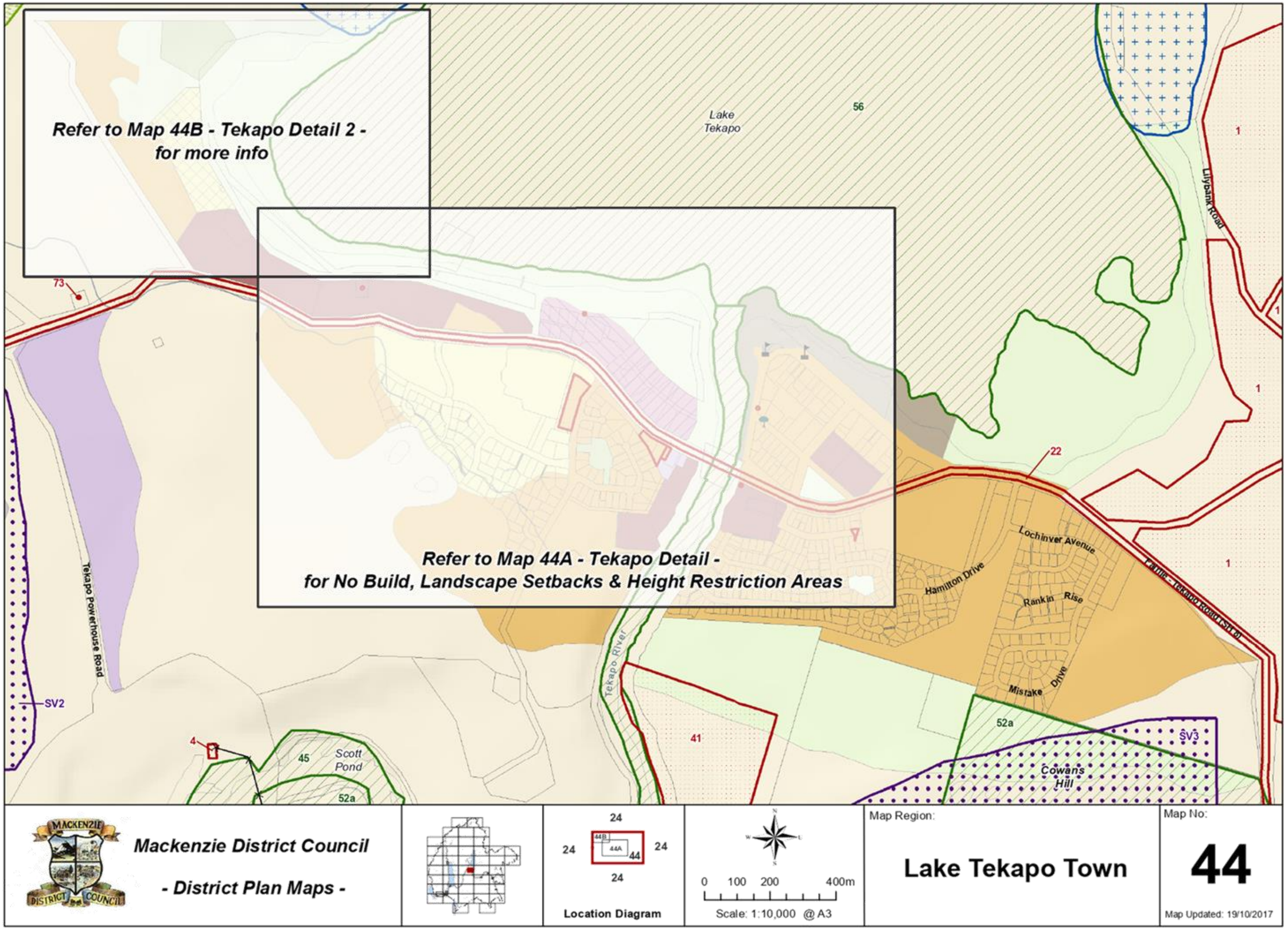
Flight Protection Area - Proposed

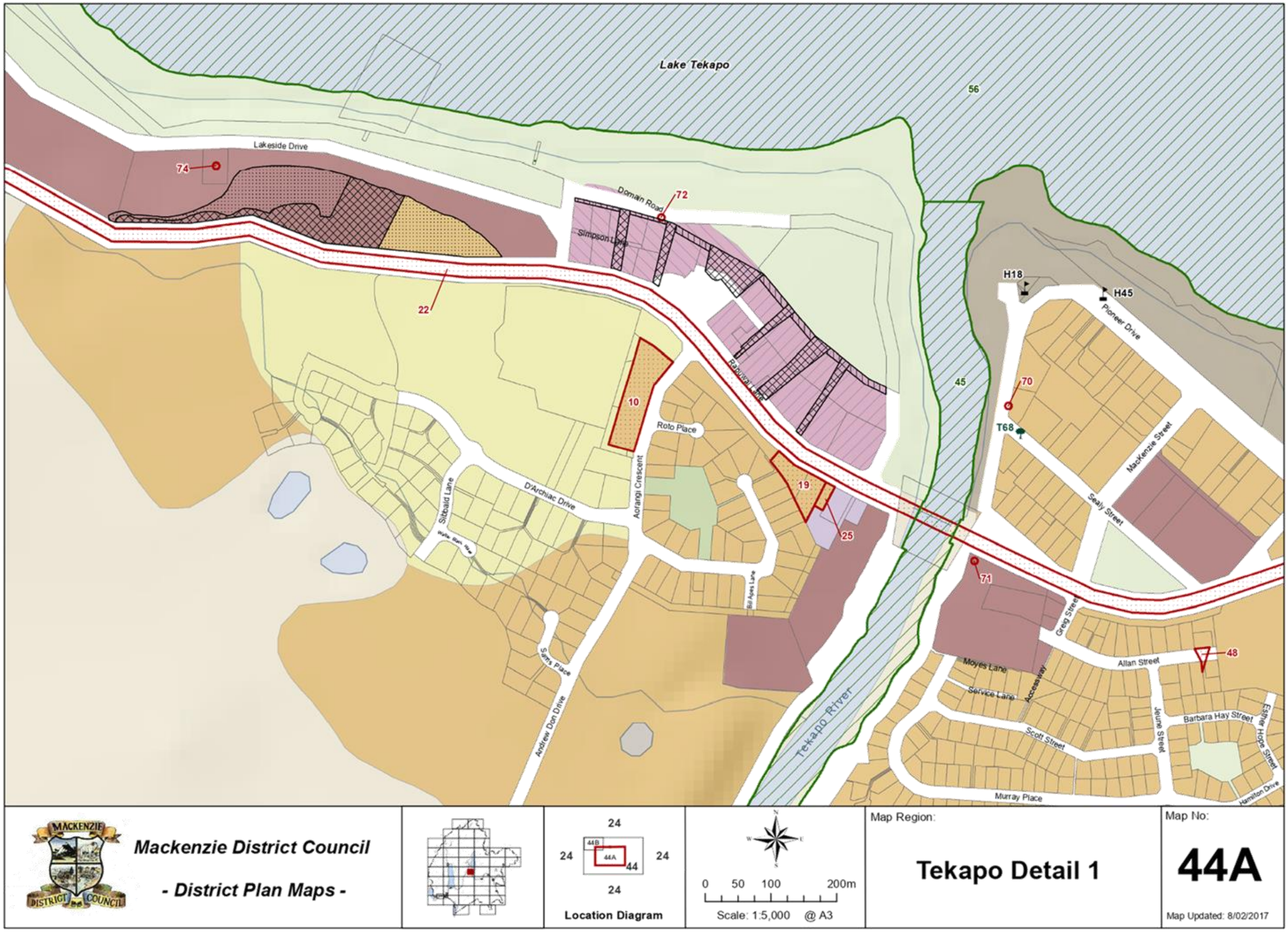
TOPOGRAPHIC MAP FEATURES

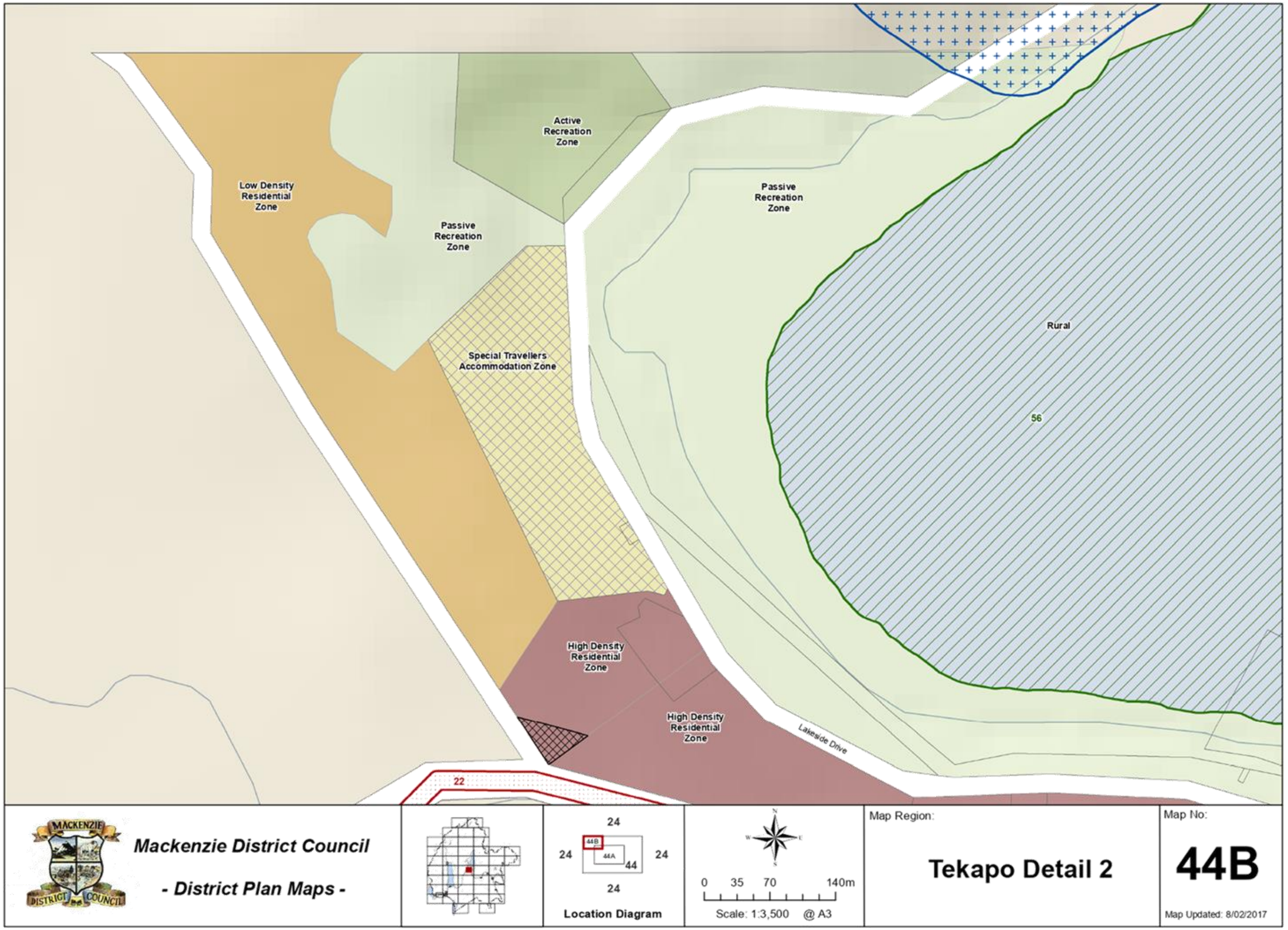
- Pylons
- 900 m Contour Line
- Power Lines
- Highways
- Other Roads
- Rivers
- Lakes and Canals
- Property Boundaries
- MDC District Boundary
- Terretorial Authority Boundaries

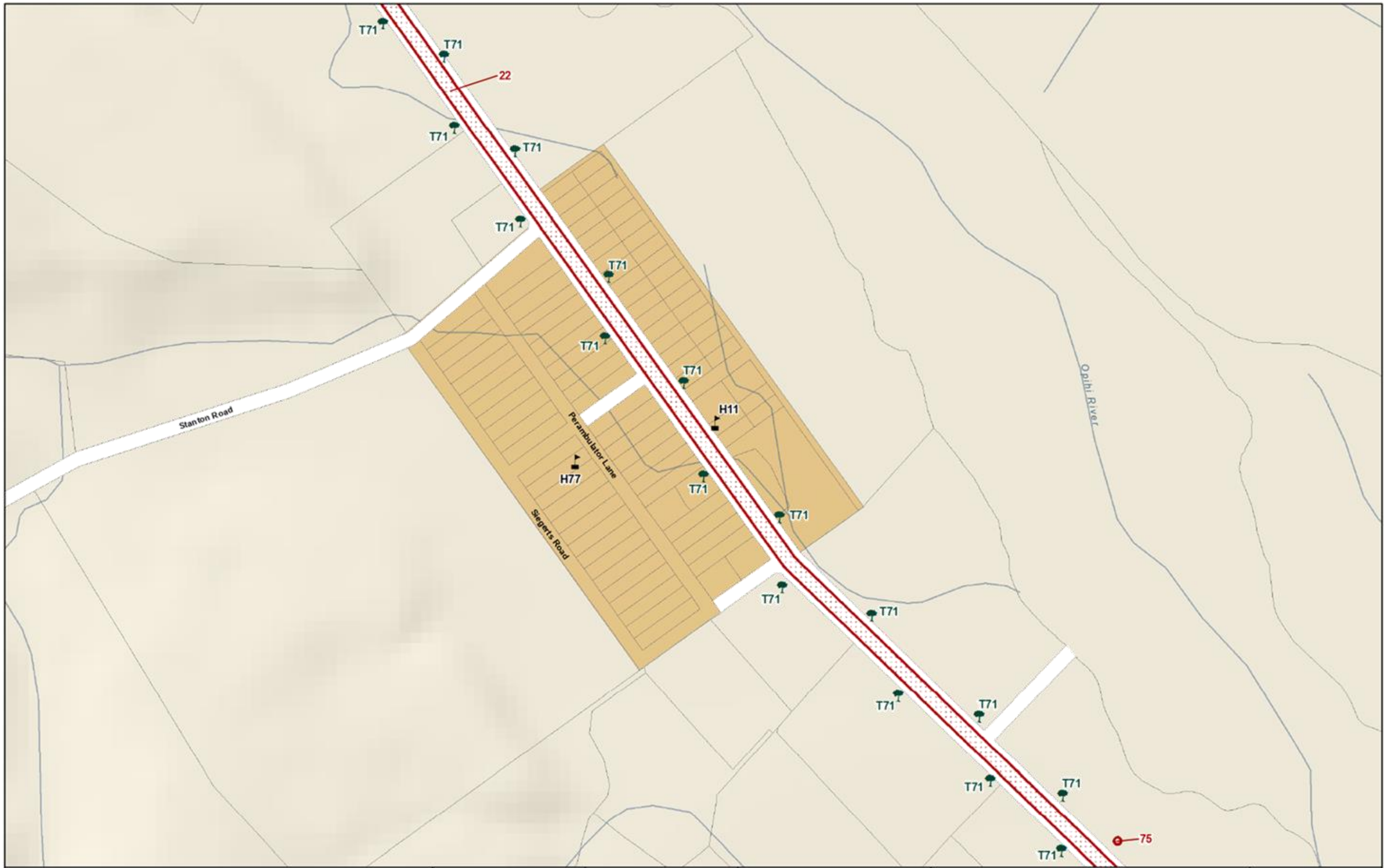

47 - Fairlie (North)
48 - Fairlie (South)
Timaru District
Timaru District
Hamilton Road
Allandale
Bracefields Road
Cattle Valley
Geraldine-Fairlie HWY (SH79)
High Voltage Power Line
State Highway 79
Geraldine-Fairlie Highway
Tondros Road
Middle Valley
Chastleton
Jefcoates Road
Raincliff Stream
Gudex Road
Middle Valley Road
Spur Road
Fairlie-Tekapo Road
Opihi River
Kerris Road
Clayton Road
Wellshot Stream
Nixons Road
Te Puke Road
Burns Stream
School Road
Talbot Road
Strathconan Creek
McLeans Road
Opihi Gorge Road
O'Neills Road
Brays Road
Cricklewood Road
H21
T39
H75
H23
H22
SV21
H62
H61
H8
T5
H90
H91
H55
T1
22
23
39
62
65
78
79
80
Mackenzie District Council
- District Plan Maps -
Location Diagram
25
26
30
31
35
36
0 0.5 1 2 km
Scale: 1:50,000 @ A3
Map Region:
Fairlie
Map No:
31
Map Updated: 14/04/2016


50 - Pukaki Village
51 - Twizel (North)
52 - Twizel (Central)
53 - Twizel (West)
54 - Twizel (South)
60 - Ohau River Rural Residential - No Build Zone
Lake Pukaki
Mount Cook Road (SH80)
Rhoboro Downs Road
Lake Poaka
Lake Wardell
Lake Merino
Loch Cameron
Glen Lyon Road
Mount Ostler
Old Glen Lyon Road
Tekapo - Twizel Road
Tekapo-Twizel Road
State Highway 8
High Voltage Power Line
Simons Pass
GA13
SV16
SV18
SV19
H44
Mackenzie District Council
- District Plan Maps -
Location Diagram
Scale: 1:50,000 @ A3
Map Region:
Twizel / Pukaki Village
Map No:
33
Map Updated: 19/10/2017


Refer to Map 44B - Tekapo Detail 2 -
for more info
Refer to Map 44A - Tekapo Detail -
for No Build, Landscape Setbacks & Height Restriction Areas
Lake Tekapo
56
1
Lilybank Road
73
22
Lochinver Avenue
Hamilton Drive
Rankin Rise
Mistake Drive
Tekapo Powerhouse Road
Tekapo River
SV2
SV3
4
45
Scott Pond
52a
41
Cowans Hill
Mackenzie District Council
- District Plan Maps -
24
44B
44A
44
Location Diagram
0 100 200 400m
Scale: 1:10,000 @ A3
Map Region:
Lake Tekapo Town
Map No:
44
Map Updated: 19/10/2017


Lake Tekapo
56
Lakeside Drive
74
Domain Road
72
Simpson Lane
22
H18
H45
Pioneer Drive
45
70
T68
MacKenzie Street
Sealy Street
10
Roto Place
Aorangi Crescent
19
25
D'Archiac Drive
Sibbald Lane
71
Greig Street
Allan Street
48
Moyes Lane
Service Lane
Accessway
Scott Street
Jeune Street
Barbara Hay Street
Esther Hope Street
Murray Place
Hamilton Drive
Tekapo River
Andrew Don Drive
Sams Place
Bill Apes Lane
Mackenzie District Council
- District Plan Maps -
24
44B
44A
44
Location Diagram
0 50 100 200m
Scale: 1:5,000 @ A3
Map Region:
Tekapo Detail 1
Map No:
44A
Map Updated: 8/02/2017


Active Recreation Zone
Low Density Residential Zone
Passive Recreation Zone
Passive Recreation Zone
Special Travellers Accommodation Zone
Rural
56
High Density Residential Zone
High Density Residential Zone
Lakeside Drive
22
Mackenzie District Council
- District Plan Maps -
24
44B
44A
44
24
24
24
Location Diagram
0 35 70 140m
Scale: 1:3,500 @ A3
Map Region:
Tekapo Detail 2
Map No:
44B
Map Updated: 8/02/2017



Mackenzie District Council

- District Plan Maps -

25
25 45 26
25
Location Diagram

0 50 100 200m
Scale: 1:5,000 @ A3

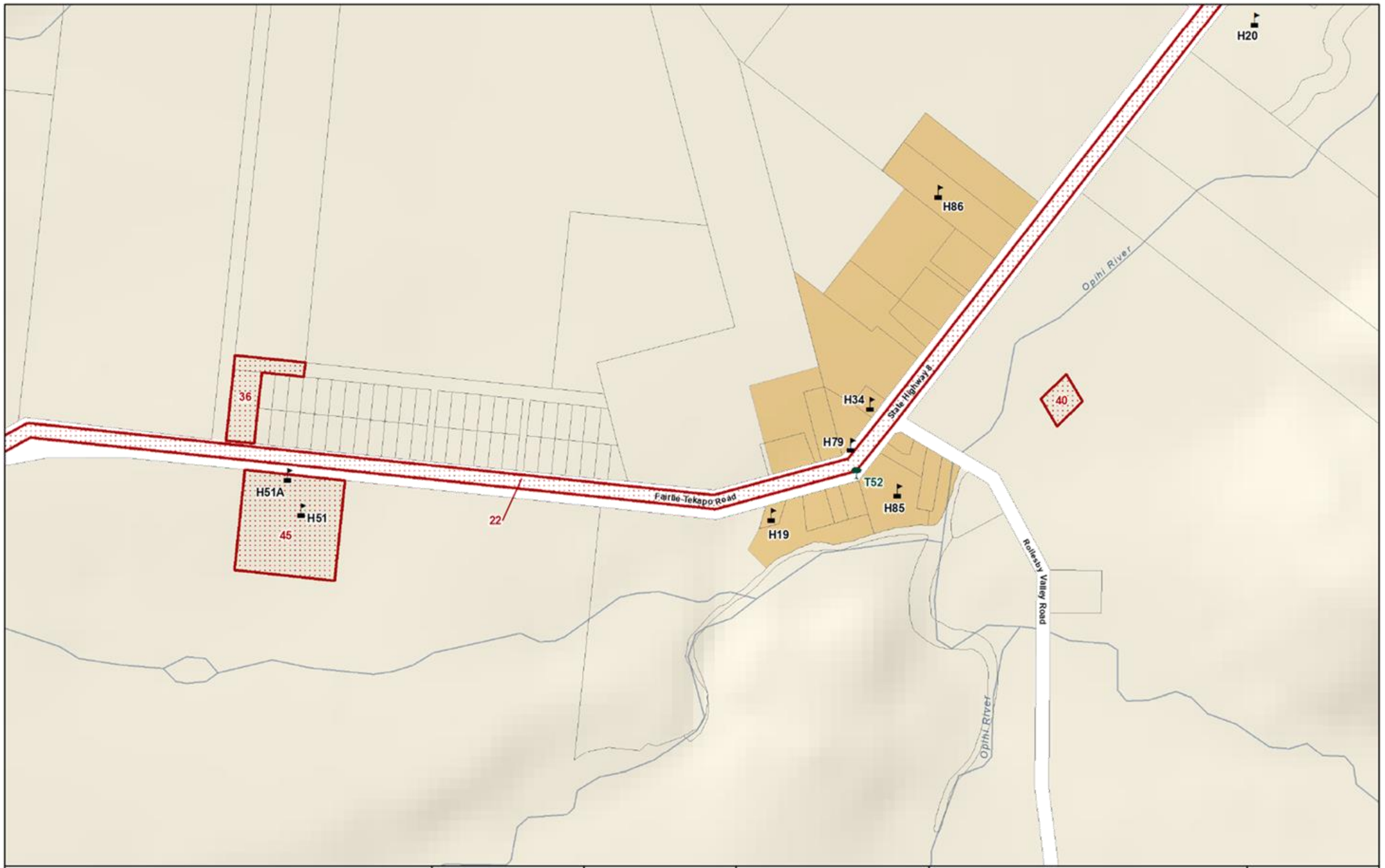
Map Region:

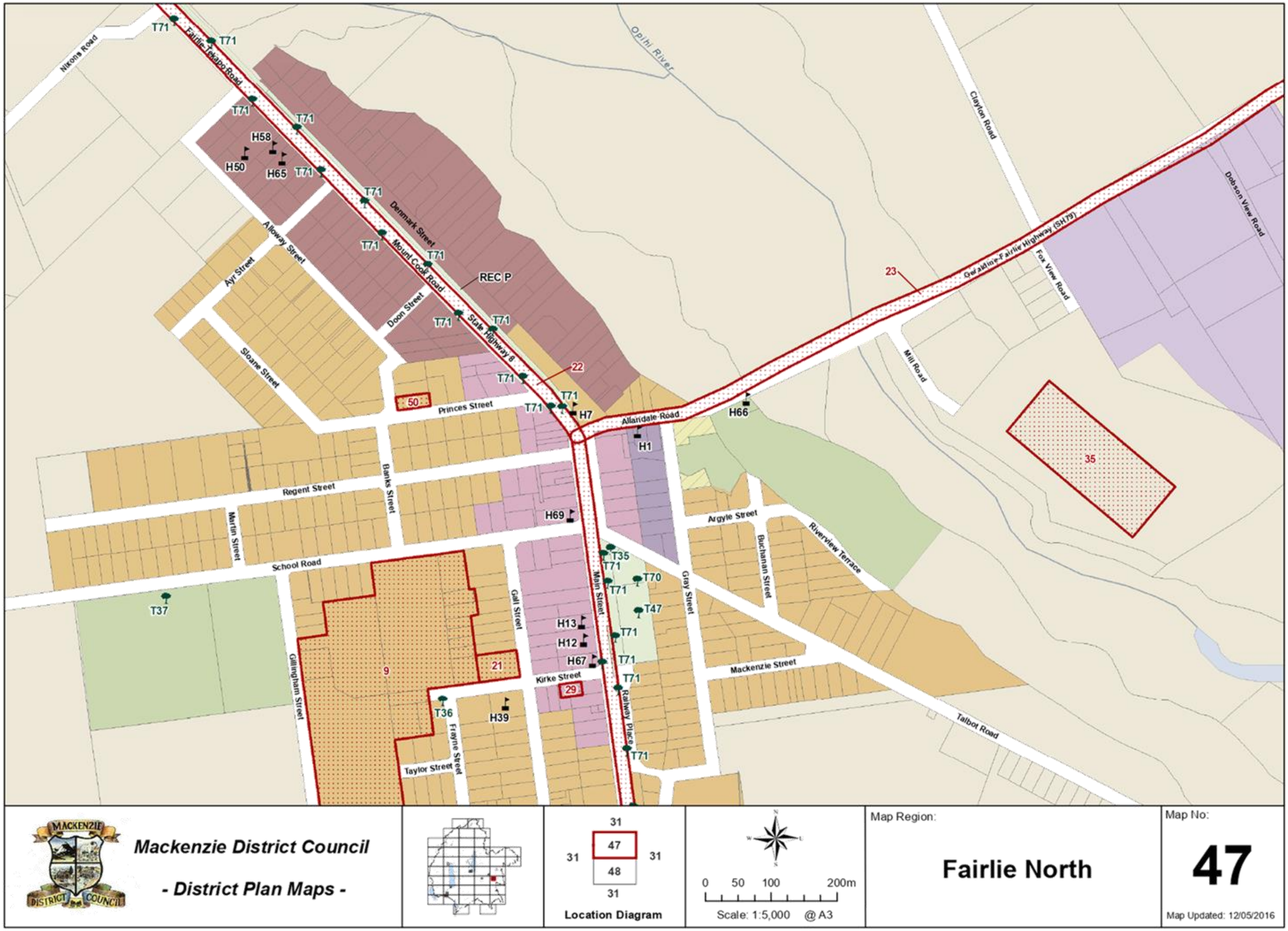
Kimbell

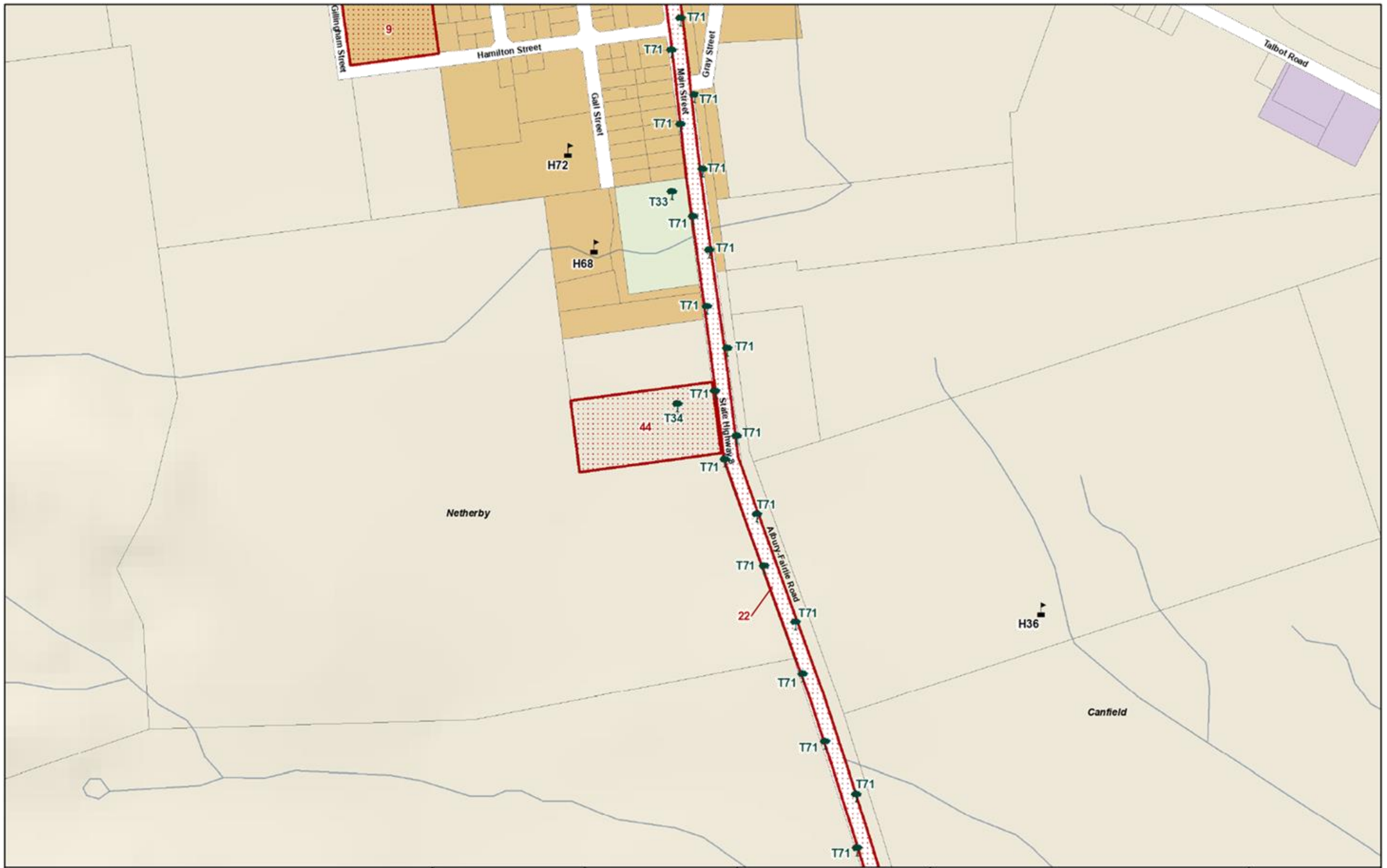
Map No:

45

Map Updated: 3/03/2016


H20
H86
Opihi River
36
H34
State Highway 8
40
H79
T52
H85
H51A
H51
45
22
Fairlie-Tekapo Road
H19
Rolleston Valley Road
Opihi River
Mackenzie District Council
- District Plan Maps -
30
30
46
30
30
Location Diagram
0 50 100 200m
Scale: 1:5,000 @ A3
Map Region:
Burkes Pass Town
Map No:
46
Map Updated: 4/03/2016


Mackenzie District Council
- District Plan Maps -
Location Diagram
Map Region:
Fairlie North
Map No:
47
Map Updated: 12/05/2016
Scale: 1:5,000 @ A3
0 50 100 200m
Nixons Road
Fairlie-Tekapo Road
Denmark Street
Mount Cook Road
State Highway 8
Alloway Street
Ayr Street
Doon Street
Sloane Street
Princes Street
Allandale Road
Regent Street
Banks Street
Martin Street
School Road
Gillingham Street
Gall Street
Main Street
Kirke Street
Railway Place
Taylor Street
Frayne Street
Gray Street
Argyle Street
Buchanan Street
Riverview Terrace
Mackenzie Street
Talbot Road
Mill Road
Fox View Road
Dobson View Road
Clayton Road
Geraldine-Fairlie Highway (SH79)
Opihi River
REC P
H58
H50
H65
H7
H1
H66
H69
H13
H12
H67
H39
T71
T35
T70
T47
T37
T36
50
22
23
35
9
21
29



Mackenzie District Council

- District Plan Maps -

31
31 47 31
48
31
Location Diagram

0 50 100 200m
Scale: 1:5,000 @ A3

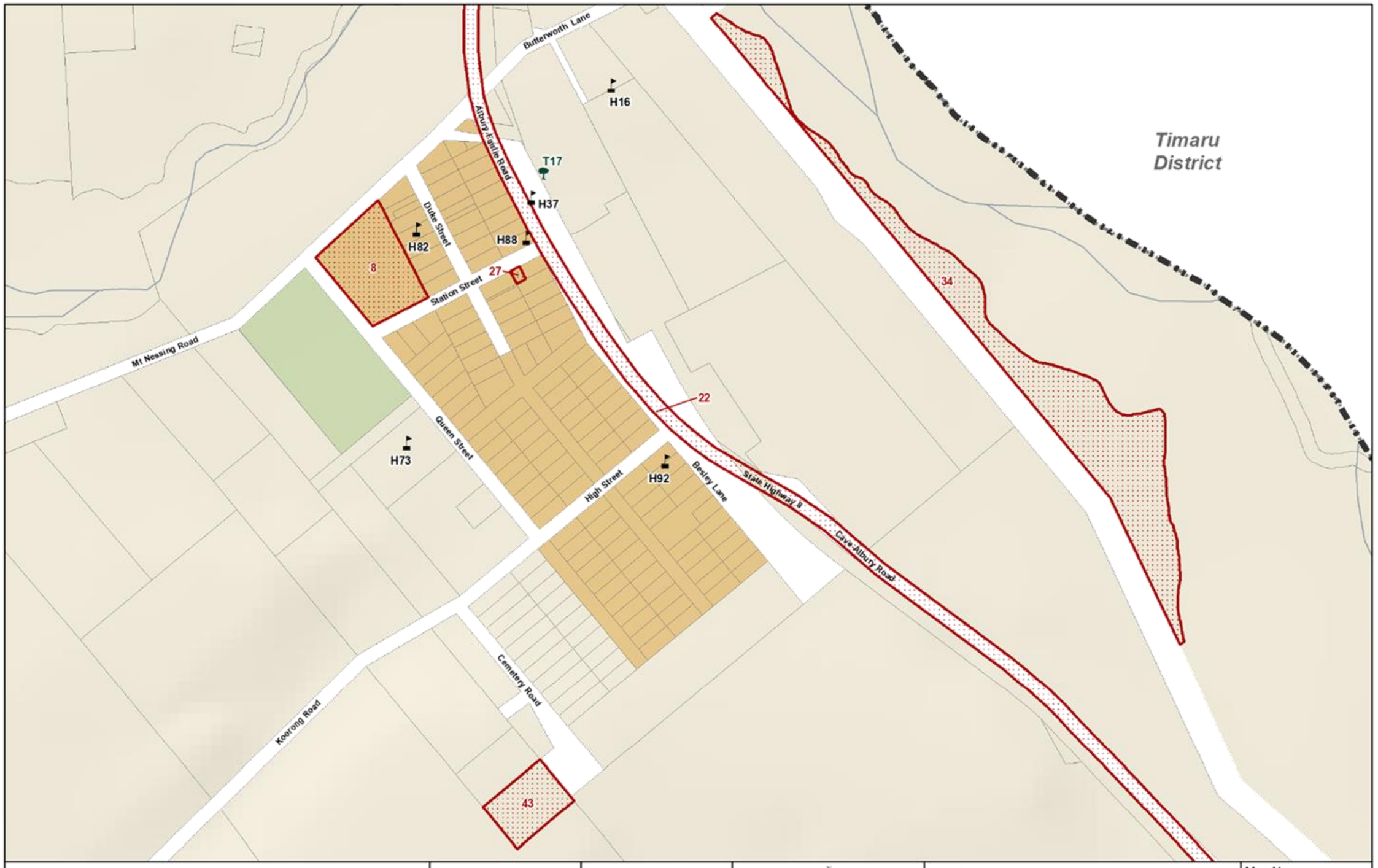
Map Region:

Fairlie South

Map No:

48

Map Updated: 13/05/2016



Mackenzie District Council

- District Plan Maps -



36
36 49 36
36

Location Diagram

0 50 100 200m

Scale: 1:5,000 @ A3

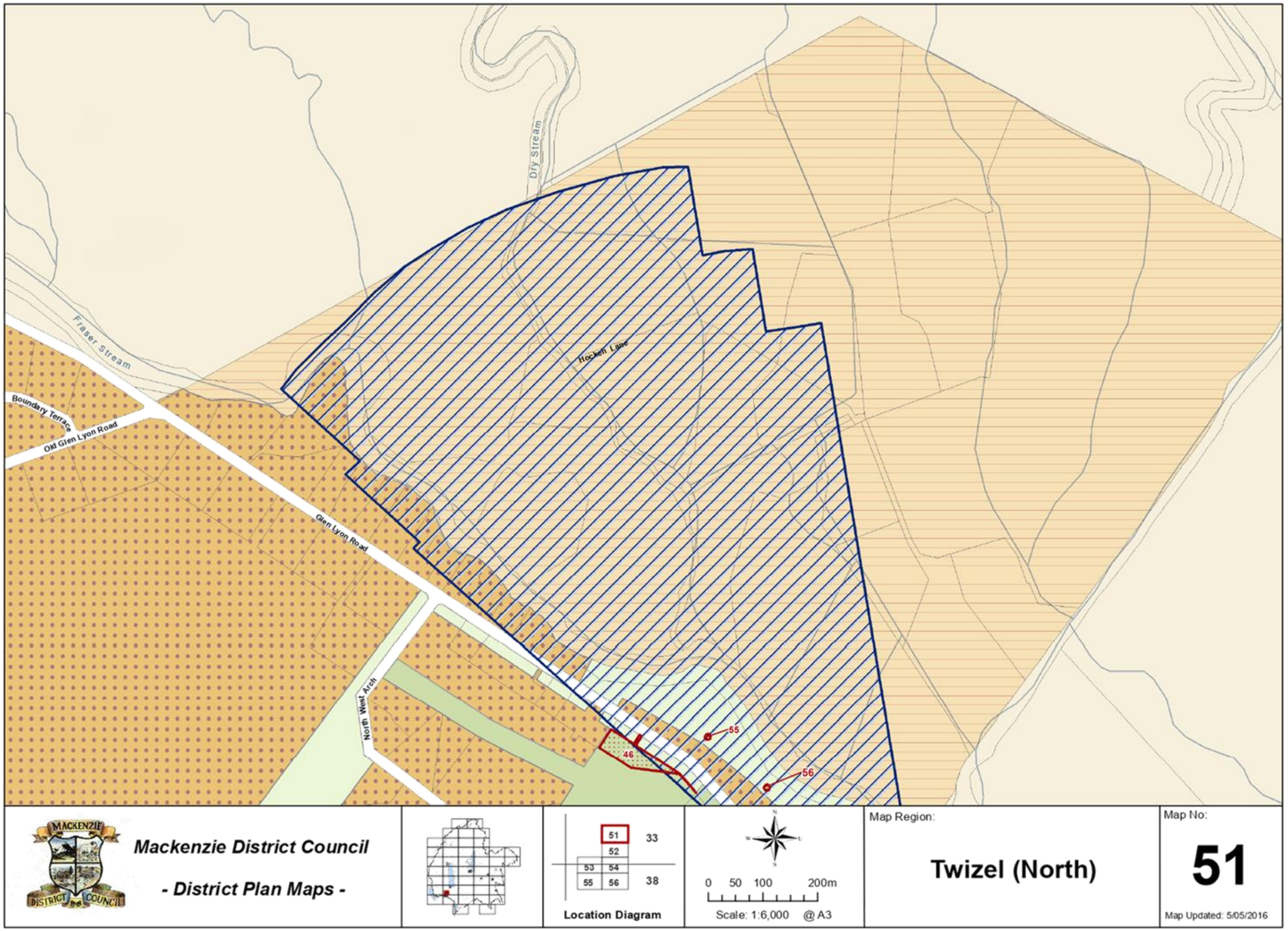
Map Region:

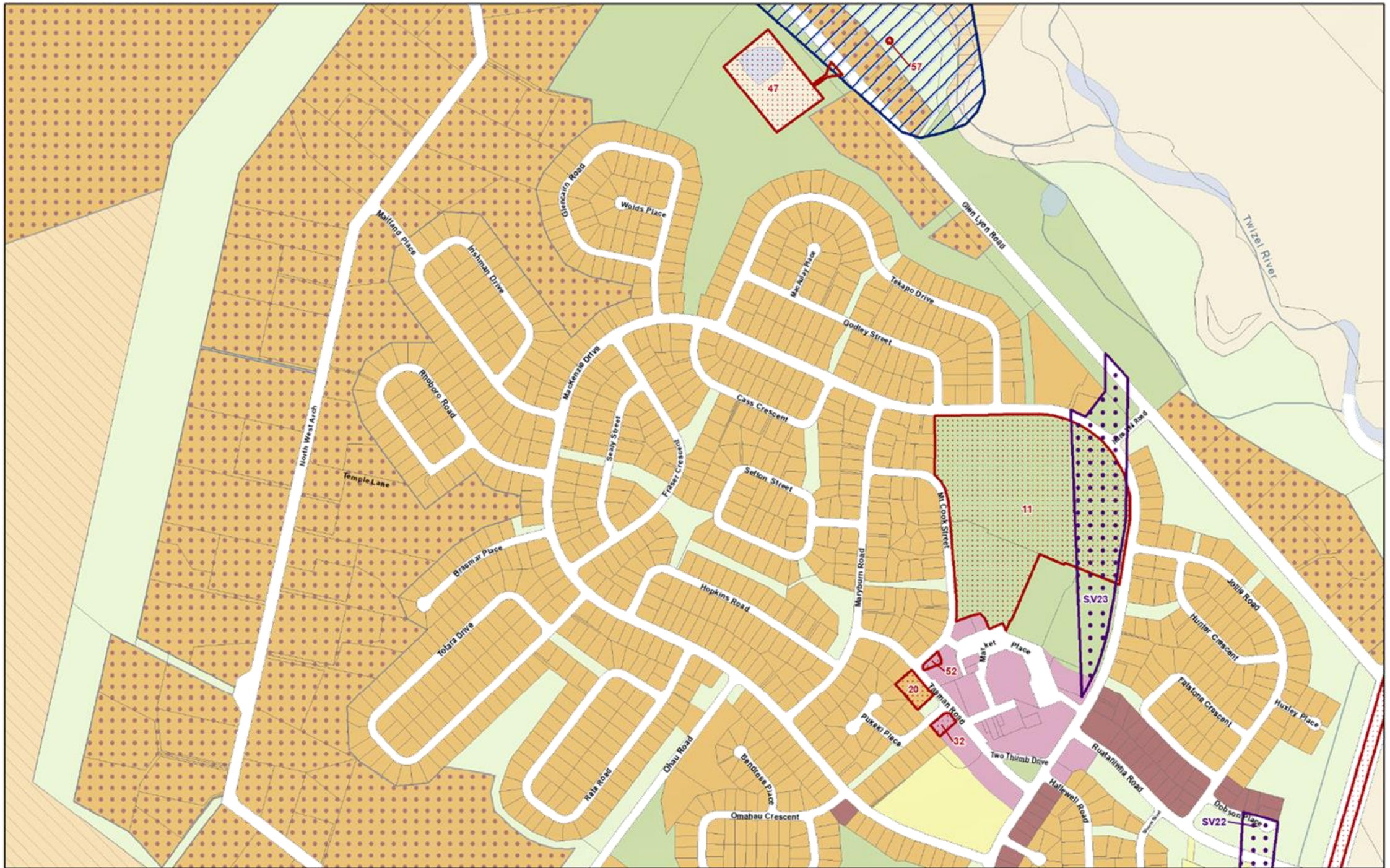
Albury Town

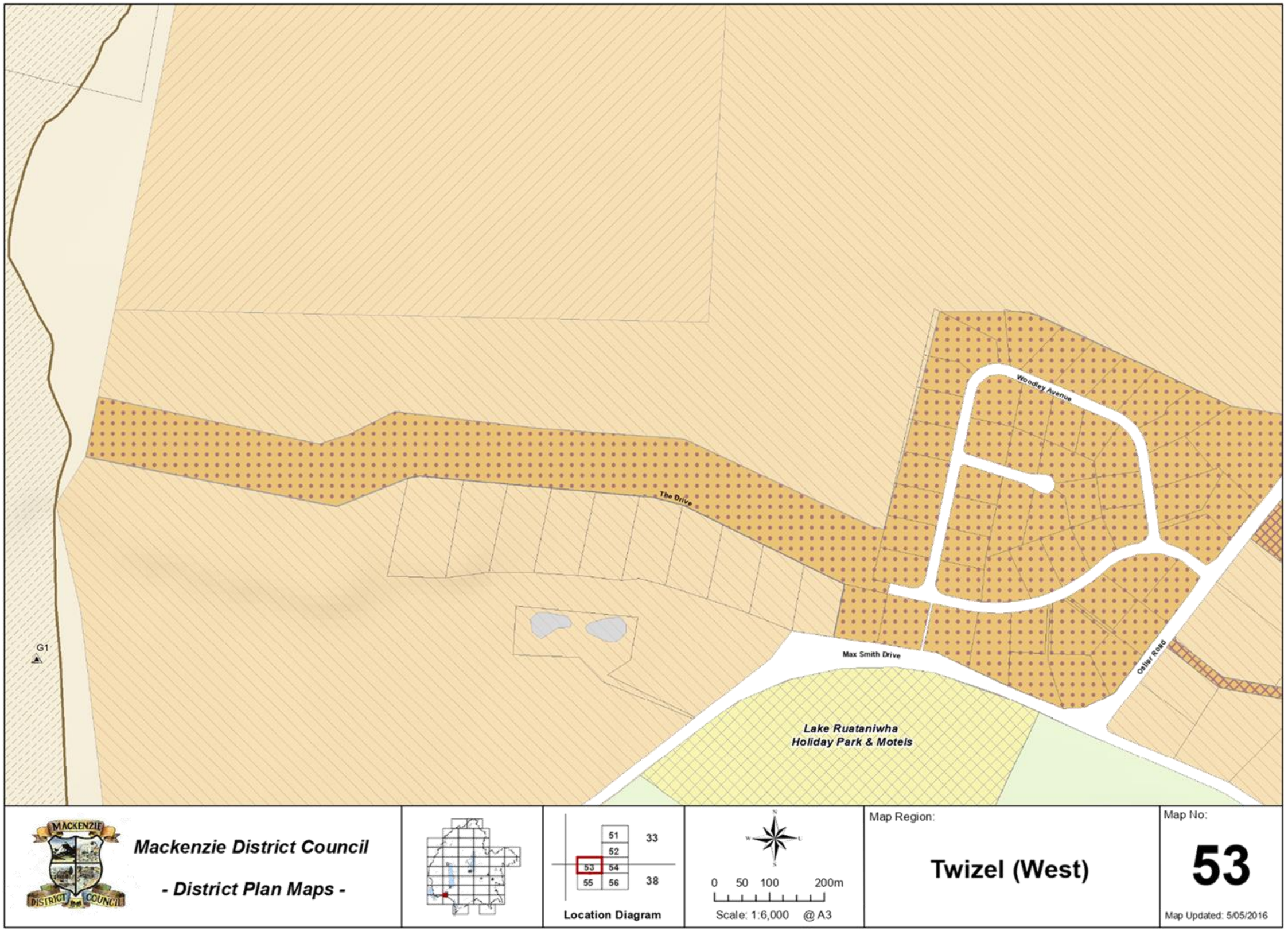
Map No:

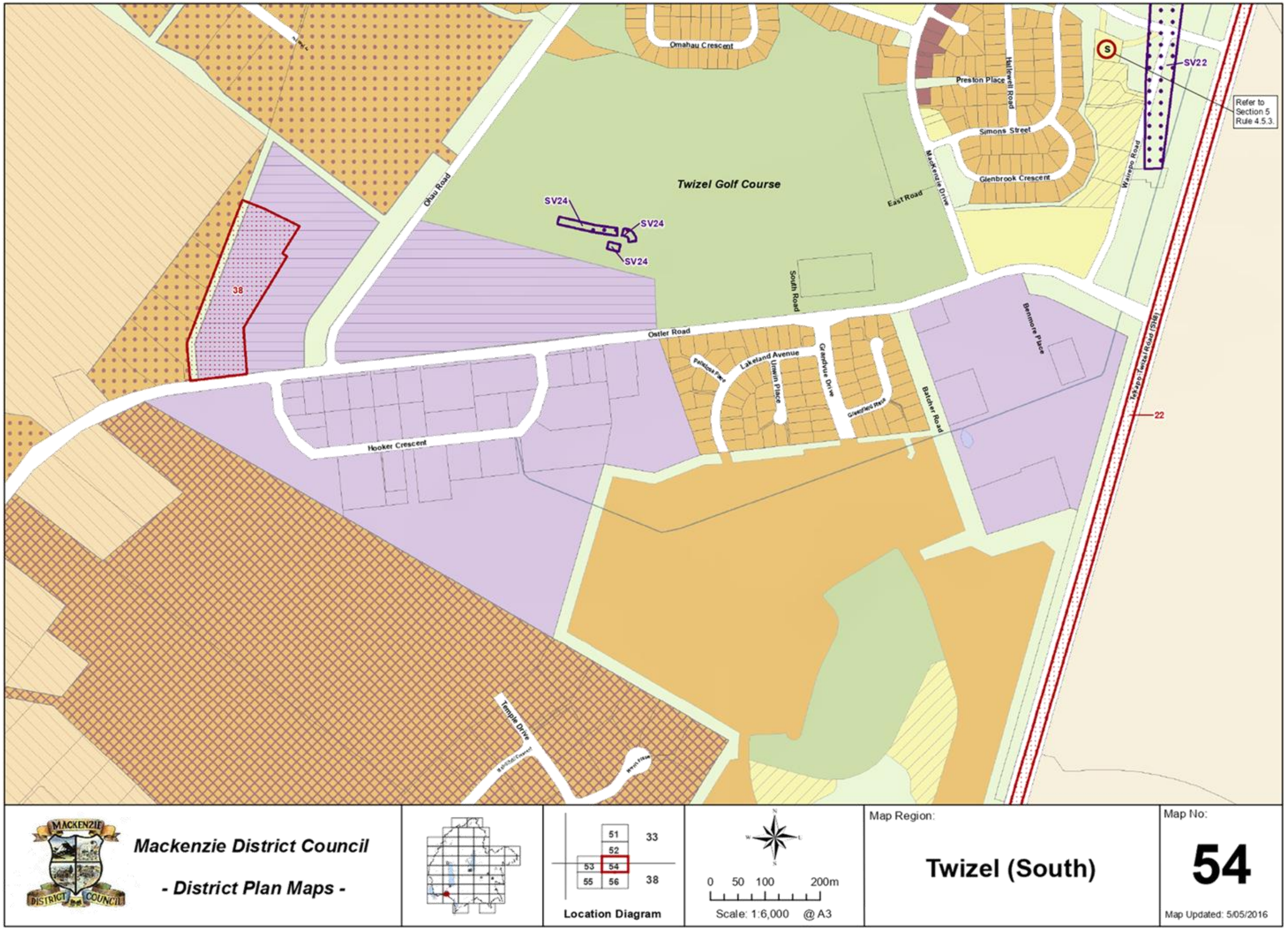
49

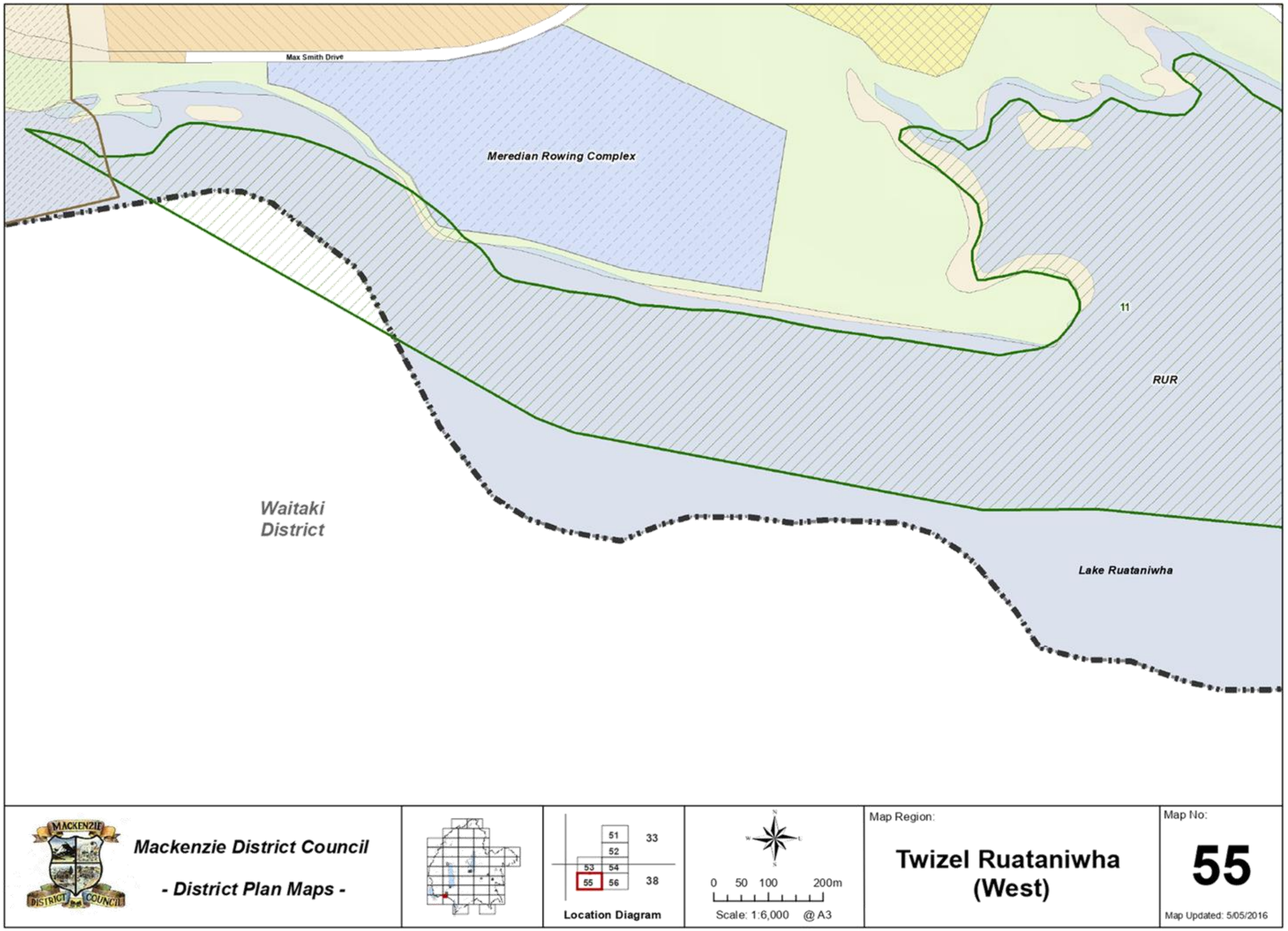
Map Updated: 4/03/2016


Dry Stream
Fraser Stream
Hocken Lane
Boundary Terrace
Old Glen Lyon Road
Glen Lyon Road
North West Arch
55
46
56
Mackenzie District Council
- District Plan Maps -
51
52
53
54
55
56
33
38
Location Diagram
0 50 100 200m
Scale: 1:6,000 @ A3
Map Region:
Twizel (North)
Map No:
51
Map Updated: 5/05/2016


47
57
Glen Lyon Road
Twizel River
Wolds Place
Glenavon Road
Maitland Place
Irishman Drive
MacKenzie Drive
MacAlay Place
Tekapo Drive
Godley Street
Cass Crescent
Sealy Street
Fraser Crescent
Sefton Street
Mt Cook Street
Marybum Road
Rhoboro Road
North West Arch
Temple Lane
Braemar Place
Hopkins Road
Totara Drive
Rata Road
Ohau Road
Bendrose Place
Omahau Crescent
Pukaki Place
Tasman Road
Market Place
Two Thumb Drive
Hallewell Road
Ruataniwha Road
Falklona Crescent
Huxley Place
Hunter Crescent
Jollie Road
Dobson Place
11
S.V23
SV22
52
20
32
MACKENZIE DISTRICT COUNCIL
Mackenzie District Council
- District Plan Maps -
51
52
53
54
55
56
33
38
Location Diagram
0 50 100 200m
Scale: 1:6,000 @ A3
Map Region:
Twizel (Central)
Map No:
52
Map Updated: 5/05/2016


Woodley Avenue
The Drive
G1
Max Smith Drive
Ostler Road
Lake Ruataniwha
Holiday Park & Motels
Mackenzie District Council
- District Plan Maps -
51
52
53
54
55
56
33
38
Location Diagram
0 50 100 200m
Scale: 1:6,000 @ A3
Map Region:
Twizel (West)
Map No:
53
Map Updated: 5/05/2016


Twizel Golf Course
Omahau Crescent
Preston Place
Hallewell Road
Simons Street
Glenbrook Crescent
MacKenzie Drive
East Road
Wairepo Road
SV22
Refer to Section 5 Rule 4.5.3.
SV24
SV24
SV24
Ohau Road
38
South Road
Ostler Road
Lakeland Avenue
Unwin Place
Grandvue Drive
Batcher Road
Benmore Place
Tekapo-Twizel Road (SH8)
22
Hooker Crescent
Temple Drive
Mackenzie District Council
- District Plan Maps -
51
52
53
54
55
56
33
38
Location Diagram
0 50 100 200m
Scale: 1:6,000 @ A3
Map Region:
Twizel (South)
Map No:
54
Map Updated: 5/05/2016


Max Smith Drive
Meredian Rowing Complex
11
RUR
Waitaki
District
Lake Ruataniwha
Mackenzie District Council
- District Plan Maps -
51
52
53
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56
33
38
Location Diagram
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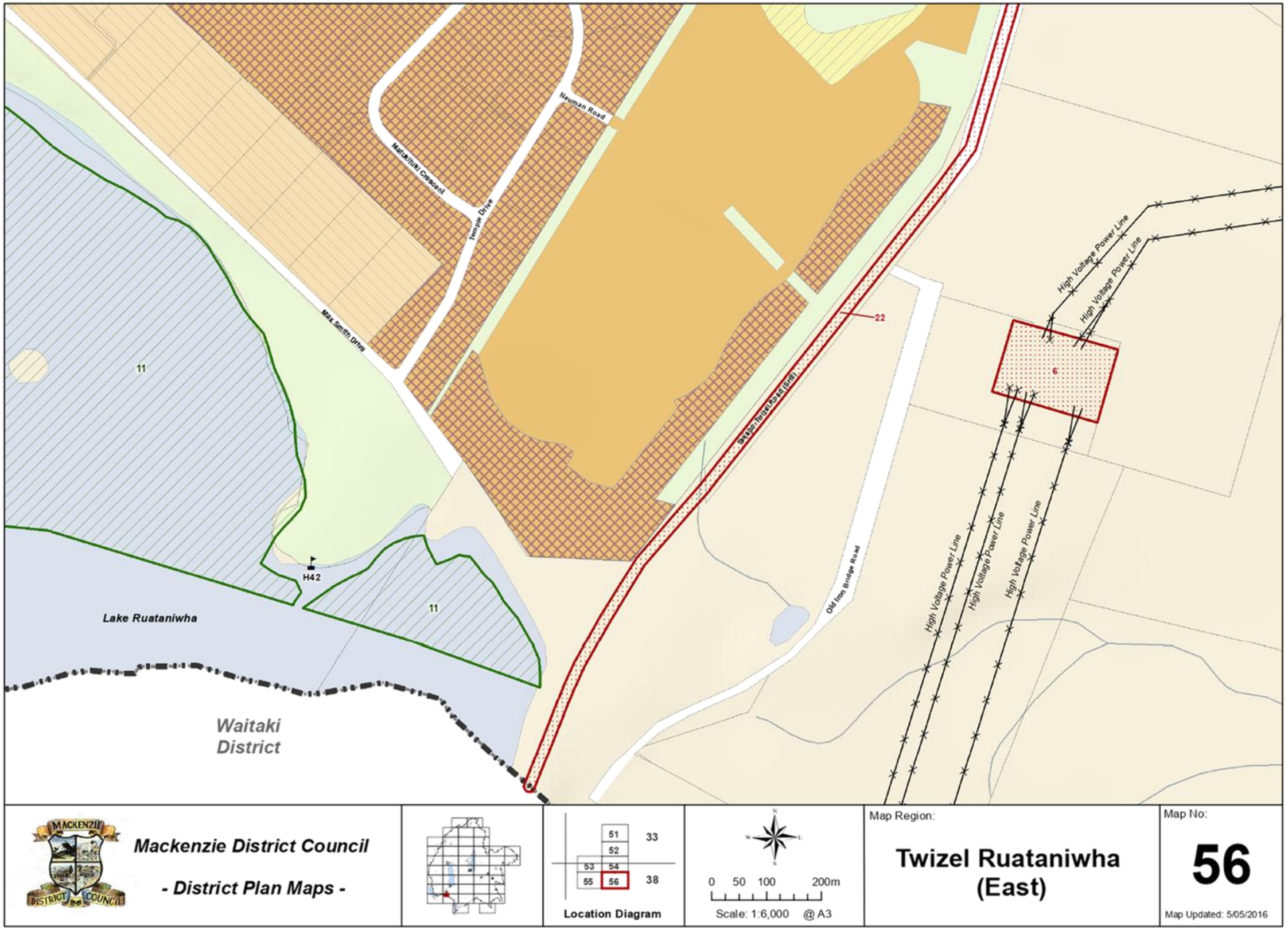
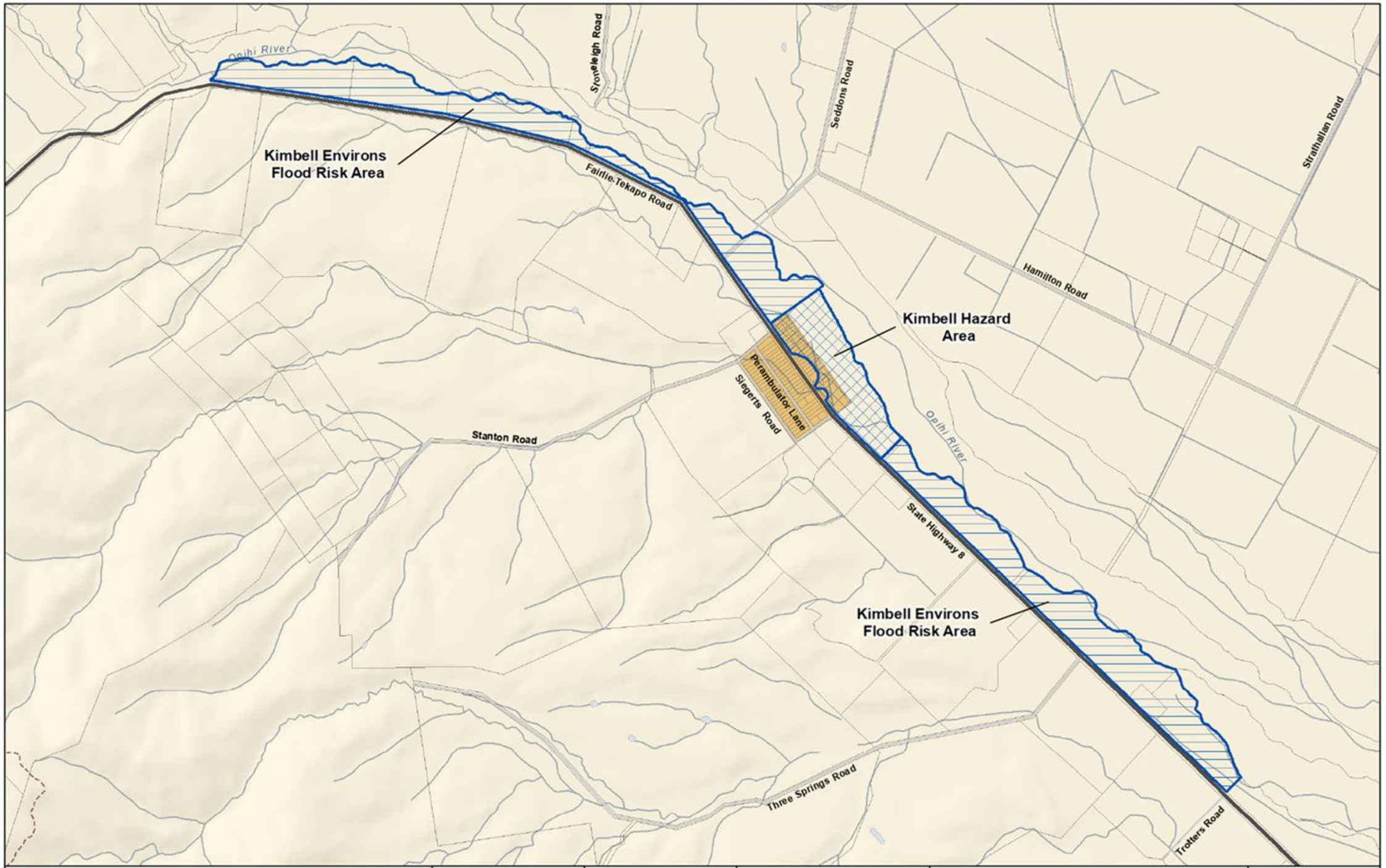
Scale: 1:6,000 @ A3
Map Region:
Twizel Ruataniwha (West)
Map No:
55
Map Updated: 5/05/2016


Heuman Road
Matuhituhi Crescent
Temple Drive
Max Smith Drive
11
H42
Lake Ruataniwha
Waitaki
District
22
Tekapo-Twizel Road (SH8)
High Voltage Power Line
High Voltage Power Line
6
High Voltage Power Line
High Voltage Power Line
High Voltage Power Line
Old Iron Bridge Road
Mackenzie District Council
- District Plan Maps -
51
33
52
53
54
55
56
38
Location Diagram
0 50 100 200m
Scale: 1:6,000 @ A3
Map Region:
Twizel Ruataniwha (East)
Map No:
56
Map Updated: 5/05/2016


Opihi River
Strowlelgh Road
Seddons Road
Strathallan Road
Kimbell Environs Flood Risk Area
Fairlie-Tekapo Road
Hamilton Road
Kimbell Hazard Area
Perambulator Lane
Stegerts Road
Stanton Road
Opihi River
State Highway 8
Kimbell Environs Flood Risk Area
Three Springs Road
Trotters Road
Mackenzie District Council
- District Plan Maps -
25
26
57
30
31
Location Diagram
0 200 400 800m
Scale: 1:20,000 @ A3
Map Region:
Flood Risk Kimbell Area
Map No:
57
Map Updated: 17/03/2016

SECTION 3 - DEFINITIONS

Note: Grey Highlight = terms subject to PC20 that are from the National Planning Standard.
Pink Highlight = terms subject to PC21 that are from the National Planning Standard.
Green Highlight = terms subject to PC21 that are from the National Planning Standard. Application of these terms in PC21 is limited to the proposed residential, commercial and mixed use and general industrial zones and are set out in the Interpretation chapter of the e-plan. The wording in this chapter is to be applied to all other chapters of the Plan.
Blue Highlight = terms subject to PC21 where amendments have been proposed. Application of these terms in PC21 is limited to the proposed residential, commercial and mixed use and general industrial zones and are set out in the Interpretation chapter of the e-plan. The wording in this chapter is to be applied to all other chapters of the Plan.
Orange Highlight = terms subject to PC21. No amendments have been proposed.

The following are definitions of terms used in the rules contained in this District Plan.

Access: means that area of land over which a site or allotment obtains legal vehicular and/or pedestrian access to a legal road. This land may include an access leg, a private way, common land as defined on a cross-lease or company-lease; or common property as defined in Section 2 of the Unit Titles Act 1972.

Access Leg: in relation to a rear allotment or rear site, means the strip of land, which is included in the ownership of that allotment or site, and which provides the legal, physical access from the frontage legal road to the net area of the allotment or site.

Access Lot: means an allotment which provides the legal access or part of the legal access to one or more allotments, and which is held in the same ownership or by tenancy-in-common in the same ownership as the allotment(s) to which it provides legal access.

Accessory Building: ~~in relation to any site means any separated building the use of which is incidental to that of any other principal building, or use on that site, and for residential activities includes a sleep out, garage or carport, garden shed, glasshouse, swimming pool, mast, shed used solely as a storage area, or other similar structure, provided that any garage or car-port which is attached to or a part of any building shall be deemed to be an accessory building.~~

Act: means the Resource Management Act 1991.

Accessway: means access way as defined in Section 315 of the Local Government Act 1974.

Agricultural Conversion: means direct drilling or cultivation (by ploughing, discing or otherwise) or irrigation.

Allotment: for the purpose of subdivision means a lot, two or more adjoining lots to be held together, or any balance area, shown on a subdivision consent plan, excpt that in the case of land being subdivided under the cross lease or company lease systems or the Unit Titles Act 1972, allotment shall have the same meaning as site.

All Weather Standard: means a pavement which is trafficable under all weather conditions, and includes metalled and sealed surfaces.

Amenity Tree Planting: means tree planting for aesthetic, decorative or amenity purposes, or in the immediate vicinity of buildings.

Antenna: means a telecommunication apparatus used for transmission or reception including the antenna bracket or attachment but not any support mast or similar structure, and includes any satellite dish.

Aviation Activity: means the use of land, air, water and buildings for commercial aviation purposes.

Boundary: means any boundary of the net area of a site and includes any road boundary, side or internal boundary. Site boundary shall have the same meaning as boundary.

Internal Boundary: means any boundary of the net area of a site other than a road boundary and includes a side boundary.

Road Boundary: means any boundary of a site abutting a legal road (other than an accessway or service lane) or contiguous to a boundary of a road designation. Frontage or road frontage shall have the same meaning as road boundary.

Side Boundary: means any boundary of a site generally at right angles to a road boundary.

Building: for the purposes of this Plan, means any structure or part of a structure whether temporary or permanent, movable or immovable, but does not include:

a Any scaffolding or falsework erected temporarily for maintenance or construction purposes.
b Fences, walls or retaining walls of 2m in height or less not used for advertising or for any purpose other than as a fence, retaining wall or wall.
c Structures less than $5m^2$ in area and in addition less than 2m in height.
d Masts, poles, radio and television aerials (excluding dish antennae for receiving satellite television), less than 7m above ground level.
e Any vehicle, trailer, tent, caravan or boat whether fixed or movable unless such vehicle, trailer, tent, caravan or boat shall be used as a place of accommodation, business or storage.

Building Coverage: means that portion of the net area of a site which is covered by buildings or parts of buildings, including overhanging or cantilevered parts of buildings, expressed as a percentage.
The following shall not be included in Building Coverage:

a Pergolas.
b That part of eaves and/or spouting or bay windows projecting 1m or less horizontally from any exterior wall.
c Satellite dishes.
d Uncovered terraces or decks.
e Uncovered swimming pools.
f Fences, walls and retaining walls.

Camping: means the use of land for rent, hire, donation or otherwise for reward for the purposes of placing or erecting on the land temporary accommodation such as tents, cabins or huts, or caravans or campervans, together with the provision of common water-supplies, cookhouses, sanitary fixtures or other premises and equipment. Any hut or cabin shall not contain ablution or cooking facilities.

Captive Balloon: means a non-powered balloon for advertising purposes, which is tethered to a site or structure on a site.

Carriageway: means that position of a road devoted particularly to the use of motor vehicles, inclusive of shoulders.

Commercial: means involving the payment of fees for hire or reward.

Commercial Activity: means the use of land and buildings for the display, offering, provision, sale or hire of goods, equipment, or services, and includes shops, showrooms, travel and real estate agencies, restaurants, takeaway food bars, professional, commercial and administrative offices, service stations, motor vehicle sales, the sale of liquor and associated parking areas; but excludes recreational, community and service activities, home occupations and visitor accommodation. Notwithstanding that service activities are excluded, commercial activity includes the ancillary manufacturing or repair of goods which have the same or similar effect on the environment as the retailing of those goods.

Commercial Livestock: means livestock bred, reared and/or kept on a property either primarily or partly for the purpose of commercial gain, but excludes domestic livestock.

Community Activities and Facilities: means the use of land and buildings for the primary purpose of health, welfare, care, safety, education, culture and/or spiritual wellbeing, but excludes recreational activities. A community activity includes schools, day-care facilities hospitals, doctors surgeries and other health professionals, churches, halls, libraries, community centres, emergency service facilities, courthouses, probation and detention centres.

Conservation Estate: refer Public Conservation Land

Council: means the Mackenzie District Council or any Committee, Sub-Committee, Community Board, Commissioner or person to whom the Council's powers, duties or discretions under this Plan have been lawfully delegated pursuant to the provisions of the Act. District Council shall have the same meaning.

Dairying: means the use of land or buildings primarily for the production of milk from dairy cows.

Daytime: for the purpose of noise control daytime means 0700-2100 hours Monday to Friday and 0900-1700 Saturday, excluding public holidays (Refer also nighttime)

District: means the Mackenzie District.

Domestic Livestock: means

a Not more than 12 adult poultry in a Residential Zone, not more than 30 adult poultry in the Rural-residential zone, or not more than 50 adult poultry in a Rural Zone; bred, reared and/or kept on a property; and

b Any number of livestock bred, reared and/or kept on a property for family consumption, or as pets, or for hobby purposes and from which little or no financial gain is derived.

Earthworks: means the disturbance of land surfaces by the removal or depositing of material, excavation, filling or the formation of roads, banks or tracks, but excludes the cultivation of land. Excavation for the purpose of land drainage is included within the definition of earthworks.

Effluent: Liquid wastes and sludges including agricultural and industrial waste waters and domestic and municipal sewage and sludges.

Elderly Persons Housing: means a group of residential units developed solely for the accommodation of elderly persons, which is owned collectively by one organisation and within which accommodation is provided on a rental or similar basis.

Emergency Service Facilities: means those facilities of authorities which are responsible for the safety and welfare of the people and property in the community and includes fire stations, ambulance stations and police stations.

Erection of a Building: in relation to a subdivision means the completion of all framing, fire walls, fire ceilings and fire floors, and the affixing of all roof materials.

Erosion Control Planting: means tree planting for river bank and slope stability and protection.

Exotic: in relation to trees and plants means species which are not indigenous to that part of New Zealand.

Exploration: means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence.

Factory Farming: means:

a the use of land and/or buildings for the production of commercial livestock where the regular feed source for such livestock is substantially provided other than from grazing the site concerned; and
b boarding of animals;
c mushroom farming; and
d the production, collection and disposal of all effluent on the site.

Farm Base Area: means a Farm Base Area identified in Appendix S of this District Plan.

Farm Building: means a building the use of which is incidental to the use of the site for a farming activity, dairying and factory farming (refer definitions) and does not include dwellings or other buildings used for residential activity.

Small Farm Building: means a farm building with a maximum building footprint of 10 metres x 10 metres and a maximum height of 8 metres.
Large Farm Building: means a farm building with either a building footprint greater than 10 metres x 10 metres or with a height greater than 8 metres.

Farming Activity: means the use of land, buildings or water for the primary purpose of the production of vegetative matter and/or commercial livestock, and includes the on-site sale of produce grown or reared on the site. Farming activity does not include residential activity, home occupations, factory farming, forestry activity or the disposal of effluent beyond the level normally required to sustain the productive use of the land.

Flood Risk: high flood risk and low flood risk shall have the following meanings:

High Flood Risk: means areas where the product of water depth (metres) multiplied by velocity (metres per second) equals or exceeds 1 in areas subject to inundation during an event of 0.2% Annual Exceedance Probability.

Low Flood Risk: means areas where the product of water depth (metres) multiplied by velocity (metres per second) is less than 1 in areas subject to inundation in an event of 0.2% Annual Exceedance Probability.

Floor Height: means the top surface of the ground floor of a building prior to the installation of any covering.

Forestry Activity: means the use of land primarily for the purpose of planting, tending, managing and harvesting of trees for timber production. Forestry does not include shelter belts (refer definition), amenity tree planting (refer definition), or erosion control planting (refer definition).

Formed Road: means a road with a carriageway constructed to an all-weather standard with a minimum carriageway width of 3m.

Front Lot: means a site having a length of frontage to a public road or roads of equal to or greater than 12 metres.

Frontage: means the road boundary of any site.

Full-time Equivalent Persons: means the employment of a person or persons for an average total of 8 hours per day assessed over any 14 day period.

Garage: is included within the meaning of Residential Unit, and means a building or part of a building principally used for housing motor vehicles and other ancillary miscellaneous items owned by persons living on the site.

~~**Gross Floor Area:** means the sum of the gross area of the several floors of all buildings on a site, measured from the exterior faces of the exterior walls, or from the centre lines of walls separating two buildings.~~

~~**Ground Level:** means the finished ground level when all works associated with any prior subdivision of the land were completed, prior to excavation of a building platform.~~

Group Visits: means pre-booked visits to a site by groups of people organised collectively.

Handcrafts: means goods produced by hand by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose.

Hapu: means sub tribe, class or section of a large tribe.

Hard Surface: means, in relation to any site, any part of that site which is impermeable and includes:

a Concrete, bitumen or similar driveways, paths or other areas paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks; or hardfill driveways that effectively put a physical barrier on the surface of any part of the site.

b Any area used for parking, manoeuvring, access or loading of motor vehicles.

c Any area paved with a continuous surface or with open jointed slabs, bricks, gobi or similar blocks.

The following shall not be included in the definition of hard surface:

a Paths of less than 1 metre in width.

b Shade houses, glass houses and tunnel houses not having solid floors.

Heavy Vehicle: means a motor vehicle (other than a motor car that is not used, kept or available for the carriage of passengers for hire or reward) the gross laden weight of which exceeds 3500kg; but does not include a traction engine or vehicle designed solely or principally for the use of fire brigades in attendance at fires. (The Heavy Motor Vehicle Regulations 1974)

Height: in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point.

For the purpose of calculating height, account shall be taken of parapets but not of poles, towers, turrets, chimneys, ventilation shafts, lift towers, machinery rooms, stair wells, water towers, cooling towers or finials, provided that such features:

a Do not exceed the maximum height normally permitted in the zone by more than 3.0m.
b Do not exceed an aggregate floor area of 20 sq m or 10% of the area of the roof to the storey immediately below such structures, whichever is the lesser.
c Do not exceed a dimension of 6m, measured in any direction.

In addition for the purpose of calculating height, account shall be not be taken of radio and television aerials and other telecommunication antennas that are attached to buildings and are no more than 1m squared in area on any side or 1200mm in diameter, provided the maximum height normally permitted by the rules for the zone is not exceeded by more than 3 metres.

Home Occupation: means the use of a site for an occupation, business, trade or profession which is secondary and incidental to the use of that site for a residential activity and which is undertaken by person(s) living permanently on the site, but excludes homestays.

Home Stay: means use and occupancy of bed space in a residential unit for visitor accommodation including bed and breakfast and farmstay.

Indigenous Vegetation: means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are in the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.

Industrial Activity: means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods and includes engineering servicing.

Iwi: means tribe with authority in an area.

Kai Tahu (Ngai Tahu): Iwi or tribe with authority in Te Waipounamu.

Kaitiaki: means guardians.

Kaitiakitoka (kaitiakitonga): means exercise of guardianship by the takata whenua.

Kati Huirapa: means hapu with mana whenua within the area from the Rakaia River to the Waitaki River.

Kaumatua: means a respected elderman.

Koiwi Takata: means burial remains.

~~Lake:~~ ~~means a permanent body of freshwater entirely or nearly surrounded by land.~~

Landscaping: Means the planting of live materials such as trees, shrubs, grasses, ground cover or other horticultural materials and also includes lawns, water, rocks, paved areas or amenity features, the whole of such provision being so arranged as to improve visual amenity and/or human use and enjoyment and/or partially or wholly screen activities or buildings, and/or to provide protection from climate.

Living Area: means any room in a residential unit other than a room used principally as a bedroom, laundry or bathroom.

Loading Space: means a portion of a site, whether covered or not, clear of any road or service lane upon which a vehicle can stand while being loaded or unloaded. Such loading space shall have vehicular access to a road or service lane.

Mahika (Mahinga) Kai: means food gathering areas.

Mana whenua: means customary authority exercised by an iwi or hapu in an area.

Manufacturing of Hazardous Substances: means any process that produces a substance that is hazardous under the United Nations Transportation of Dangerous Goods Code; and includes any process that includes the mixing of material or making a compound product that is hazardous under the United Nations Transportation of Dangerous Goods Code.

Mast: means any pole, tower or similar structure designed to carry antennas or dish antennas or otherwise to facilitate broadcasting and telecommunications.

Mineral: means a naturally occurring inorganic substance beneath or at the surface of the earth, whether or not under water; and includes all metallic minerals, non-metallic minerals, fuel minerals, precious stones, industrial rocks and building stones, and a prescribed substance within the meaning of the Atomic Energy Act 1945.

Mining Activity: means to take, win or extract, by whatever means a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration.

Minor Unit: means a residential unit of not more than 50m² gross floor area and of not more than 4 metres in height above natural ground level.

Motorised Craft: means any water craft powered by an engine.

Mustering huts: means huts used for the purpose of short term shelter during mustering and other farm activities.

Net Area: in relation to a site or allotment, means the total area of the site or allotment less any area subject to a designation for any purpose, and/or any area contained in the access to the site or allotment, and/or any strip of land less than 6m in width.

Nighttime: For the purpose of noise control nighttime means all those hours which are not daytime i.e. 2400-0700 and 2100-2400 hours Monday to Friday; 2400-0900 and 1700-2400 hours Saturday, all Sunday and public holidays (refer daytime).

Noise: The following definitions shall apply in relation to noise:

a dBA - means A-frequency-weighted sound pressure level in decibels relative to a reference sound pressure of 20 micropascals. See NZS 6801:1991 clause 2.1 definitions of frequency, sound pressure, reference sound pressure, sound pressure level, decibel, weighting, and sound level.

b L10 - means the L10 exceedance level, in A-frequency-weighted decibels, which is equalled or exceeded ten percent of the total measurement time. See NZS 6801:1991 clause 2.2 definition of exceedance level.

c Lmax - means the maximum A-frequency-weighted sound level (dBA Lmax) during a stated time period. See NZS 6801:1991 clause 2.1 definition of maximum sound level.

d Noise limit - means a L10 or Lmax sound level in A-frequency-weighted decibels that is not to be exceeded.

Notional Boundary: means a line 20 metres from the facade of any rural dwelling or the legal boundary where this is closer to the dwelling.

Outdoor Recreation Activity: means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilet facilities, information and ticketing.

Outdoor Storage: means land used for the purpose of storing vehicles, equipment, machinery, natural and processed products, outside a fully enclosed building for periods in excess of 4 weeks in any one year.

Parking Space: means a space on a site available at any time for accommodating one stationary motor vehicle. Such parking space shall not be located on any access or outdoor living space and shall have vehicular access to a road or service lane.

Pastoral Intensification: means subdivisional fencing and/or topdressing and oversowing.

Principal Building: means a building, buildings or part of a building accommodating the activity for which the site is primarily used.

Prospecting: means any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes:

a geological, geochemical, and geophysical surveys; and

b the taking of samples by hand or hand held methods; and

c aerial surveys.

Public Area: means those parts of a building normally available for use by the general public exclusive of any service or access areas of the building.

Public Conservation Land: means reserves, wildlife reserves, stewardship land (as referred to in the Conservation Act 1987) and National Parks administered by the Department of Conservation.

Radiocommunications Facility: means any device capable of transmitting, receiving, emitting or broadcasting electromagnetic waves such as aerials, dishes, antennas, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles and ancillary buildings, and as defined in the Telecommunications Act 1987 and its amendments.

Rear Lot: means a site having a length of frontage to a public road or roads of less than 12 metres.

Recession Lines: means lines constructed from points on or above a boundary surface or a road surface, the angle of inclination of which is measured from the horizontal, at right angles to a site boundary and in towards the site. No building features shall protrude through or above the building envelope constructed by recession lines except the following:

a Chimneys, ventilation shafts, roof water tanks, lift and stair shafts and spires, poles and masts less than 9m above ground level, provided the maximum dimension thereof measured parallel to the boundary under consideration shall not exceed 3m, and provided for buildings over three (3) storeys, such features are contained within or are sited directly against the outside structural walls; and

b In Residential Zones where a single gable end with a base (excluding eaves) of 7.5m or less faces a boundary and a recession plane strikes no lower than half way between the eaves and ridge line, a gable end may penetrate the recession lines.

c Where the land immediately adjoining the site boundary forms part of a right-of-way or access strip, the recession lines shall be calculated from the far side of the right-of-way or access strip.

Recreational Activity: means the use of land, air, water and buildings for the primary purpose of recreation and entertainment but does not include commercial aviation activity.

Relocatable: means not intended for permanent location on any site and readily capable of removal for relocation to another site.

Relocation: in relation to a building, means the removal and re-siting of any building from any site to a new site.

Reserve: means a reserve in terms of the Reserves Act 1977.

Residential Unit: means a residential activity which consists of a single self contained housekeeping unit, whether of one or more persons, and includes accessory buildings. Where more than one kitchen facility is provided on the site, there shall be deemed to be more than one residential unit.

Residential Activity: means the use of land and buildings by people for the purpose of permanent living accommodation, including all associated accessory buildings, leisure activities and the keeping of domestic livestock. For the purpose of this definition, residential activity shall include residential community care homes for up to and including six people and management staff, and emergency and refuge accommodation.

Retail Sales: means the direct sale or hire to the public from any site and/or the display or offering for sale or hire to the public on any site of goods, merchandise or equipment and includes restaurants and takeaway bars, but excludes recreational activities.

Right of Way: means an area of land over which there is registered a legal document giving rights to pass over that land to the owners and occupiers of other land.

Riparian Margin: means land adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody and its ecosystem.

River: means a permanently or intermittently flowing body of freshwater with a formed and recognisable bed, but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation and farm drainage canal).

River Protection Work: means works, structures and plantings for the protection of property and people from floods; and includes areas of vegetation maintained or planted in the berm margins of flood fairways, the clearance of vegetation and debris from flood fairways, stopbanks, access tracks, rockwork, anchored trees, wire rope and other structures.

Road: ~~means road as defined in Section 315 of the Local Government Act 1974.~~

Service Activity: means the use of land and buildings for the primary purpose of the transport, storage, maintenance or repair of goods.

Service Lane: means service lane as defined in Section 315 of the Local Government Act 1974.

Service Station: means any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG, and diesel), and may also include any one or more of the following:

a the sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;
b mechanical repair and servicing of motors (includes motor cycles, caravans, boat motors, trailers);
c warrant of fitness testing;
d the sale of other merchandise where this is an ancillary activity to the sale of motor fuel and vehicle accessories;
e truck stops;
f light engineering;
g car wash facilities;
h other retail sales subsidiary to the main use of the site.

Setback: means the distance between a building and the boundary of its site. Where any building is required to be setback from any site boundary, no part of that building, unless specifically permitted by the Rules in the Plan, shall be closer to the site boundary than the minimum distance specified. Where any road widening is required by this Plan, the setback shall be calculated from the proposed final site boundary.

Shelter Belt: means trees or vegetation planted predominately to provide shelter limited to a maximum average width of 15 metres from stem to stem.

Sign: means any sign, mural or device of whatever nature for the purpose of specific identification of any site or building, for providing directions or information, or for promoting any goods, services or forthcoming events, and which is visible from any public place or thoroughfare. Such signage may consist of a specially constructed device, structure, erection or apparatus, or may be painted, written, printed, carved, embossed, inscribed, projected onto, placed or otherwise fixed to or upon any site, wall, hoarding, pole, fence, rock, stone, tree, stationary vehicle or structure or erection of any kind whatsoever.

Site: ~~means~~

~~1 an area of land which is:~~
~~a comprised in a single allotment in a single certificate of title; or~~
~~b comprised in a single lot or balance area on an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent of the Council, being in any case the smaller land area of i or ii; or~~

~~2 an area of land which is comprised of two or more adjoining lots held together in one certificate of title in such a way that the lots cannot be dealt with separately without prior consent of the Council; or~~

~~3 an area of land which is comprised of two or more adjoining lots held in two or more certificates of title where such titles are:~~
~~a subject to a condition imposed under Section 37 of the Building Act or Section 643 of the Local Government Act 1974; or~~
~~b held together in such a way that they cannot be dealt with separately without the prior consent of the Council;~~

~~**except that:**~~

~~1 in the case of land subdivided under the cross lease or company lease systems (other than strata titles), a site shall mean an area of land containing:~~
~~a a building or buildings for residential or business purposes with any accessory building(s), plus any land exclusively restricted to the users of that/those building(s); or~~
~~b a remaining share or shares in the fee simple creating a vacant part(s) of the whole for future cross lease or company lease purposes; and~~

~~2 in the case of land subdivided under the Unit Titles Act 1972 (other than strata titles), site shall mean an area of land containing a principal unit or proposed unit on a unit plan together with its accessory units; and~~
~~3 in the case of strata titles, site shall mean the underlying certificate of title of the entire land containing the strata titles, immediately prior to subdivision.~~

Takata Whenua (tangata whenua): means iwi or hapu that holds mana whenua over an area.

Taoka (taonga): means treasured possessions, both tangible and intangible.

Te Waipounamu: means the South Island.

Telecommunication Facility: means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure facility or apparatus intended for the purpose of effecting telecommunications as defined in the Telecommunications Act 1987 and its amendments.

Telecommunication Line: means a wire or wires or a conductor of any kind (including a fibre optic cable) used or intended to be used for telecommunication and includes any pole, insulator, casing, minor fixture, tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding or protecting any such wire or conductor; and also includes any part of a line, and as defined in the Telecommunications Act 1987 and its amendments.

Temporary Military Training Activity: means a temporary activity which is undertaken for Defence Purposes. Defence Purposes are those in accordance with the Defence Act 1990. The Defence

Act also enables access to Defence Areas, which includes areas utilised for temporary military training activities, to be restricted.

Tikaka Maori: means Maori tradition and custom, including protocol and ceremony, values and beliefs.

Tino rakitirataka (rangitiratanga): means full authority of chieftainship, including the right to permit or deny other, inherent sovereignty.

Trade Supply Retail: means a business engaged in sales to businesses, and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following:

- Automotive supplies, farming and agricultural supplies, and marine supplies;
- Building supplies;
- Garden and landscaping supplies;
- Farming and agricultural supplies;
- Hire services (excluding hire of books, DVD and video);
- Office furniture, equipment and systems supplies.

Trade Waste: means liquid waste, other than waste from staff ablutions or staff kitchen facilities, which requires connection with a Council reticulated sewerage system.

Tree Planting: includes forestry, amenity tree planting and shelter belts.

Tussock Grasslands: means areas generally supporting native tussock grasses but typically comprising a mosaic of vegetation types that could include considerable areas of bare/stoney ground, mixed exotic/native herbfield, cushion and mat vegetation, native shrubs and exotic species such as browntop and hawkweed.

Utility: means facilities, structures and works necessary for, incidental to and associated with providing the following:

a the generation and transmission of energy;
b transportation networks and navigational aids;
c the storage, treatment and conveyance of water and sewage;
d the disposal of waste;
e radiocommunications and telecommunications;
f the protection of the community from natural hazards;
g monitoring and observation of weather.

Vegetation Clearance: means the felling, clearing or modification of trees or any vegetation by cutting, crushing, cultivation, spraying or burning. Clearance of vegetation shall have the same meaning.

Vehicle Crossing: means the formed and constructed vehicle entry/exit from the carriageway of any road up to and including that portion of the road boundary of any site across which vehicle entry or exit is obtained to and from the site, and includes any culvert, bridge or kerbing.

Vehicle Trip: means a single journey to or from a particular site by a person or persons in a motor vehicle.

Visitor Accommodation: means the use of land and buildings for short-term, commercial, living accommodation where the length of stay for any one visitor is not greater than 3 months at any one

time. Visitor accommodation may include some centralised services or facilities, such as food preparation, dining and sanitary facilities, conference, recreation and bar facilities, and associated parking areas for the use of those living on the site.

Waahi tapu: means places of sacred or extreme importance.

Wetland: means a permanently or intermittently wet area, shallow water and land water margins that supports a natural ecosystem of plants and animals that are adapted to wet conditions.

Wilding Trees: means self-sown exotic trees.

Yard Based Retailing: means retail activity with the primary function of the supply of goods from a yard area and includes building supplies (DIY or Trade), garden centres, automotive and marine yards, farming and agricultural supplies and heavy machinery or plant. More than 50% of the area devoted to sales or display must be located in covered or uncovered external yard as distinct from within a secure and weatherproofed building where trade, business and general public customers are able to view items for sale and load, pick up or retrieve the goods, but does not include site access and parking.

SECTION 5 – BUSINESS (Part)

Introduction

~~The businesses which serve residents and visitors to Mackenzie District are located primarily in the settlements of Lake Tekapo, Twizel and Fairlie. In Lake Tekapo most business activities are located along State Highway 8, with a focus on retail commercial activity and tourist activities. Commercial activity in Twizel is centred around Market Place, with industrial activities occurring on the southern side of Ostler Road and around the Ohau/Ostler Road intersection. Many tourist activities are located on Wairepo and Ostler Roads and Mackenzie Drive (near Market Place).~~

~~In Fairlie, business activity primarily fronts onto Riddle Street and Main Street; the area of most intensive commercial activity being Main Street, between Allandale Road and Talbot Road and between Kirke Street and Princes Street. In addition, an area of Industrial activity exists to the east of the Opihi River.~~

~~The commercial facilities within the towns of Albury, Burkes Pass, Kimbell and Mt Cook are small scale and small in number, and for these reasons tend to be integrated into the township as a whole rather than being a separate entity. They have therefore been included in consideration of the residential areas of the District, rather than part of the business areas.~~

The majority of provisions pertaining to the District's business zones are located in the Commercial and Mixed Use Zones, and General Industrial Zone chapters as introduced by Plan Change 21. The issues, objectives and policies within this chapter only apply within these zones to the extent that they relate to the rules within this chapter.

The Tourist G Zone covers land at Glentanner located on the Twin Stream Fan and is traversed by SH 80. The establishment of buildings in this zone is controlled to ensure the buildings are compatible with the surrounding environment and that the adverse effects of natural hazards are avoided.

The Industrial Zone covers land located on Talbot Road, to the south-east of Fairlie Township.

The objectives and policies within this chapter continue to apply in full to the Tourist G Zone and Industrial Zone.

Issues

The following are the resource management issues relevant to the business areas of the District. The objectives and policies which address these issues and which relate to the business zones are then referred to.

Issue 1 - Consolidation of Business Areas

Description

Business centres, in particular the commercial centre of the District's villages, create a focus for people and visitors to the District. The effectiveness of this central focus reduces if business activities become dispersed and establish in surrounding areas. Consolidation of business

activities also enhances the convenience of activities and reduces the amount of travel required between businesses - with potential energy savings.

Buildings, infrastructure and car-parking areas within existing business areas represent a significant investment and are valuable physical resources. Therefore, it is important that these resources are utilised to their potential. Consolidation of business areas will prevent the dispersal of activities, which could leave existing areas under-utilised.

Relevant Objectives and Policies

- Objective 1, Policy 1A
- Objective 6, Policy 6A

Issue 2 - Amenity Values

Description

A: - Amenity within Business Areas

The business centres of Mackenzie District are characterised by a concentration of people, traffic and activity. They therefore have lower standards of amenity than is expected within a residential environment. However, it is important that a relatively high level of amenity is maintained to ensure that the environment of business areas is visually attractive to new businesses, residents and visitors.

Relevant Objectives and Policies

- Objective 2 - Policy 2A, 2B and 2D

B: - Effects of Business Activities on the Amenity Enjoyed in Residential Areas, and areas of Public Space

Activities in business areas may affect the amenity enjoyed in residential areas, especially where these areas are located next to each other. Business Activities may also affect the amenity enjoyed in areas of public space. The scale and nature of the effects of business activities and the nature of neighbouring areas will determine whether the effect is significant. In particular, the storage of goods outdoors can have significant adverse visual effects.

Some business activities may also affect the health and safety of neighbours and the public and therefore these activities may not be appropriate in some areas.

Relevant Objectives and Policies

- Objective 3, Policy 3A

C: - Effects of Residential and Commercial Activity on Industrial and Service Activity

The level of amenity generally required with respect to residential and commercial activity is greater than that required for other business activities, such as industrial and service activities. Consequently, if residential and commercial activities establish in areas of industrial and service activity the establishment and operation of industrial and service activities may be inhibited as in time it is likely that residential and commercial activities will demand a higher level of amenity

and complaints will be received from these businesses concerning industrial and service activities.

To enable people to provide for their well-being it is important that service and industrial activities are provided for.

Relevant Objectives and Policies

- Objective 2, Policy 2C

Issue 3 - Natural Hazards

Description

The business zone at Glentanner is located on the Twin Stream alluvial fan. Consequently buildings in this area are at risk from the hazards of flooding, deposition and scour. It is important that these effects are mitigated in order to avoid the adverse effects of these hazards on people and property.

Relevant Objectives and Policies

- Objective 4, Policy 4A

Business Objectives And Policies

Business Objective 1 - Consolidated Business Areas

Consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas.

Reasons

- People using and visiting business areas of the District benefit from the convenience of businesses being located in close proximity to each other.
- The concentration of business activities provides a social focus for the people of the district, particularly those living in the urban area.
- Consolidation encourages existing buildings, and infrastructure in business areas to be used efficiently.

Business Policy 1A - New Business

To encourage the establishment of new businesses primarily within areas where similar types of business activity already exist.

Explanation and Reasons

- As for Objective 1

Implementation Methods

- Village Centre, Tourist, Service, Industrial and Travellers Accommodation zones - see Planning Maps

Environmental Results Anticipated

- Business areas that are convenient for the public
- Efficient use of buildings, land and infrastructure in business areas
- Business areas which provide a social focus for people in the District

Business Objective 2 - Amenity Within Business Areas

Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and workers.

Reasons

- As business areas provide a focus for the community, it is important that a relatively high standard of amenity is maintained, however the level of amenity in business areas will not be as high as considered appropriate within residential areas.

Business Policy 2A - Impact On Business And Adjoining Areas

To avoid or minimise the adverse effects of activities in business areas so as to ensure these areas and adjoining areas remain pleasant, attractive and safe.

Explanation and Reasons

- As for Objective 2
- Adverse effects of activities, such as noise, dust, lighting and glare and adverse visual effects can reduce the level of amenity enjoyed in an area and make it less attractive for people who reside, work and visit. Therefore, it is important that these effects are avoided, or mitigated.
- Aircraft taking off or landing within business areas could result in an unacceptable risk to the safety of people working, visiting or doing business in these areas. It is important that such activity be subject to assessment in terms of any risks to public safety.

Implementation Methods

- Screening
- Visual Amenity
- Landscaping
- Noise
- Limiting of some industrial activities
- Administration of the Health Act, Health and Safety Employment Act, Dangerous Goods Regulations, Resource Management Act and Hazardous Substances and New Organisms Act.
- Aircraft

Business Policy 2B - Scale And Character

To maintain the existing scale of buildings and enhance the character of the business areas of the District.

Explanation and Reasons

- As for Objective 2
- The dominance of buildings in the business areas is affected by their scale and the amount of open space retained. Buildings in the business areas should be compatible with the rural nature and size of the settlements of the District.
- It is important that the character of business areas is enhanced in order to increase the amenity enjoyed by residents and visitors.

Implementation Methods

- Building Height
- Setback from Neighbours
- Setback from Roads
- Building Coverage
- Verandas

- Signage

Business Policy 2C - Industrial/Service Opportunity

To enable industrial and service activity to establish and operate in the business centres without being adversely affected by activities which require a higher standard of amenity.

Explanation and Reasons

- The establishment and operation of industrial and service activities can be inhibited by other activities that require a higher standard of amenity. As industrial and service activities enable people to provide for their well-being, it is important that they are able to establish in some areas.

Implementation Methods

- Residential Accommodation
- Commercial Activity
- Visitor Accommodation

Policy 2D - Appearance Of Buildings

To promote good design and use of materials and colours which are compatible with the surrounding natural environment.

Explanation and Reasons

- As for Objective 2
- The external appearance of buildings affects people's enjoyment of the landscape. Buildings finished in materials and colours that are compatible with the surrounding natural environment are more visually attractive than buildings which do not take these matters into account. In addition consistency in appearance of buildings in commercial areas enhances the amenity of these areas.
- ~~Because of the special natural setting of Lake Tekapo Village and it being a focal point for national and international visitors it is considered appropriate to require buildings to be designed in accordance with principles which are in keeping with the environment of the area. The Lake Tekapo Design Guide has been developed to provide guidance for development in the zone. The Design Guide is contained in Appendix P of the Mackenzie District Plan.~~

~~Lake Tekapo Implementation Method~~

- ~~The Lake Tekapo Design Guide is included in the Mackenzie District Plan in Appendix P. Compliance with the standards of the Guide is a Restricted Discretionary matter.~~
- ~~A colour chart based on the colours of the surrounding environment will be made available to all persons wishing to develop or redevelop buildings.~~

Environmental Results Anticipated

- Buildings in commercial areas which are designed and finished in materials and colours which are compatible with the surrounding natural environment.
- ~~Development of distinct architectural style within the Lake Tekapo Village Centre which~~

~~is compatible with the surrounding environment.~~

Business Objective 3 - Amenity Of Residential Areas

Residential areas where amenity is not adversely affected by business activities located in the vicinity.

Reasons

- Business activities can have effects such as noise odour, dust, lighting and adverse visual effects. It is important that business activities do not affect the amenity enjoyed within adjoining residential areas.

Business Policy 3A - Adverse Effects

To minimise the adverse effects of activities in business areas on the amenity of adjoining residential areas.

Explanation and Reasons

- As for Objective 3
- Where possible it is preferable that a buffer zone exists between residential areas and business areas. However, this is not always possible or practical. Consequently, it is necessary for any adverse effects to be mitigated, reduced or avoided.

Implementation Methods

- Screening
- Setback from Neighbours
- Visual Amenity
- Landscaping
- Noise
- Lighting and Glare
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, and Hazardous Substances and New Organisms Act.

Environmental Results Anticipated

- Minimal noise and lighting disturbance within residential areas adjacent to business areas.
- An attractive residential/business boundary.
- Business areas that are attractive when viewed from the road.

Business Objective 4 - Natural Hazards

Business activities which minimise the risk to people and property as a result of natural hazards.

Reasons

- Business activities at Glentanner are located on the Twin Stream fan. As such they are potentially at risk from the hazards of flooding, deposition and scour. It is important that the effects of these hazards are mitigated to reduce the potential risk to people and property. Fairlie is also subject to flooding both from the Opihi River and the western catchments.

Business Policy 4A

To mitigate the adverse effects of natural hazards on people and property within Business areas and in particular at Glentanner and Fairlie.

Explanation and Reasons

- As for Objective 4

Implementation Methods

- Tourist G Zone Rules
- Administration of the Building Act and Section 106 of the Resource Management Act.
- Flood Mitigation - Minimum Floor Heights

~~***Business Objective 5 - Lake Tekapo Village Centre***~~

~~*To provide for a compact, pedestrian-friendly and co-ordinated Village Centre that is vibrant and provides for a wide range of activities and community focus.*~~

Reasons

- ~~People using and visiting business areas of the District benefit from the convenience of businesses being located in close proximity to each other.~~
- ~~The concentration of business activities provides a social focus for the people of the district, particularly those living in the urban area.~~
- ~~Consolidation encourages existing buildings, and infrastructure in business areas to be used efficiently.~~
- ~~The pedestrian focus provides contrast to the State Highway environment, and welcomes pedestrian activity that can easily and efficiently access the facilities and services of the area while being able to access and enjoy the lakeside reserves.~~
- ~~Provide a distinctive and co-ordinated built environment while allowing for flexibility in design and materials for variety of visual form and function.~~

~~**Lake Tekapo Village Centre Policies:**~~

a) Activities, buildings and structures should be located in such a manner that they positively address the street and public areas so as to contribute to amenity values and in particular pedestrian accessibility and safety.
b) Enhance the village centre as a pleasant, attractive and vibrant place for people and businesses.
c) To maintain or enhance the amenity and functionality of the Village Centre while ensuring the safe and sustainable operation of State Highway 8.
d) Avoidance of excessive shading within the village centre.
e) To recognise the importance of views from within the Village Centre zones to the Domain and Lake Tekapo, and to maintain and enhance these views through providing areas of open space and controlling site layout and location of buildings.
f) To structure the village centre around the No build areas and existing public spaces (including streets and the Domain) within and adjacent to the Village Centre zones.
g) Promote maximum pedestrian accessibility to the Domain and the Lake for the enjoyment of the physical setting by the community and visitors.
h) The need to enhance the character of buildings and development of the town by controlling the height, scale, appearance and location of buildings to ensure that the amenity of the area, both at street level and within adjacent developments, is maintained and enhanced.
i) To promote a built form that recognises and responds to the physical characteristics of the site, including climate.
j) To implement methods to minimise the adverse effects of vehicles on the amenity of the village area.
k) Residential and service activities should be located above floor level within the central parts of the village centre.
l) Large retail activities should be sleeved by smaller scale activities on the Domain Frontage.
m) Potential adverse effects (e.g. noise) that may be generated by differing activities co-locating in the same or adjacent building.

Explanation and Reasons

For all Policies:

- As for Objective 5

For Policies d), e) and f):

Key areas where open space and views can be enjoyed from within and immediately south of the Village Centre are vulnerable to loss or degradation through buildings and structures in the northern half of the Village Centre buildings. These views and connections (visual and pedestrian) to the Domain and lakeshore are key components of the identity of the Lake Tekapo Village Centre, and are recognised as important to visitors and the community alike. In providing for development in Area A on the Outline Development Plan, it is important that provision is made for open space areas free from buildings and structures to maintain the visual, open space and pedestrian connections to the north, and particularly to the Domain area.

Implementation Methods

- The Mackenzie District Council retains restricted discretion over all development in the Village Centre zone.

- Design guidelines and the Outline Development Plan ensure a high and consistent standard of built development in the Village Centre zones that recognises the inter-relationship between the built environment, and the physical setting.
- The Outline Development Plan identifies five areas where buildings and structures are non-complying activities, and promotes the retention of these areas as open space with the primary purpose of retaining views to the north from within the Village Centre zones.

Environmental Results Anticipated

- A compact, efficient and pedestrian friendly Village Centre where buildings, open space, vehicular traffic and pedestrian linkages work together in an effective manner.
- A Village Centre that is co-ordinated visually and functionally, and provides a physical, cultural and commercial focus for residents and visitors.
- Areas of open space free of buildings and structures, that provide views to the north from within and south of the Village Centre zones, the State Highway and land to the south of the highway.

Business Objective 6 - Twizel Village Centre

Reinforcement of the role and function of community and commercial activities within the Twizel Village Centre, to provide for a vibrant, compact and pedestrian friendly Village Centre.

Business Policy 6A: Twizel

Within Twizel, to provide for varying levels of commercial activity to meet the wider community's social and economic needs, primarily through the consolidation of such activities within the Twizel Village Centre. Commercial activities are to be managed to support and sustain the existing physical resources of the Twizel Village Centre Zone where these:

(a) provide for the centre's ongoing vitality and viability;

(b) enhance Twizel's commercial and community self-sufficiency; and

(c) enhance the village centre as a pleasant, attractive and vibrant place for people and businesses.

Explanation and Reasons

- Commercial activity in Twizel is centred around Market Place, which is Twizel's principal area for shopping and provides a community focal point. The village centre has a high level of amenity, and is a focus of community wellbeing and economic and social activity. Pedestrian activity is supported and provided for in order to provide easy and efficient access its facilities and services.
- The potential for dispersal of commercial activities outside the Village Centre zone requires consideration, in order to maintain and enhance the vitality, convenience and function of the village centre and the efficient use of services.
- Commercial activities are primarily anticipated within the Village Centre Zone to consolidate existing facilities and services. However, Policy 6A also provides for consideration of out-of-centre commercial development, where it meets the criteria in Clauses (a) to (c), and where

~~for example such development would not contribute to the Village Centre's amenity or be necessary to it ongoing function. Such development may include Trade Based activity or ancillary Tourist based retail activities, which may still be provided for outside of the Village Centre as appropriate.~~

~~VILLAGE~~NEIGHBOURHOOD CENTRE, MIXED USE AND TOWN CENTRE ZONES

Note – This Section contains a limited set of rules applying to activities within the Neighbourhood Centre, Mixed Use and Town Centre zones, in addition to those contained in the Commercial and Mixed Use Zones chapter.

~~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 10~~
- ~~Heritage Protection Section 11~~
- ~~Signs and Outdoor Lighting Section 12~~
- ~~Subdivision, Development and Financial Contributions Section 13~~
- ~~Temporary Activities and Buildings and Environmental Noise Section 14~~
- ~~Transportation Section 15~~
- ~~Utilities Section 16~~

STATUS OF ACTIVITIES

1.3 PERMITTED ACTIVITIES

1.3.1 Within the ~~Village~~ Neighbourhood Centre, Mixed Use or Town 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~~ Town 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, Neighbourhood Centre or Mixed Use 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 in the Town Centre Zone in Tekapo 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 a~~ 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~~ a Neighbourhood Centre, Mixed Use or Town 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 10
- Heritage Protection Section 11
- Signs and Outdoor Lighting Section 12
- Subdivision, Development and Financial Contributions Section 13
- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

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.~~

LARGE FORMAT RETAIL and GENERAL INDUSTRIAL ZONES

Note – Within the Large Format Retail and General Industrial zones, only Standard 3.3.6.(e) and (g) apply. All other rules are contained in the Large Format Retail Zone chapter and General Industrial Zone chapter as introduced by Plan Change 21.

Within the Industrial Zone and Deferred Industrial Zones, the rules in this section apply in full.

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~~,~~ and 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 10
- Heritage Protection Section 11
- Signs and Outdoor Lighting Section 12
- Subdivision, Development and Financial Contributions Section 13
- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

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 as follows:

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

i Yard-based retailing;

ii Trade supply retail;
iii Visitor Accommodation in the Industrial zoned area bounded by the State Highway and Ostler Road only; 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.

3.5.4 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.

3.7 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.

SCHEDULE A - SERVICE INDUSTRIES

1. SERVICE INDUSTRIES

Bakeries and catering depots
Cabinet makers and associated woodcrafts, furniture restoration and upholstering
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, dying 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 dying 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
Acetylene-gas manufacture
Aerosol packers and manufacture
Aluminium alloy manufacture
Alkali-waste works
Ammonia manufacture
Ammunition manufacture
Animal by-products manufacture
Asbestos manufacture
Battery manufacture
Boiler manufacture
Bearing manufacture
Briquette manufacture
Bisulphide of carbon works
Boiler makers
Boiling down works
Bone crushing
Bulk storage of asphalt, sand, gravel, tallow, grain, industrial chemicals and scrap metal
Candle manufacture
Celluloid works
Cement-packing bag cleaning works
Cement manufacture
Chemicals manufacture
Chlorine works
Coke manufacture
Detergent manufacture
Distillation of coal, wood and bones
Explosive manufacture and storage
Fat rendering
Fell mongering
Fertilizer works
Fibreglass manufacture
Fibrous plaster manufacture
Fireworks manufacture and storage
Fire clay products manufacture
Fish curing and preserving
Fluorine works
Fuel oil refining and storage
Fur curing and tanning
Gas (coal, acetylene, ammonia or similar manufacture)
Glass manufacture
Gelatine manufacture
Glue manufacture
Gunpowder manufacture
Gypsum manufacture
Hydrochloric acid manufacture
Incinerator works
Industrial chemical manufacture
Iron works and foundry
Knacker yards
Lacquer manufacture
Lamp black manufacture
Lead works
Leather tanning
Lime manufacture
Linoleum manufacture
Lucerne dehydration
Manure (artificial) manufacture
Meatworks-killing, freezing and packing
Oil distillation and refining
Oxygen-gas manufacture
Paint, varnish, lacquer etc manufacture
Paper and pulp manufacturers
Petroleum based products manufacture
Plastics manufacture
Pyridine works
Railway workshops
Rubber goods manufacture
Sausage casing manufacture
Smelting metals (all types)
Soap manufacture
Steel works
Stock yards
Stone and mineral crushing
Sulphur-chloride manufacture
Sulphur-dioxide manufacture
Sulphuric acid works
Synthetic fuel manufacture
Tallow-melting and refining
Tanning and curing of hides and skins
Tar manufacture, refining, mixing
Timber treatment
Turpentine manufacture
Varnish manufacture
White lead 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 10
- Heritage Protection Section 11
- Signs and Outdoor Lighting Section 12
- Subdivision, Development and Financial Contributions Section 13
- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

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 54.

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:

- Hazardous Substances Section 10
- Heritage Protection Section 11
- Signs and Outdoor Lighting Section 12
- Subdivision, Development and Financial Contributions Section 13
- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

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 10
- Heritage Protection Section 11
- Signs and Outdoor Lighting Section 12
- Subdivision, Development and Financial Contributions Section 13
- Temporary Activities and Buildings and Environmental Noise Section 14
- Transportation Section 15
- Utilities Section 16

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 Maps 54 and 56), 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 Maps 54 and 56) which is provided for as a Discretionary Activity in the Residential 2 Zone.

6.6.4 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 which 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;

vi the availability of land / space for commercial development with the Twizel Village Centre Zone;

vii the extent to which the activity proposed will complement and support existing businesses in the Twizel Village Centre.

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.

SECTION 6 - RESIDENTIAL

Introduction

~~Housing is one of the most fundamental needs of the District's population. People's wellbeing is amongst other things a reflection of their quality of housing and general living environment. A significant proportion of the District's population live in an urban residential environment, the three principle settlements being Lake Tekapo, Fairlie and Twizel. The other settlements with a predominantly residential rather than rural form are Burkes Pass, Albury, Kimbell and Aoraki/Mt Cook Village.~~

The majority of provisions, pertaining to the District's residential zones are located in the Large Lot Residential, Low Density Residential and Medium Density Residential Zone chapters as introduced via Plan Change 21. The issues, objectives and policies within this chapter only apply to the residential zones to the extent that they relate to the noise provisions within this chapter. The issues, objectives and policies relating to the natural hazard provisions are contained within Section 18.

Issues

The following are the resource management issues and associated objectives and policies relevant to the residential areas of Mackenzie District.

~~Issue 1 - Maintaining the Pleasantness and Amenity of Residential Areas~~

~~Description~~

~~People's perception of well being is enhanced by a coherent and pleasant living environment. This is often a reflection of the existing character of their living areas. Components of this character are the location and scale of open space, density of residential development generally and within sites, heights of buildings and dominant residential building styles, materials and colours. Most of these components affect the general appreciation of an area, while others affect the development of individual sites. The way individual sites are developed and their relationship to adjoining sites are important factors in ensuring that residential properties have adequate access to sunlight, daylight, views, outlook and privacy, and that a feeling of spaciousness is maintained. In controlling these matters, however, the desirability of allowing reasonable individual flexibility in siting, layout and building design must be acknowledged, including the need to maximise the benefits of being able to utilise solar energy.~~

~~The pleasantness and amenity of Residential areas can also be affected by non-residential activities, as discussed below in Issue 2.~~

~~Relevant Objectives and Policies~~

- ~~Residential Objective 1 and Residential Policy 1A, 1B and 1C~~

Issue 2 - Non-Residential Activities in Residential Areas

Description

Some non-residential activities choose or require a residential location because of the local service they provide to residents, such as doctors' surgeries and pre-schools. However some of these activities may have an adverse impact if they involve the generation of significant traffic and on-street parking, such as occurs with some churches, sports clubrooms and schools. In addition, the activity itself may give rise to noise or light, particularly from the use of outside areas, which may annoy neighbours. Some non-residential activities such as the manufacturing and processing of materials may not require a residential location and due to their effects, may be more suitably accommodated in other areas. Non-residential activities which have potentially significant adverse effects, such as those involving noxious or unpleasant substances are generally not likely to be compatible with residential activity. Farming activity, particularly grazing is often common in settlements where vacant land exists. In areas where residential density is low some farming may be appropriate. However, in areas where higher residential density exists, noise, smells from animals and associated management may not be compatible with a residential environment. It is important to ensure a compatibility between residential and non-residential activities if the standard of pleasantness and amenity in residential areas is to be maintained at an acceptable level.

An aspect of non-residential activities, which can cause problems in residential areas, is the operation of business activities based in homes - commonly called "home occupations". The range of activities and their character and scale vary considerably. Like other non-residential activities, it is often the traffic-generating and noise aspects of these activities which are of concern. The likely rate at which traffic is drawn to a site often relates to the scale of service provided and the extent of retailing involved. Limitations on the extent of retailing, the scale of activities in terms of areas, the involvement of persons not living on the site and the location of activities are commonly adopted to mitigate these adverse effects.

Relevant Objectives and Policies

- ~~Residential Objective 1 and Residential Policy 1C~~
- Residential Objective 2 and Residential Policy 2A, 2B 2C and 2D

Residential - Objectives And Policies

~~*Residential - Objective 1 Amenity*~~

~~*Maintenance of the pleasantness, amenity and safety of residential areas and maintenance and protection of the surrounding natural and physical environment.*~~

Reasons

- ~~There is a community expectation that areas in which people live will be pleasant and possess a reasonable standard of amenity.~~

~~*Residential Policy 1A - Bulk And Location Of Buildings*~~

~~*To permit flexibility in building design while ensuring that buildings on sites in residential areas do not adversely affect the pleasantness and amenity enjoyed on neighbouring sites.*~~

~~Explanation and Reasons~~

- ~~Buildings on sites in residential areas may adversely affect sunlight admission, privacy, spaciousness, views and outlook, pleasantness and visual amenity and consequently these effects need to be considered.~~
- ~~An increased road boundary setback along Pioneer Drive and Lakeside Drive in Lake Tekapo is intended to minimise the degree to which future buildings encroach upon the open space beside the lakeshore. This setback is greater here than elsewhere in the Residential Zone to assist in maintaining the important visual amenity of the Lake Tekapo lakeside.~~
- ~~The building height limit is reduced in the Residential Zone west of the Lake Tekapo Village Centre between State Highway 8 and Lakeside Drive. This area is sensitive to building development in that it is highly visible from Lake Tekapo, and from the State Highway and township to the south. As it is located between a large area of the town, the State Highway and the main views to the north, sensitive development that minimises disruption to the north is appropriate.~~
- ~~An increased setback is provided for residential buildings in the Residential 3 and 4 Zones where property boundaries are adjacent to an Industrial Zone. This setback is intended to protect the amenity of those zones and minimise reverse sensitivity issues arising from permitted activities within the Industrial Zone.~~

~~Implementation Methods~~

- ~~Height of Buildings~~
- ~~Setback from Boundaries/Roads and Neighbours~~
- ~~Encourage buildings to be clad or painted in colours that integrate with the surrounding environment.~~
- ~~Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, District Bylaws and Hazardous Substances and New Organisms Act.~~

~~Environmental Results Anticipated~~

- ~~Adequate open space between neighbouring buildings to be used for garden plantings,~~

to act as a buffer between buildings and to increase the amount of privacy enjoyed.

- A pleasant outlook from residential sites, without views of long continuous walls and buildings of great bulk.
- Maintenance of a residential environment that is pleasant with a high level of on site amenity in terms of good access to sunlight and daylight, privacy, outlook and not dominated by buildings.
- A range of building forms in the Residential Zone.

Residential Policy 1B - Density And Scale: Residential 1 Zones

To enable land in Residential 1 Zones to be used efficiently while maintaining ample open space and the existing scale and medium density of these areas.

Explanation and Reasons

- The activities and buildings occurring on individual sites in an area contribute to the general amenity of the area. Generally, people living in residential areas in Mackenzie District wish to maintain the current medium density and scale of the residential areas, with ample open space around buildings.

Implementation Methods

- Building Coverage
- Family Flats
- Height of Buildings
- Residential Density
- Setback from Boundaries Roads and Neighbours
- Site Size
- Use of Property Law Act 1952 by property owners adversely affected by trees on neighbouring properties.

Environmental Results Anticipated

- Low scale residential development allowing for views to be enjoyed.
- Low scale non residential development which is in keeping with residential activity.
- Maintenance of existing medium residential density with sites being dominated by open space rather than buildings, providing the opportunity for tree and garden planting around buildings.
- Efficient use of land in residential areas.

Residential Policy 1C – Density And Scale: Residential 2 Zones

To provide for higher densities of residential and visitor accommodation development around the periphery of the Lake Tekapo and Twizel town centres and to promote a compact residential form.

Explanation and Reasons

- Dense residential development can more readily be absorbed into the built and physical environment where it is located near to the centre of the urban area, whilst providing a contrast to the centre itself. Such residential development is efficient in that the type of

activity provided for is dense and compact, and within walking distance of the town centre. Consequently pedestrian activity in the town centre will increase, adding vitality and activity while minimising the need for motorised transport. In addition, the increased amount of accommodation available can offset the pressure on towns to grow outwards, minimising the incidence of urban expansion into the surrounding rural areas.

Implementation Methods

- Building and Hard Surface Coverage
- Landscaping Coverage
- Height of Buildings
- Residential Density
- Setbacks from Boundaries and Roads
- Site Size
- Require buildings to be clad or painted in materials and colours that integrate with the surrounding physical and built environment.
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, District Bylaws and Hazardous Substances and New Organisms Act.

Environmental Results Anticipated

- High density residential development including apartments and terraced dwellings.
- High density visitor accommodation that is in keeping with the character of the surrounding residential activity.
- Maintenance of a high degree of amenity through the provision of building controls, landscape planting, and sensitive building design in developments.
- The exclusion or mitigation of activities that result in adverse effects such as loss of privacy, building domination, glare, noise, excessive traffic generation or parking congestion.
- New residential areas of high density integrated with the surrounding built, physical and social environment between the town centre and low density residential activities towards the urban periphery.
- Provision of ample opportunities for visitor accommodation activities of various scales close to town centres.

Residential Policy 1D - Residential 3 & 4 Zones

To provide for low-density residential areas in the Twizel township that:

(a) offer a spacious urban character and high quality living environment;
(b) reflect the character of Twizel and the surrounding area;
(c) ensure an essentially low density, low scale suburban living environment, with plantings where appropriate;
(d) protect areas of amenity and linkages with adjacent zones;
(e) are healthy, environmentally sustainable, and functionally efficient.

Explanation and Reasons

- Providing for low-density development in the Residential 3 and 4 zones allows a choice of living environments for residents, with associated amenity values and spaciousness.

Predominant characteristics of the zones include low-scale, low density buildings, with building styles, materials and colours which reflect the existing character of the town and surrounding environment. The zones provide a buffer between the higher density residential areas of the town, and the adjacent rural-residential zones and surrounding rural area.

- Connectivity to adjacent zones provides for integration within the township, and supports community coherence. It is intended that these zones will promote development around the existing town close to the town's centre, with associated proximity to community facilities and services. This promotes energy-efficiency and ensures efficient use of infrastructure.

Implementation Methods

- Building Coverage
- Height of Buildings
- Residential Density
- Setback from Boundaries, Road and Neighbours
- Site Size

Environmental Results Anticipated

- Low-density residential areas providing a residential lifestyle combined with semi-rural characteristics.
- Residential development provided with adequate services.
- Provide areas offering low-density residential properties in the Twizel township that assist in avoiding sporadic and/or inappropriate development in areas of high landscape and natural values.

Residential Policy 1E - Activities

To ensure that activities in residential areas do not adversely affect the natural and physical environment, the safety of residents and the pleasantness and amenity enjoyed in these areas.

Explanation and Reasons

- Activities, both residential and non-residential, can adversely affect the amenity enjoyed in residential areas. In particular effects such as visual effects, noise, illumination glare, on-street parking, traffic safety, odour, fumes, dust, vibration and electrical interference, lack of privacy and security can adversely affect residential amenity.
- Aircraft taking off and landing within residential areas can not only affect the amenity of those areas but create an unacceptable risk to the safety of residents. It is important that such activity be subject to assessment of the risks involved.

Implementation Methods

- Aircraft
- Boarding and Keeping of Animals
- Retail Sales
- Forestry and Mining
- Heavy Vehicles
- Hours of Operation

- Traffic Generation
- Lighting and Glare - Section 12
- Nature and Scale of Home Occupations
- Noise
- Noxious or Unpleasant Activities
- Screening - Parking and Outdoor Storage Areas
- Site Size
- Visitor Accommodation
- Discharge of Contaminants
- Dust
- Property Access - Section 15
- Vehicle Crossings - Section 15
- Administration of the Health Act, Health and Safety in Employment Act, Dangerous Goods Regulations, Resource Management Act, Hazardous Substances and New Organisms and District Bylaws.

Environmental Results Anticipated

- Light and Glare levels, nNoise and keeping of animals that does not detract from enjoyment of adjacent properties in residential areas.
- Activities occurring within hours that minimise disturbance to residents.
- Limited movement of vehicles on and off sites in the residential area.
- Outdoor storage and parking areas which are screened from view from the public and adjoining residential sites.
- Activities in residential areas which do not generate large amounts of vehicle traffic with associated noise, fumes and on-street parking.
- Residential areas which are not subject to unpleasant fumes, odours, vibration, dust, electrical interference and shading.
- Maintenance of the residential character within residential zones.
- Establishment of buildings in residential areas of similar bulk to existing residential buildings.
- Avoidance of disturbance by aircraft in residential areas.

Policy 1F –No-build Zones

To recognise and protect visually sensitive areas north of State Highway 8 that may be adversely affected by built development to maintain key views and open space.

Explanation and Reasons

- Key areas where open space and views are currently enjoyed on the periphery of Lake Tekapo township are vulnerable to degradation by inappropriate residential development. These areas are key in maintaining important views from the state highway for travellers entering the town, and from properties south of the state highway that may otherwise risk views being disrupted by new buildings. It is important that these areas are protected from all built development to maintain these key views to Lake Tekapo and the vistas to the north to maintain the high visual and landscape amenity of which these areas are a component.

Implementation Methods

- Identify on the District Plan Planning Maps No-build Areas where all built development is prohibited.
- Require setbacks from all adjacent built development that are landscaped to provide a 'soft' interface between the open space and the adjacent buildings.

Environmental Results Anticipated

- Areas of open space free of buildings and structures, that provide views to the north from the State Highway and land to the south of the highway.
- A landscaped interface between No-build Areas and built development on adjacent zones / areas.

Policy 1G –Impacts on Mackenzie Basin landscape – Plan Change 16 Area Only

To manage urban development in order to maintain the experience of the Mackenzie Basin landscape when approaching Lake Tekapo township from the west prior to reaching Godley Peaks Road intersection.

Explanation and Reasons

There is very little evidence that a sizeable township (Lake Tekapo) lies just out of view when travelling from the west through the austere Mackenzie Basin outstanding natural landscape. This is largely due to the township being at a lower elevation at the end of the lake. There is therefore a strong sense of arrival created with the abrupt edge of the township.

A clear contrast between urban and rural landscapes is highly desirable as the different characteristics and values attributed to each landscape type are made more apparent. It is highly desirable therefore that urban development does not "leak out" into the broad highly natural basin landscape to the south of the township.

Implementation

Control of the location or appearance of buildings on the southwestern boundary of the Residential 1 zone at Lake Tekapo associated with Plan Change 16 to avoid being clearly visible from the Mackenzie Basin.

Environmental Results Anticipated

Urban elements cannot be easily distinguished when approaching Lake Tekapo village from the west prior to reaching Godley Peaks Road Intersection.

Residential - Objective 2 - Non Residential Activities

Non-residential activities in residential areas which are necessary to meet the needs of people and the community but do not detract from the amenity and safety of the area.

Reasons

- Some non-residential activities, such as community activities (e.g. medical centres, halls, churches) recreational activities and some small scale commercial activities are an integral part of residential areas and meet community needs.

- ~~It is appropriate that provision is made for people to undertake small scale business activities in their homes.~~

- Many non-residential activities have the potential to create adverse effects for neighbouring sites and local communities due to noise~~, traffic generation, visual detraction, scale of operation and loss of residential neighbours~~.

- Large numbers of non-residential activities in residential areas can cumulatively affect the pleasantness and amenity of residential areas. Consequently, non-residential activities which are more likely to have effects which are not compatible with residential activity are discouraged.

Residential Policy 2A - Commercial, Forestry, Industrial, Mining And Noxious Or Unpleasant Activities, And The Boarding And Keeping Of Animals

To discourage the establishment of commercial, forestry, mining, industrial, service and noxious or unpleasant activities, and the boarding and keeping of animals in residential areas, due to their potential to adversely affect the pleasantness and amenity of residential areas.

Explanation and Reasons

- Commercial, industrial and service activities, forestry, mining and noxious or unpleasant activities, and the boarding and keeping of animals have the potential to generate adverse effects such as noise~~, fumes, odours, shading, dust, vibration, lighting, glare and result in a loss of privacy and security.~~ Consequently, these activities are discouraged in residential areas.

~~Implementation Methods~~

- ~~Boarding and Keeping of Animals~~
- ~~Commercial Activity~~
- ~~Forestry and Mining~~
- ~~Industrial and Service Activity~~
- ~~Noxious or Unpleasant Activities~~
- ~~Discharge of Contaminants~~
- ~~Dust~~

~~Environmental Results Anticipated~~

- ~~The establishment of non-residential activities in residential areas which do not adversely affect the amenity enjoyed in these areas.~~
- ~~Maintenance of the residential character within residential zones.~~

Residential Policy 2B - Community And Recreational Activities

To enable community and recreational activities to establish in residential areas provided adverse effects such as noise~~, people and traffic generation, on-street parking and lighting~~ are mitigated, avoided or remedied.

Explanation and Reasons

- Community and recreational activities can generate traffic and significant numbers of people which can give rise to noise ~~and result in large amounts of on-street parking~~ if effects are not mitigated. ~~In addition, these activities may result in feelings of insecurity and adversely affect privacy due to the number of people visiting a site.~~

Implementation Methods

- ~~Commercial Activity~~
- ~~Lighting - Section 12~~
- Noise
- ~~Site Size~~

~~**Environmental Results Anticipated**~~

- ~~Minimum adverse effects as a result of community and recreational activities and visitor accommodation located in residential areas.~~

Residential Policy 2C – Visitor Accommodation

To enable the establishment of visitor accommodation activities, particularly in the ~~Residential 2 Zone~~ Commercial Visitor Accommodation Precinct in a manner that protects and is compatible with the residential character and amenity of the zone, and avoids, remedies or mitigates adverse effects.

Explanation and Reasons

- Visitor accommodation activities can have significant effects associated with them such as noise~~, traffic generation and parking~~. It is more likely that such effects can be suitably absorbed by the receiving environment of a high density residential neighbourhood like the Medium Density Residential Zone and the Commercial Visitor Accommodation Precinct ~~Residential 2 zone~~ than that of the Large Lot Residential and Low Density Residential Zone ~~Residential 1, 3 or 4 zones~~. Consequently, such activity is encouraged to establish in the Commercial Visitor Accommodation Precinct ~~Residential 2 Zone~~ provided that the adverse effects associated with such activity are adequately avoided, or mitigated to protect the amenity and character of the zone as a residential zone.
- ~~In addition, the location of residential 2 zones close to town centres enables visitors to walk to the centres thereby experiencing and adding to the vibrancy of these centres and avoiding the generation of additional vehicle movements.~~

Residential Policy 2D - Home Business ~~Based Employment~~

To enable home business ~~based employment~~ to occur in residential areas provided the pleasantness and amenity of residential areas is maintained.

~~**Explanation and Reasons**~~

- ~~Home based employment contributes to the economic development of the District, can allow buildings to be used more efficiently, and may result in energy savings as people~~

~~do not need to travel to work.~~

Implementation Methods

- ~~Retail Sales~~
- ~~Heavy Vehicles~~
- ~~Hours of Operation~~
- ~~Lighting and Glare - Section 12~~
- ~~Nature and scale of home occupations~~
- Noise
- ~~Noxious or Unpleasant Activities~~
- ~~Parking - Section 15~~
- ~~Screening Parking and Outdoor Storage Areas~~

Environmental Results Anticipated

- ~~Minimal adverse effects of home based employment in residential areas.~~

Residential Policy 2E - Keeping Of Animals

~~To provide for the keeping of animals within the smaller, more rural settlements of the District but to discourage farming in Lake Tekapo, Fairlie and Twizel in order to avoid adverse effects on residential activity.~~

Explanation and Reasons

- ~~Some farming, in particular grazing of sheep, allows vacant residential land to be put to productive use and can be beneficial in terms of maintaining land. Therefore, it is appropriate that it is provided for in the small rural settlements of Kimbell, Albury and Burkes Pass. In the larger settlements all farming is discouraged as residents expect the amenity of these areas to predominantly reflect their residential nature.~~

Implementation Methods

- ~~Boarding and Keeping of Animals~~

Environmental Results Anticipated

- ~~Continued use of residential land for grazing and some cropping within and on the periphery of residential areas in Kimbell, Albury and Burkes Pass.~~
- ~~Maintenance of the residential amenity enjoyed in Twizel, Lake Tekapo and Fairlie.~~

LARGE LOT RESIDENTIAL, LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL ZONES ~~1, 2, 3 & 4~~

Note – This Section contains a limited set of rules applying to activities within the Large Lot Residential, Low Density Residential and Medium Density Residential Zones, in addition to those contained in the Residential Zones chapters introduced by Plan Change 21.

~~1~~ ZONE STATEMENT

~~The Residential 1 Zone covers the majority of the residential areas of Fairlie, Lake Tekapo, Twizel, Burkes Pass, Kimbell and Albury. The Residential 2 zone contains land, which because of its location on or near main roads, is particularly suitable for visitor accommodation. The Residential 3 & 4 Zones within Twizel provide for areas of low density residential development, which adjoin the higher density Residential 1 & 2 zones around the town's centre.~~

~~2~~ DISTRICT WIDE RULES

~~The following General Provisions containing District Wide Rules shall apply in the Residential Zone:~~

- ~~Hazardous Substances~~ ~~Section 10~~
- ~~Heritage Protection~~ ~~Section 11~~
- ~~Signs and Outdoor Lighting~~ ~~Section 12~~
- ~~Subdivision, Development and Financial Contributions~~ ~~Section 13~~
- ~~Temporary Activities and Buildings and Environmental Noise~~ ~~Section 14~~
- ~~Transportation~~ ~~Section 15~~
- ~~Utilities~~ ~~Section 16~~

~~Design and Appearance of Buildings~~

~~The finishing and painting of all new and existing buildings in a colour or colours set out in the colour palette is encouraged. Copies of the Mackenzie District Council colour palette (October 1994) are available from the Mackenzie District Council offices in Fairlie and Twizel.~~

STATUS OF ACTIVITIES

~~The following Clauses 3 to 7 specify the status of activities under the District Plan i.e. Permitted, Controlled, Discretionary and Non-Complying for the following activities in the Residential 1, 2 3, and 4 zones:~~

~~3 Residential Activities~~
~~4 Home Occupations~~
~~5 Visitor Accommodation~~

~~6 Scheduled Activities~~
~~7 Other Activities~~

3 RESIDENTIAL ACTIVITIES

3.1 Permitted Activities - **Residential Activities**

3.1.1 Any Residential Activity ~~which is not specified as a Controlled Activity in 3.2 below and~~ which complies with the following standards:

~~**1. Residential Density**~~

~~a. In the Residential 1, 3 & 4 Zones, there shall be a maximum of one residential unit per site.~~

~~b. One minor unit (refer definition) shall be permitted on each site in addition to a residential unit permitted by (i) above, provided it can comply, in its own right, with building coverage, setback, height and recession plane and parking requirements for a residential unit.~~

~~c. In the Residential 2 Zone, the minimum net area of a site for each residential unit shall be 250m² exclusive of access~~

~~d. In the Residential 1 or 2 Zones, the minimum net area of a site for each residential unit associated with elderly persons housing shall be 100m².~~

~~**2. Building Coverage**~~

~~a. The maximum building and hard surface coverage of the net area of any Residential 1 site shall be 50%.~~

~~b. The maximum building and hard surface coverage of the net area of any Residential 2 site shall be 65%.~~

~~c. The maximum building coverage of the net area of any Residential 3 site shall be 25%.~~

~~d. The maximum building coverage of the net area of any Residential 4 site shall be 15%.~~

~~**3. Height of Buildings**~~

a. Buildings shall not project beyond a building envelope constructed by a recession line from points above internal and road boundaries as set out in Appendix H.

b. In Lake Tekapo, the mid-point of each section of wall or roof of buildings and the midpoint of building extensions shall not project above recession lines as shown in Appendix H.

c. The maximum height of any building shall not exceed 8m, except:

(a) The maximum height of any building on the terrace top within the Residential 1 and 2 zones in Lake Tekapo legally described as RS40370 (SO13201) shall not exceed 5m.

(b) The maximum height of any building below the terrace top within the Residential 1 and 2 zones legally described as RS40370 (SO13201) in Lake Tekapo shall not exceed 12m or the height of the nearest point of the terrace top, whichever is the lesser.

4. Setback from Boundaries

a. For the Residential 1 & 2 Zones, the minimum building setback from all internal net site area boundaries shall be 2m except that:

(a) accessory buildings for residential activities, other than buildings used for the housing of animals, may be located within the setback from internal boundaries where the total length of walls within the setback do not exceed 7.5m and do not contain any windows. (Note: refer to definition of boundary for distinction between internal and road boundaries).

(b) where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the minimum building set back from that internal boundary shall be reduced to 1m.

(c) where buildings on adjoining site have a common wall along an internal boundary, no setback is required along that part of the boundary covered by such a wall.

(d) where an internal boundary of a site adjoins a No-Build Area in a Residential Zone, a depth of 2m from the boundary shall be planted in low shrubs, tussock grasses or small tree species, and shall remain free of all buildings and structures.

(e) All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set back from the adjoining Industrial Zone boundary no less than 5.0m.

(f) All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set bank no less than 6.0m from the edge of the upper terrace of the Tekapo River.

b. For the Residential 1 & 2 Zones, the minimum building setback from all site road boundaries shall be 2m except that:

a. ~~where a Residential size has road frontage to Lakeside Drive, and that part of Pioneer Drive from Sealy Street to Beauchamp Place in Lake Tekapo, the setbacks along this boundary shall be 4.5m. In the Residential 2 zone within the Plan Change 16 area the road frontage shall be landscaped for a minimum depth of 1.5m, except across vehicle crossings.~~

b. ~~(i) No buildings or structures on Lot 2 DP455053 associated with Plan Change 16 at Tekapo, or any subsequent titles created, shall be located within 10m of the unnamed road running along the south-west boundary of that lot.~~

~~(ii) Prior to the issuing of any subsequent titles the first 6m of the 10m setback required by (i) above shall be planted in Ponderosa pine trees, at a spacing of 7m, underplanted with Griselinia littoralis, Coprosma propinqua and Pittosporum tenuifolium except for any property access. A covenant shall be placed on each title restricting the removal of, and requiring maintenance of, the trees while also avoiding any potential for icing of the adjoining public road (when formed) during the winter.~~

~~(iii) Rules (i) and (ii) shall no longer apply if the Council agree to allow planting within the unnamed legal road as an alternative method of providing screening to and from State Highway 8 and a setback of 2m from the unnamed legal road.~~

~~iii For the Residential 3 & 4 Zones the minimum building setback from all boundaries shall be 10m except that:~~

2. ~~Where an allotment is adjacent to the Industrial Zone, any residential unit within that allotment shall be setback a minimum of 20m from the boundary adjacent to the Industrial Zone.~~

3. ~~Where an allotment is adjacent to the Residential 1 Zone, any residential unit within that allotment shall be setback a minimum of 20m from the boundary adjacent to the Residential 1 Zone.~~

5. Flood Mitigation - Floor Heights/Location

a. No habitable residential buildings shall be located in areas of 'High Flood Risk'. (Refer Discretionary Activity Rule 3.3.2)

b. The minimum floor height for habitable residential buildings in areas subject to 'Low Flood Risk' shall be 150mm above floodwaters with a 0.2% annual probability of occurring (i.e. 500 year return period flood).

c. The minimum floor height of all commercial, visitor accommodation and industrial buildings, other than accessory buildings or those referred to in 3.1.1.e (i) and (ii) above shall be 150mm above floodwaters with a 0.5% annual probability of occurring (i.e. 200 year return period flood).

Note: "High Flood Risk", "Low Flood Risk", and "Floor Height" are defined in section 3 Definitions.

Note: To ascertain 200 or 500 year flood levels or whether a property falls within a high or low flood risk area it will be necessary to obtain a flood risk assessment from a suitably qualified expert.

~~**6. Access**~~

~~Each residential unit shall have legal access to a formed road. (Refer also to the Transportation rules in Section 15).~~

~~**7. Heavy Vehicle Storage**~~

~~No more than one heavy vehicle shall be stored on any site.~~

~~**8. Keeping of Animals**~~

~~There shall be no breeding, rearing and/or keeping of pigs or bees.~~

~~**9. Aircraft**~~

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

~~**10. Temporary Use of Vacant Sites**~~

~~Temporary residential accommodation in tents, buses or mobile homes on vacant sites shall not exceed 14 consecutive days in any one year.~~

11. Flood Erosion Risk - Kimbell Area

There shall be no residential buildings erected within the area identified as Kimbell Hazard Area on Planning Map 57 - Flood Risk Areas (Refer Rule 3.4.2 Non-Complying Activities)

This rule shall not apply to extensions which do not increase the total floor area of the buildings as at 1 June 1988 by more than 15%.

This rule shall not apply to accessory buildings designed or used for other than human habitation.

Note: The District Council has responsibility under Section 36 of the Building Act 1991 relating to buildings on land that is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage.

~~12. Continuous Building Length - Residential 2 Zone~~

~~Where the aggregate length along the external wall of one elevation of a building exceeds 16m, either:~~

1. ~~the entire building shall be set back by an additional 0.5m for every 6m of additional length or part thereof; or~~
2. ~~that part of the building that exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof, stepping back 0.5m for each additional 6m length or part thereof beyond the initial step.~~
3. ~~This rule shall not apply to any part of an external wall that is greater than 6m from the site boundary closest to the subject external wall.~~

~~13. Outdoor Living Space - Residential 2 Zone~~

1. ~~All residential units shall have exclusive outdoor living space of at least:~~

- ~~25m² at ground level, with a minimum dimension of 3m, directly accessed from a living area; or~~
- ~~a balcony of at least 12m² with a minimum dimension of 2m, directly accessed from a living area if the unit is above ground floor level.~~

~~14. External Design and Appearance of Buildings - Residential 2 Zone - Tekapo~~

~~All new buildings, extensions or redevelopments in the Residential 2 zone in Tekapo shall comply with the standards of the Lake Tekapo Design Guidelines contained in Appendix P.~~

~~3.1.1.o Twizel Water Supply Protection Area~~

~~All residential units within the Twizel Water Supply Protection Area (shown on Planning Maps 51 and 52) shall connect to the Council reticulated sewage disposal system.~~

~~3.1.1.p Exterior Colour~~

~~In that part of the Residential 1 Zone contained within Lot 2 DP455053 between Lakeside Drive and State Highway 8, buildings shall comply with the exterior colours palette set out in clause 4.2.2 vii) of the Lake Tekapo Design Guide contained in Appendix P.~~

~~3.1.1.q Access to State Highway 8~~

~~Any activities within Lot 1 DP455053, Lot 2 DP 455053, Lot 3 DP455053 and Lot 4 DP455053 being land~~

~~west of the intersection of Lakeside Drive with State Highway 8, shall only obtain vehicular access to State Highway 8 from Lakeside Drive; and no direct access shall be permitted from State Highway 8.~~

~~3.2 Controlled Activities - Residential Activities~~

~~3.2.1 Buildings for residential activities to be relocated to or within the Residential 1 and 2 Zone:~~

~~Standards and Terms for Relocated Buildings~~

- ~~All the standards which apply to Permitted Residential Activities in 3.1.1 above shall be complied with.~~
- ~~The Council may require a bond from the consent holder in respect of the performance of any one or more conditions of any consent granted, including any conditions relating to the alteration or removal of structures on the expiry of the consent.~~
- ~~Any application will not require the written approval of other persons and shall be non-notified.~~

~~Matters Subject to Council's Control~~

- ~~External appearance of the relocated building.~~

3.3 Discretionary Activities - Residential Activities

3.3.1 In the Residential 1 & 2 zones, any Residential Activity which does not comply with any one or more of the following standards for Permitted Residential Activities in the relevant Residential Zone and which is not specified as a Non-Complying Activity in 3.4 below:

~~3.1.1.a Residential Density~~
~~3.1.1.b Building Coverage~~
~~3.1.1.c Height of Buildings~~
~~3.1.1.d Setback from Boundaries~~
~~3.1.1.f Access~~
~~3.1.1.g Heavy Vehicle Storage~~
~~3.1.1.j Temporary Use of Vacant Sites~~
~~3.1.1.l Continuous Building Length~~
~~3.1.1.m Outdoor Living Space~~
~~3.1.1.n External Design and Appearance of Buildings~~
~~3.1.1.p Exterior Colours~~

~~In considering such a Discretionary Activity in the Residential 1 & 2 zones, the consent authority shall restrict the exercise of its discretion to those matters of non-compliance.~~

~~3.3.2 In the Residential 3 & 4 zones, any Residential Activity which does not comply with any one or more of the following standards for Permitted Residential Activities in the relevant Residential Zone and which is not specified as a Non-Complying Activity in 3.4 below:~~

~~3.1.1.a Residential Density~~
~~3.1.1.b Building Coverage~~

~~3.1.1.c Height of Buildings~~
~~3.1.1.d Setback from Boundaries~~
~~3.1.1.f Access~~
~~3.1.1.g Heavy Vehicle Storage~~
~~3.1.1.j Temporary Use of Vacant Sites~~

3.3.3 Any habitable residential building which is subject to 'High Flood Risk'.

Note: 'High Flood Risk' is defined in Section 3 – Definitions

Note: To ascertain whether a property falls within a high or low flood risk it will be necessary to obtain a flood risk assessment from a suitably qualified expert.

~~3.3.4 Buildings for residential activities to be relocated to or within the Residential 3 and 4 Zone.~~

3.3.5. ~~For the purpose of Section 95A(3)(a) and 95B(2)of the Resource Management Act 1991, any application arising from non-compliance with Rule 3.1.1.(d)(i)(e) does not need to be publicly notified and need only be served on Meridian Energy Limited as the sole affected party, unless it has given its written approval to the activity.~~

3.4 Non-Complying Activities – Residential Activities

3.4.1 Any Residential Activity which does not comply with any one or more of the following standards for Permitted Residential Activities:

3.1.1.e Flood Mitigation – Floor heights
~~3.1.1.h Keeping of Animals~~
~~3.1.1.i Aircraft~~
~~3.1.1.q Access to State Highway 8~~

3.4.2 Residential buildings erected within the Kimbell Hazard Area on Planning Map 53 – Flood Risk Areas.

Note: the District Council has responsibility under Section 36 of the Building Act 1991 relating to buildings on land that is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage.

~~3.4.3~~
~~(i) Building and hard surface coverage greater than 60% of the net site area in the Residential 1 Zone.~~

~~(ii) Building and hard surface coverage greater than 85% of the net site area in the Residential 2 Zone.~~

~~(iii) Building coverage greater than 40% of the net site area in the Residential 3 Zone.~~

~~(iv) Building coverage greater than 30% of the net site area in the Residential 4 Zone.~~

~~3.4.4 Residential buildings erected within the Twizel Water Supply Protection Area which do not connect to Council's reticulated sewage disposal system (Refer clause 3.1.1.o above).~~

~~**3.4 Non-Complying Activities – Residential Activities**~~

3.4.5 Any building, within the No-Build Area in the Residential 2 zone indicated in Planning Map 44, other than retaining wall associated with a road.

3.5 Prohibited Activities – Residential Activities

3.5.1 The construction of any building or formation of accesses to adjacent sites is prohibited within the No-Build Area indicated in Planning Map 44A west of the Lake Tekapo Village Centre between State Highway 8 and Lakeside Drive.

4 HOME **BUSINESS** **OCCUPATIONS**

4.1 Permitted Activities – Home **Business** **Occupations**

4.1.1 Home Business Occupations which compliesy with the following standards:

1. Nature and Scale of Home Occupations

a. No more than one full-time equivalent person who permanently resides elsewhere than on the site may be employed in undertaking an activity on the site.
b. All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles associated with an activity shall be carried out within a building.

2. Retail Sales

Retail sales shall be limited to the sale of produce grown on the site and handcrafts manufactured on the site.

3. Hours of Operation

a. Maximum total number of hours in any one week the site shall be open to visitors, clients or deliveries shall be 50 hours.

b. Hours of operation, shall be limited to between the hours:

- 0700-2000 Monday to Friday, and
- 0800-2000 Saturday, Sunday and public holidays,

except:

- where the entire activity is located within a building; and
- where each person engaged in the activity outside the above hours resides permanently on the site; and
- where there are no visitors, clients or deliveries to or from the site outside the above hours.

~~4. Heavy Vehicles~~

~~No more than one heavy vehicle shall be stored on a site.~~

5. Noise

All activities shall be designed and conducted so as to ensure that the following noise levels are not exceeded at any point within the boundary of any other site within the Residential Zone:

Daytime	50 dBA L10
Daytime (including any Sunday)	70 dBA Lmax
Nighttime	40 dBA L10
Nighttime (excluding 8am to 9pm Sunday)	70 dBA Lmax

~~6. Noxious or Unpleasant Activities~~

~~No activity shall involve the following: panel beating, spray painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage rubbish collection or a recycling service, motor body building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956 or its amendments.~~

~~7. Screening - Outdoor Storage Areas~~

~~All outdoor storage, display and parking areas shall be situated behind buildings and/or screened from public view and adjoining residential sites by either planting, walls, fences or a combination to at least 1.8m in height.~~

~~8. 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~~

~~4.2 Discretionary Activities - Home Occupations~~

~~4.2.1 Home Occupation in the Residential 1 & 2 zones which does not comply with any one or more of the following standards for Permitted Home Occupations.~~

~~4.1.1.a Nature and Scale of Home Occupation~~
~~4.1.1.b Retail Sales~~
~~4.1.1.c Hours of Operation~~
~~4.1.1.d Heavy Vehicles~~
~~4.1.1.g Screening – Outdoor Activities~~
~~4.1.1.h Aircraft~~

~~In considering such a Discretionary Activity the consent authority shall restrict the exercise of its~~

~~discretion to those matters of non-compliance.~~

~~4.2.2 Home Occupation in the Residential 3 & 4 zones which does not comply with any one or more of the following standards for Permitted Home Occupations.~~

~~4.1.1.a Nature and Scale of Home Occupation~~
~~4.1.1.b Retail Sales~~
~~4.1.1.c Hours of Operation~~
~~4.1.1.d Heavy Vehicles~~
~~4.1.1.g Screening – Outdoor Activities~~
~~4.1.1.h Aircraft~~

4.3 Non-complying Activities - Home **Business Occupations**

4.3.1 Any Home Business ~~Occupation~~ that does not comply with any of the following standards on Permitted Home Business ~~Occupations~~:

4.1.1.e Noise
~~4.1.1.f Noxious and Unpleasant Activities- any activity involving the following:~~
~~Panel beating, spray painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage rubbish collection or a recycling service, motor body building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956 or its amendments.~~

~~4.4 Prohibited Activities – Home Occupations~~

~~4.4.1 The construction of buildings or formation of accesses to adjacent sites is prohibited within the No-Build Area indicated in Planning Map 44A between the Residential 1A and Residential 2A Zones and State Highway 8.~~

5 VISITOR ACCOMMODATION

~~5.1 Permitted Activities - Visitor Accommodation~~

~~5.1.1 Residential 1, 3 & 4 - Homestays and visitor accommodation for a maximum of 6 people which comply with the following standards.~~

~~5.1.2 Residential 2 - Visitor Accommodation which complies with the following standards:~~

~~**1. Building Height and Floor Heights**~~

~~All visitor accommodation buildings shall comply with the following standards for residential buildings:~~

~~3.1.1.c Height of Buildings~~
~~3.1.1.e Flood Mitigation - Floor heights/location~~

~~**2. Building Coverage**~~

~~i. Maximum building coverage of the net area of any Residential 1 site shall be 40%.~~

ii. Maximum building coverage of the net area of any Residential 2 site shall be 65%.

iii. Maximum building coverage of the net area of any Residential 3 site shall be 20%.

iv. Maximum building coverage of the net area of any Residential 4 site shall be 10%.

3. Setback from Boundaries

i. In the Residential 1 & 2 Zones, the minimum building setback for all new visitor accommodation or related accessory buildings from all internal net site area boundaries shall be 3m except that:

(a) where an internal boundary of a site immediately adjoins an access or part of an access which is owned or partly owned with that site or has a registered right-of-way over it in favour of that site, the minimum building set back from that internal boundary shall be reduced to 1m.

(b) All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set back from the adjoining Industrial Zone boundary no less than 5.0m.

(c) All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set bank no less than 6.0m from the edge of the upper terrace of the Tekapo River.

ii. In the Residential 1 & 2 Zones, the minimum building setback from all site road boundaries shall be 3.5m except that:

a) where a site has road frontage to Lakeside Drive, and that part of Pioneer Drive from Sealy Street to Beauchamp Place in Lake Tekapo, the setback along this boundary shall be 4.5m.

iii In the Residential 3 & 4 Zones, the minimum building setback from all site boundaries shall be 20m.

4. Landscaping

i. The minimum percentage 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 with the Plan Change 16 area or on sites or parts of sites on the opposite side of a road to a residential 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.~~

~~5. Design and Appearance~~

~~All visitor accommodation buildings, extensions or redevelopments in the Residential 2 Zone in Lake Tekapo with a floor area greater than 10m² shall be Restricted Discretionary Activities - refer Rule 5.2.~~

~~6. Aircraft~~

~~No activity shall involve the takeoff or landing of aircraft, other than for emergency services landing and rescue, civil defence and activities carried out by the New Zealand Defence Force.~~

~~Note: Requirements outside the District Plan relating to Liquor, Health and Buildings apply to visitor accommodation.~~

~~7. Continuous Building Length~~

~~Where the aggregate length along one elevation of buildings measured parallel to any internal boundary exceeds 16m, either:~~

~~1. the entire building shall be set back by an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback at the same distances from the boundary; or~~
~~2. that part of the building that exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback, stepping back 0.5m for each additional 6m length or part thereof beyond the initial step.~~

~~8. Outdoor Storage, Display and Parking~~

~~Outdoor storage, display and parking areas located within any road or internal setback shall be screened by landscape planting of a minimum width of 2.0m, and shall be maintained and irrigated.~~

~~5.1.2.i Twizel Water Supply Protection Area~~

~~All buildings associated with visitor accommodation activity within the Twizel Water Supply Protection Area (shown on Planning Maps 51 and 52) shall connect to the Council reticulated sewage disposal system.~~

~~5.1.2.k Access to State Highway 8~~

~~Any activities within Lot 1 DP455053, Lot 2 DP455053, Lot 3 DP455053 and Lot 4 DP455053 being land west of the intersection of Lakeside Drive and State Highway 8, shall only obtain vehicular access to State Highway 8 from Lakeside Drive; and no direct access shall be permitted from State Highway 8.~~

~~5.2 Restricted Discretionary Activities - Visitor Accommodation~~

~~5.2.1 Design and Appearance~~

~~All visitor accommodation buildings, extensions or redevelopments in the Residential 2 Zone in Lake Tekapo with a floor area greater than 10m² shall be Restricted Discretionary Activities in relation to design and appearance. Council shall restrict the exercise of its discretion to the following matters:~~

- ~~The location, external appearance and design of visitor accommodation buildings (refer 5.2.1.h);~~
- ~~The location of car parking, bus parking and access;~~
- ~~The generation of noise, lighting, signage, and vehicle and pedestrian activity.~~

~~Standards for Restricted Discretionary Activities~~

~~1. Height of Buildings~~

~~Refer rule 3.1.1.c~~

~~2. Building Coverage~~

~~Refer 5.1.2.b~~

~~3. Setback from Neighbours and Roads~~

~~Refer rule 5.1.2.c~~

~~4. Landscaping~~

~~Refer rule 5.1.2.d~~

~~5. Aircraft~~

~~Refer rule 5.1.2.f~~

~~6. Floor Heights~~

~~Refer rule 3.1.1.e~~

~~7. Outdoor Storage, Display and Parking~~

~~Refer rule 5.1.2.h~~

~~8. Location, External Appearance and Design~~

~~All new buildings or structures shall comply with the standards of the Lake Tekapo Design Guidelines~~

~~contained in Appendix P.~~

5.3 Discretionary Activities - Visitor Accommodation

~~5.3.1 Residential 1, 3 & 4 - Visitor accommodation and homestays providing for between 7 and 12 visitors at any one time.~~

~~5.3.2 Residential 2 - Any Visitor Accommodation not provided for as a Permitted or Restricted Discretionary, or Non-Complying Activity in the Residential 2 zone.~~

5.3.3 Visitor accommodation buildings which are subject to 'High Flood Risk'.
Note: 'High Flood Risk' is defined in Section 3 – Definitions
Note: To ascertain whether a property falls within a high or low flood risk it will be necessary to obtain a flood risk assessment from a suitably qualified expert.

5.3.4 Noise Standards

All visitor accommodation activities shall be conducted to comply with the following standards as measured at any point within the boundary of any other site:

Daytime	0700 – 2000 hours	50 dBA L_{10}
Night-time	2000 – 0700 hours	40 dBA L_{10} and L_{max} 70dBA

Noise levels shall be measured and assessed in accordance with NZS6801:1991 and NZS 6802:1991 or their successors.

~~5.3.5 The sale of liquor from visitor accommodation in the Residential 2 Zone.~~

5.4 Non-Complying Activities - Visitor Accommodation

5.4.1 Any visitor accommodation activity or homestay that does not comply with one or more of the following standards for permitted visitor accommodation activities:

3.1.1.e	Flood Mitigation – Floor heights/location
5.3.4	Noise Standards
~~5.1.2.k~~	~~Access to State Highway 8~~

~~5.4.2 Residential 1, 3 & 4 - Visitor accommodation providing for 13 or more visitors at any one time.~~

~~5.4.3 (i) Building and hard surface coverage greater than 40% of the net area of any site in the Residential 1 zone.~~

~~(ii) Building and hard surface coverage greater than 85% of the net area of any site in the Residential 2 zone.~~

~~(iii) Building coverage greater than 25% of the net area of any site in the Residential 3 zone~~

~~(iv) Building coverage greater than 15% of the net area of any site in the Residential 4 zone.~~

~~5.4.4 The sale of liquor from visitor accommodation in the Residential 1, 3 & 4 Zones.~~

~~5.4.5 Buildings for visitor accommodation erected within the Twizel Water Supply Protection Area~~

which do not connect to Council's reticulated sewage disposal system (Refer clause 5.1.2.i above).

5.5 **Prohibited Activities – Visitor Accommodation**

5.5.1 The construction of buildings or formation of accesses to adjacent sites is prohibited within the No-Build Area indicted in Planning Map 44A west of the Lake Tekapo Village Centre, between State Highway 8 and Lakeside Drive.

6 SCHEDULED ACTIVITIES

6.1 Permitted Activities -

6.1.1 Te Whare Mahana Marae - Twizel

Any Activity listed in Schedule A to the Residential Zone listed as a Permitted Activity and which complies with the standards specified for that activity.

6.1.2 Emergency Service Facilities - Twizel, Lake Tekapo and Fairlie

Any activity listed in Schedule B to the Residential Zone listed as a Permitted Activity and which complies with the standards specified for that activity.

6.2 Discretionary Activities

6.2.1 Any Activity listed in Schedule A to the Residential Zone as a Discretionary Activity.

6.2.2 Any Activity listed in Schedule B to the Residential Zone as a Discretionary Activity.

6.3 Non-Complying Activities

6.3.1 Any Activity listed in Schedule A to the Residential Zone as a Non-complying Activity.

6.3.2 Any Activity listed in Schedule B to the Residential Zone as a Non-complying Activity.

7 OTHER ACTIVITIES

(Activities other than Residential Activities, Home Business Occupations, and Visitor Accommodation and Scheduled Activities).

7.1 Permitted Activities - Other Activities

The following are Permitted Activities in the Residential Zone.

7.1.1 Any Other Activity i.e. other than residential activity, home business occupations, and visitor accommodation and scheduled activities, that is not specified as a Controlled Activity in 7.2 or a discretionary activity in 7.3 and which complies with the following standards.

1. **Site Size**

a. The maximum area of any site used for any other activity in Kimbell, Burkes Pass or Albury shall be 2000m².

b. The maximum area of any site used for any other activity in Fairlie, Lake Tekapo and Twizel shall be 1000m².

2. Screening - Parking and Outdoor Storage Areas

All parking and outdoor storage areas shall be situated behind buildings and/or screened from public view and adjoining residential sites by either planting, wall(s), fence(s) or a combination to at least 1.8m height, except for vehicle crossings. Where screening is provided by way of planting it shall be for a minimum depth of 1.5m along internal boundaries and 3m along road frontages.

3. Height of Buildings

a. Buildings shall not project beyond a building envelope constructed by a recession line from points above internal boundaries as defined in Appendix H.

b. In Lake Tekapo, the mid-point of each section of wall or roof of buildings and the mid-point of building extensions shall not project above recession lines as shown in Appendix H.

c. The maximum height of any building shall not exceed 8m, except:

(a) The maximum height of any building on the terrace top within the Residential 1 and 2 zones in Lake Tekapo legally described as RS40370 (SO13201) shall not exceed 5m.

(b) The maximum height of any building below the terrace top within the Residential 1 and 2 zones legally described as RS40370 (SO13201) in Lake Tekapo shall not exceed 12m or the height of the nearest point of the terrace top, whichever is the lesser.

4. Building Coverage

a. Maximum building coverage of the net area of any in the Residential 1 Zone site shall be 40%.

b. Maximum building coverage of the net area of any in the Residential 2 Zone site shall be 85%.

iii Maximum building coverage of the net area of any in the Residential 3 Zone site shall be 20%.

~~iv Maximum building coverage of the net area of any in the Residential 4 Zone site shall be 10%.~~

~~**5. Setback from Roads**~~

~~i Minimum building setback from road boundaries in the Residential 1 & 2 Zones shall be 4.5m.~~

~~ii Minimum building setback from road boundaries in the Residential 3 & 4 Zones shall be 10m.~~

~~**6. Setback from Neighbours**~~

~~a. Minimum building setback from internal boundaries in the Residential 1 & 2 Zones shall be 4.5m.~~

~~b. All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set back from the adjoining Industrial Zone boundary no less than 5.0m.~~

~~c. All buildings in the Residential 2 zone on the true right bank of the Tekapo River shall be set bank no less than 6.0m from the edge of the upper terrace of the Tekapo River.~~

~~iv For the Residential 3 & 4 Zones the minimum building setback from all boundaries shall be 15m except that:~~

1. ~~Where an allotment is adjacent to the Industrial Zone, any building within that allotment shall be setback a minimum of 20m from the boundary adjacent to the Industrial Zone.~~

2. ~~Where an allotment is adjacent to the Residential 1 Zone, any building within that allotment shall be setback a minimum of 20m from the boundary adjacent to the Residential 1 Zone.~~

7. Flood Mitigation - Floor Heights

All floor heights shall comply with rule 3.1.1.e

~~**8. Heavy Vehicles**~~

~~There shall be no more than one heavy vehicle stored on a site.~~

~~**9. Hours of Operation**~~

a. Maximum total number of hours in any one week the site shall be open to visitors, clients or deliveries shall be 50 hours.

b. Hours of operation, other than for farming shall be limited to between the hours:

- 0700-2000 Monday to Friday, and
- 0800-2000 Saturday, Sunday and public holidays,

except:

- where the entire activity is located within a building; and
- where each person engaged in the activity outside the above hours resides permanently on the site; and
- where there are no visitors, clients or deliveries to or from the site outside the above hours; and
- where the activity is an emergency service facility.

10. Boarding and Keeping of Animals

a. In Lake Tekapo, Fairlie and Twizel, there shall be no breeding, rearing or keeping of pigs, commercial livestock, bees or factory farming and no other animals shall stay overnight on a site, except for a maximum of four animals in the care of a registered veterinarian for medical or surgical purposes.

b. In Burkes Pass, Albury and Kimbell, there shall be no breeding, rearing or keeping of pigs, bees or factory farming.

11. Retail Sales

a. Retail sales in Fairlie, Twizel and Lake Tekapo shall be limited to the sale of:

- garden produce grown, reared or produced on site.
- handcrafts produced on site.

b. Retail sales in Kimbell, Burkes Pass and Albury shall be limited to the sale of:

- garden produce, handcrafts.
- handcrafts and goods.
- refreshments.

12. Noise

a. All Activities shall be designed and conducted so as to ensure that the following noise levels are not exceeded at any point within the boundary or any other site within the Residential Zone:

Daytime	50 dBA L10
Daytime (including any Sunday)	70 dBA Lmax
Nighttime	40 dBA L10
Nighttime	70 dBA Lmax

b. Emergency service warning devices and sirens are exempt from the noise standards in (i) above.

~~**13. Noxious or Unpleasant Activities**~~

~~No activity shall involve the following: panel beating, spray painting, motor vehicle repairs or dismantling, fibre glassing, sheet metal work, bottle or scrap storage, rubbish collection or a recycling service, motor body building or fish or meat processing or any activity requiring an Offensive Trade Licence under the Health Act 1956 or its amendments.~~

~~**14. Forestry and Mining**~~

~~There shall be no forestry or mining activities other than the removal of topsoil.~~

~~**15. Aircraft**~~

~~No activity shall involve the take-off or landing of aircraft, other than for emergency rescues or fire fighting, civil defence and activities carried out by the NZ Police and the NZ Defence Force.~~

~~**16. 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.~~

~~**17. 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.~~

18. Flood Erosion Risk - Kimbell Area

There shall be no residential buildings erected within the area identified as Kimbell Hazard Area on Planning Map 53 - Flood Risk Areas (Refer Rule 3.4.2 Non-Complying Activities)

This rule shall not apply to extensions which do not increase the total floor area of the buildings as at 1 June 1988 by more than 15%.

This rule shall not apply to accessory buildings designed or used for other than human habitation.

Note: the District Council has responsibility under Section 36 of the Building Act 1991 relating to buildings on land that is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage.

~~**19. Continuous Building Length – Residential 2 Zone**~~

~~Where the aggregate length along one elevation of buildings measured parallel to any internal boundary exceeds 16m, either:~~

~~1. the entire building shall be set back by an additional 0.5m for every 6m of additional length or part thereof from the minimum yard setback at the same distances from the boundary; or~~

~~(b) that part of the building that exceeds the maximum building length shall be progressively set back 0.5m for every 6m of additional length or part thereof from the minimum yard setback, stepping back 0.5m for each additional 6m length or part thereof beyond the initial step.~~

~~**20. External Design and Appearance of Buildings – Residential 2 Zone**~~

~~All new buildings, extensions or redevelopments shall comply with provisions of the Lake Tekapo Design Guidelines contained in Appendix P.~~

~~7.2 Controlled Activities - Other Activities~~

~~7.2.1 Buildings for other activities to be relocated to or within Residential Zones 1 and 2.~~

~~**Standards and Terms for Relocated Buildings**~~

~~The following standards for Permitted Other Activities shall apply:~~

~~7.1.1.a Site Size~~
~~7.1.1.c Height of Buildings~~
~~7.1.1.d Building Coverage~~
~~7.1.1.e Setback from Roads~~
~~7.1.1.f Setback from Neighbours~~

~~Matters Subject to Council's Control~~

- ~~External appearance of the relocated building.~~

~~Non-notified Application~~
~~Any application will not require the written approval of other persons and shall be non-notified.~~

7.3 Discretionary Activities - Other Activities

~~7.3.1 Any Other Activity, (i.e. activities other than Residential, Home Occupations, Visitor Accommodation and scheduled activities) which does not comply with any one or more of the following standards for Permitted Other Activities:~~

~~7.1.1.a Site Size~~
~~7.1.1.b Screening~~
~~7.1.1.c Height of Buildings~~
~~7.1.1.d Building Coverage~~
~~7.1.1.e Setback from Roads~~
~~7.1.1.f Setback from Neighbours~~
~~7.1.1.h Heavy Vehicles~~
~~7.1.1.i Hours of Operation~~
~~7.1.1.s Continuous Building Length~~
~~7.1.1.t External Design and Appearance of Buildings~~

7.3.2. Buildings, other than accessory buildings, used for Other Activities which are subject to 'High Flood Risk'

Note: 'High Flood Risk' is defined in Section 3 – Definitions.

Note: To ascertain whether a property falls within a high or low flood risk area it will be necessary to obtain a flood risk assessment from a suitably qualified expert.

~~7.3.3 Buildings for other activities to be relocated to or within Residential Zones 3 and 4.~~

7.4 Non-Complying Activities

7.4.1 Any Other Activity which does not comply with any one or more of the following standards for Permitted Other Activities:

7.1.1.g Flood Mitigation - Floor Height
~~7.1.1.j Boarding and Keeping of Animals~~
~~7.1.1.k Retail Sales~~

7.1.1.l Noise
~~7.1.1.m Noxious and Unpleasant Activities~~
~~7.1.1.n Forestry and Mining~~
~~7.1.1.o Aircraft~~
~~7.1.1.p Discharge of Contaminants~~
~~7.1.1.q Dust~~

7.4.2 Residential buildings erected within the Kimbell Hazard Area on Planning Map 53 - Flood Risk Areas.

Note: The District Council has responsibility under Section 36 of the Building Act 1991 relating to buildings on land that is subject to, or is likely to be subject to, erosion, avulsion, alluvion, falling debris, subsidence, inundation or slippage.

~~7.4.3 Access to State Highway 8~~

~~Any activities within Lot 1 DP 455053, Lot 2 DP 455053, Lot 3 DP 455053 and Lot 4 DP 455053 being land west of the intersection of Lakeside Drive with State Highway 8, shall only obtain vehicular access to State Highway 8 from Lakeside Drive, and no direct access shall be permitted from State Highway 8.~~

~~7.5 Prohibited Activities – Other Activities~~

~~7.5.1 The construction of buildings or formation of accesses to adjacent sites is prohibited within the No Build Area indicated in Planning Map 44A west of the Lake Tekapo Village Centre between State Highway 8 and Lakeside Drive.~~

~~8 NON NOTIFIED RESOURCE CONSENTS~~

~~Resource Consents in relation to the following matters shall be non notified: Relocated Buildings 3.2 and 7.2.~~

~~ASSESSMENT MATTERS - RESOURCE CONSENTS~~

~~9.1 General~~

~~9.1.a In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out below.~~

~~9.1.b The extent to which the design and appearance of new buildings complies with the matters set out in the Lake Tekapo Design Guide in Appendix P.~~

~~9.1.c 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.~~

~~9.1.d In the case of *Controlled Activities*, the assessment matters shall only apply in respect to~~

~~conditions that may be imposed on a consent.~~

~~9.1.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.~~

~~9.2 Residential Activity~~

~~1. Building Density and Coverage~~

~~a. The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings.~~

~~b. The ability to provide adequate opportunity for garden and tree planting around buildings.~~

~~c. The extent to which there is a need for increased building coverage in order to undertake the proposed activities on the site.~~

~~d. The extent to which any proposed buildings will be compatible with the scale of other buildings in the surrounding area and will not result in visual domination as a result of building coverage which is out of character with the local environment.~~

~~e. The ability to provide adequate vehicle parking and manoeuvring space on site.~~

~~f. The extent to which increased building coverage would have any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and day light and loss of opportunities for views.~~

~~g. The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.~~

~~h. Whether the residential units are to be used for elderly persons housing and the extent to which increased building coverage will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings.~~

~~i. The ability to mitigate any adverse effects of increased coverage.~~

~~j. In the case of recreational activities the extent to which the additional building coverage will affect the degree to which the land is able to be enjoyed by the general public; will result in a loss of open space which is valuable within the built environment; or will enable the establishment of activities which could adversely affect the~~

surrounding environment by way of noise, glare, traffic generation, loss of privacy or security.

2. Building Height and Recession Lines

a. The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site.

b. The extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.

c. The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area.

d. The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment.

e. The extent to which the proposed building will overshadow adjoining sites and result in reduced sunlight and daylight admission, beyond that anticipated by the recession plane requirements for the area.

f. The extent to which the increased height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.

g. The extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity, or from roads or public open space in the surrounding area.

h. The ability to mitigate any adverse effects of increased height or exceedance of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening.

3. Setback from Streets or Neighbours

a. The extent to which the intrusion towards the road or boundary is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site.

b. The extent to which alternative practical locations are available for the building.

c. The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.

d. The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries, which will mitigate the effects of the building intrusion towards the road or boundary.

e. The adverse effects of the building intrusion on the outlook, access to daylight and privacy of people on adjoining sites.

f. The ability to provide adequate parking and manoeuvring space for vehicles clear of the road.

g. The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from road boundaries.

h. The extent to which the proposed building will have a size, form, proportions, roof line, style, external materials and colour, which are similar to or in keeping with those of existing buildings on the site.

i. The ability to mitigate any adverse effects of the proposal on the street scene; and the effectiveness of other factors in the surrounding environment in reducing the adverse effects, such as existing wide road widths, street plantings and the orientation of existing buildings on adjoining sites.

j. Any adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.

k. The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of such matters as noise, smell, dust, glare or vibration.

l. Any adverse effects of the proximity of buildings housing animals in terms of noise, smell, flies or vermin on adjoining sites.

m. The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.

4. Access

a. The extent to which alternative formed access can be assured to the residential unit in the long-term.

b. The extent to which the level and nature of the use of the residential unit will make it unlikely that access by way of a formed road will ever be necessary.

c. The level of financial contribution required to be made to the Council towards the formation of the road to a standard suitable for residential access, taking into account the levels of traffic likely to be generated by the use of the residential unit in relation to the existing use of the road.

5. Continuous Building Length

a. The proximity of the building to boundaries.

b. The activities undertaken on adjoining sites.

c. The ability to landscape the site to mitigate the adverse visual impact of long continuous walls.

d. The extent to which building design will mitigate the adverse visual impact of long continuous walls.

e. The extent to which the efficient or practical use of the site will be adversely affected.

6. Family Flats

a. Where the family flat is not to be removed, any likely long-term needs of the residents of the site to house dependant relatives.

b. Any adverse effects of the family flat on the surrounding neighbourhood, in terms of reduced open space, increased dominance of the site by buildings, lack of opportunity for garden and tree plantings and lack of adequate space for vehicle parking on-site.

~~7. Heavy Vehicle Storage~~

~~a. The extent to which additional heavy vehicles stored on site will be compatible with the scale of buildings and open space in the surrounding area.~~

~~b. The likely noise nuisance associated with each additional heavy vehicle.~~

~~8. Keeping of Animals (Pigs and Bees)~~

~~a. The nature of and reason for the keeping of pigs, the number, sex and age of pigs, the species and/or breed of animal to be kept, whether nose rings will be used and the methods of effluent disposal and the extent to which this activity will detract from the quality and amenity of the residential environment in relation to smell, noise, outlook or nuisance.~~

~~b. The reason for and nature of the keeping of bees, the number of bees to be kept, the number of hives to be established, the species, management methods and the extent to which this activity will detract from the quality and amenity of the residential environment in relation to nuisance and people's health and safety.~~

~~c. The extent to which the animals will be housed within buildings and the proximity of those buildings to adjoining properties. Where animals are free ranging the means of separating them from boundary fences and other property in separate ownership.~~

~~d. The volume and type of traffic which may be generated to the site in relation to the keeping of bees or pigs and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.~~

~~e. The frequency with which vehicles may visit the site in relation to the keeping of bees or pigs, the hours within which they will arrive and depart and the degree of impact this will have on the amenity and privacy of surrounding residential sites.~~

~~f. The degree to which any lighting within the site used in relation to the keeping of bees or pigs may adversely affect the amenity and quality of the environment.~~

~~g. The nature of activities on adjacent sites and the extent to and manner in which the keeping of bees or pigs may impact upon those activities.~~

~~9.3 Home Occupations~~

1. All Standards

a. The extent to which the scale of the activity and the proposed use of the buildings will be compatible with the scale of other buildings and activities in the surrounding area and will not result in visual dominance as a result of the area of buildings used, which is out of character with the low density residential or rural environment.

b. The extent to which the activities on the site remain dominated by residential rather than by activities which are not associated with or incidental to residential activities on the site.

c. Any adverse effects of the home occupation in terms of noise, vibration, glare, loss of privacy or security, traffic and/or parking congestion.

d. The extent to which the activity provides a local function by meeting the needs of residents principally within the surrounding environment.

e. The extent to which the activity can be accommodated in other zones.

f. The ability to mitigate any adverse effects of the increased scale of activity.

g. The extent to which materials or equipment associated with a home occupation need to be stored outside the building,

h. The extent to which all manufacturing, altering, repairing, dismantling or processing of any goods or articles associated with a home occupation need to be carried outside a building.

i. The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.

j. The extent to which the outdoor activity will be compatible with the appearance, layout and functioning of other sites in the adjoining area.

k. The ability to mitigate any adverse effects of the outdoor activity on adjoining roads and sites.

l. The extent to which additional employment will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.

m. The extent to which additional employment is an integral and necessary part of other activities being undertaken on the site and assists in providing alternative home based employment and income generating opportunities for residents or occupiers of the site.

n. Retail Sales - Refer Section 7 Clause 16.8

2. Aircraft

a. The proximity of other landing sites and the likelihood of reduced air safety in the area resulting from the proposed operation(s).

b. 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.

c. The on-ground safety of aircraft operations and of passengers embarking or leaving aircraft.

9.4 Visitor Accommodation & Homestays

1. Residential 1 2, 3 and 4 Zones

a. The extent to which the scale of the activity and buildings will be compatible with the scale and character of other buildings and activities in the surrounding area.

b. The extent to which visitor accommodation on the site is an integral and necessary part of other activities being undertaken on the site; will assist in providing alternative home based employment and income generating opportunities for residents or occupiers on the site; or makes a practical and economical use of an existing building and facilities on the site.

c. Any adverse effects of the likely traffic and pedestrian generation from the proposed visitor accommodation in terms of:

a. Noise, vibration and glare from vehicles entering and leaving the site

or adjoining road, which is incompatible with the levels acceptable in a low density residential or rural environment.

b. Levels of traffic congestion, reduction in levels of traffic safety, or reduction in availability of on-street parking, which are inconsistent with the classification of the adjoining road.

c. Any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.

d. The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

e. The degree of loss of privacy from the positioning of visitor accommodation activities adjacent to residential activities.

f. The avoidance of excessive noise emissions beyond the boundaries of the site, considering:

a. the adequacy of mitigation measures, including noise attenuation measures, physical separation from site boundaries, and screening of outdoor areas (such as pools, barbecue or garden areas) by vegetation, fencing or buildings.

b. Measures that can be incorporated into the built premises that provide for acoustic insulation and/or noise attenuation.

2. 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.

3. Sale of Liquor from Visitor Accommodation

i Compatibility with the amenity values of the surrounding environment considering:

1. The character, scale and intensity of the proposed use and its compatibility in relation to surrounding and/or adjoining residential activities;
2. The effects of the availability of liquor for sale to persons other than those residing on the site, and the maximum number of persons that may be present in a licensed area;
3. Loss of privacy;
4. Hours of operation;
5. Proximity to outdoor facilities on adjacent properties.

ii The avoidance of excessive noise emissions beyond the boundary of the site, considering:

1. The adequacy of mitigation measures, including noise attenuation measures, physical separation from site boundaries, and screening of licensed areas by vegetation, fencing or buildings.
2. Measures that can be incorporated into the built premises that provide for acoustic insulation and/or noise attenuation.

9.5 Relocated Buildings - Controlled & Discretionary Activity

9. All Matters

i The physical conditions and appearance of the relocated building and the extent to which it can be rehabilitated to a standard similar to that of buildings in the vicinity.

9.6 Other Activities

~~1. **Site Size** - Refer 9.2.a.~~

~~2. **Screening - Parking and Outdoor Storage Areas**~~

~~a. The extent to which parking and outdoor storage is compatible with the appearance, layout and functioning of other sites in the adjoining area.~~

~~b. The extent to which the proposed outdoor activities will detract from the pleasantness, coherence and attractiveness of the site as viewed from adjoining roads and sites.~~

~~3. **Height of Building** - Refer 9.2.b.~~

~~4. **Building Coverage** - Refer 9.2.a.~~

~~5. **Setback from Road and Neighbours** - Refer 9.2.c.~~

~~6. **Continuous Building Length** - Refer 9.2.e.~~

~~7. **Heavy Vehicles** - Refer 9.2.g.~~

~~8. **Hours of Operation** – Refer 9.3.a.~~

9. Noise

i. The degree to which excessive noise generation will affect the enjoyment of any public place 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.

The extent to which the activity and its pedestrian and vehicular generation will interfere with the pleasantness and quietness of adjoining sites and the general surrounding area.

~~**10. Nature and Scale of Other Activities**~~

i. The extent to which the nature and scale of the activity is compatible with the surrounding environment in terms of the effects of the activity on visual and environmental amenity.
ii. The extent to which the activity will enable the character of the site to be maintained as predominantly residential.
iii. Any adverse effects in terms of glare, odour, vibration, loss of privacy or traffic generation.

SCHEDULE A

Te Whare Mahana Marae

An area of 3720m² off Ohau Road is administered as a Marae for the common use and benefit of the Maori community. The marae provides a place of common ground where cultural and social activities can be given their fullest expression.

1 PERMITTED ACTIVITIES

The following activities shall be Permitted Activities on Lot 1 Deposited Plan 58525 provided they comply with the standards in 2 below.

a Wharehui (meeting house).

b Wharekai (dining hall).

c Church and church services.

d Community hall, rooms and buildings for cultural and recreational purposes.

e Child care premises.

f Kaumatua (housing for the elderly).

g Kokiri (training and tuition centre).

h Residential activities, residential units and visitor accommodation within residential units.

i Recreation, both active and passive.

j Tangihanga (funerals).

k Wanaonga (seminars).

l Hui (socials).

m Te Kohanga Reo (pre-school language).

n Marae accommodation.

o Hostel and training centre.

p Marae based occupations or pursuits subject to conditions applying to home occupations as a Permitted Activity except that goods made on the Marae may be sold from the Marae.

q Farming of any kind including market gardens.

r Temporary buildings and uses.

s Accessory buildings and uses to any of the above activities.

2 STANDARDS ON PERMITTED ACTIVITIES

a Buildings

All buildings shall comply with the following standards:

i Building Coverage

Maximum building coverage of the net area of the site shall be 60%.

ii Height of Buildings

Maximum height shall be 9 metres.

Buildings shall also comply with the recession plane requirements for Residential uses in the Residential Zone - Refer 3.1.1.c.

iii Setback from Boundaries

The minimum building setback from all boundaries shall be 2m.

b Landscaping

The site shall be landscaped for a minimum depth of 2m along the road frontage.

c Visitor Accommodation

Visitor Accommodation shall be limited to 20 nights in any one calendar year for a maximum of persons that can be lawfully accommodated in the buildings on site.

3 DISCRETIONARY ACTIVITIES

3.1 Any Permitted Activity which does not comply with any of the following standards on Permitted Activities:

2a Buildings
2b Landscaping
2c Visitor Accommodation

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

3.2 Any activity other than those specified as a Permitted Activity or a Non-Complying Activity.

4 NON-COMPLYING ACTIVITIES

4.1 Retail sales of goods not produced on the Marae.

SCHEDULE B

Emergency Service Facilities

Property	Address	Legal Description
Lake Tekapo Fire Station	SH8, Lake Tekapo	Section 53, Block VII, Tekapo Township, Block XIII Tekapo SD
Fairlie Fire Station	Denmark Street	Lot 6 and 7 DP 734
Twizel Fire Station	17 Mackenzie Drive, Twizel	Lot 2, DP 51349

1 PERMITTED ACTIVITIES

The following activities shall be Permitted Activities provided they comply with the standards in 2 below:

a fire station activities
b ambulance facilities
c police facilities
d civil defence activities
e residential activity in association with the above activities.
f temporary buildings and uses
g accessory buildings and uses to any of the above activities.

2 STANDARDS ON PERMITTED ACTIVITIES

a Screening

All outdoor storage areas shall be situated behind buildings and/or screened from public view and adjoining residential sites by either planting, wall(s), fence(s) or a combination to at least 1.8m in height, except for vehicle crossings. Where screening is provided by way of planting it shall be for a minimum depth of 1.5m along internal boundaries and 3m along road frontages.

b Height of Buildings

The maximum height of all buildings shall be:

i	Masts, training and hose drying towers	15m
ii	All other buildings	9m

c Building Coverage

Maximum building coverage of the net area of any site shall be 60%.

d Setback from Roads

Minimum building setback from road boundaries shall be 3m.

e Setback from Neighbours

Minimum building setback from internal boundaries shall be 3m.

3 DISCRETIONARY ACTIVITIES

3.1 Any Permitted Activity which does not comply with any one of the following standards on Permitted Activities:

2a Screening
2b Height of buildings
2c Building Coverage
2d Setback from Roads
2e Setback from Neighbours.

3.2 Any activity other than those specified as a Permitted Activity.

APPENDIX P – LAKE TEKAPO DESIGN GUIDE

1.0 Guide and Objectives

The objective of these building design guidelines is to ensure that new development in Lake Tekapo is sympathetic to the character of the town and the surrounding landscape.

The objectives for these guidelines are:

1) Buildings and structures located in such a manner that positively contributes to amenity values;
2) To enhance the village centre as a pleasant, attractive and vibrant place for people and businesses;
3) To avoid of excessive shading and loss of vistas;
4) To enhance the character of buildings and development of the town by controlling the height, scale, appearance and location of buildings to ensure that the amenity of the area is maintained and enhanced;
5) To promote built form that recognizes and responds to the physical characteristics of the site;
6) To ensure that the open spaces and visual amenity of the lakeshore are safeguarded;
7) To retain the naturalness of the lakeside and preserve the uninterrupted views from the township;
8) To ensure that the built development is sensitive to the existing character;
9) To minimise the impact of development on the important landscape values of the town;
10) To encourage local distinctiveness within new development.



2.0 Structure of the Guide

The guide is structured in the following way;

a) A brief outline on the history of the area.
b) A review of the design principles for new development.
c) An analysis of these principles with regards to Lake Tekapo.

d) Building guidelines for development in Village Centre 1, Village Centre 2, Special Travellers Accommodation and Residential 2 zones.
e) Summary

3.0 Setting the Scene

Lake Tekapo lies in a vast basin, carved out by glaciers during the last glaciation. The lake is situated 710m above sea level and the basin is 95 kilometres square. Enclosing the basin is a network of mountain ranges, the principle range being the Southern Alps in which New Zealand's two tallest mountains are located, Aoraki and Mount Tasman.

Tekapo was the hunting ground for the Maori long before the arrival of Europeans, the name Tekapo is derived from the Maori words *Taka* - to make preparations to travel or move, *po* – by night.

The first settlers in Tekapo were John and Barbara Hay, they settled on the southeastern shore of the lake where they started a sheep holding calling it Tekapo Station. The development of the Tekapo township began in the late 1860s with the building of the hotel, Takapo House, on the west side of the river close to the lake shore, and the ferry service across the river. In the 1880s a suspension bridge was erected across the Tekapo River. At this time the Main Road went along Pioneer Drive and across the bridge. The original village site was laid out in 1926, but its development was slow. The Good Shepherd Church which sits on the east side of the river, on a small peninsula was built in 1935. It was the first church built in the district and it was built to commemorate the early settlers to the area. Not too far from the church is a statue of a working collie dog, sculptured by Innes Elliot as a tribute to the working dogs past and present.

In 1938 work started on the Tekapo Power Station, part of the Waitaki Hydro Scheme. This construction work by the Ministry of Lands and Works and the need to accommodate the workers was the start of the Lake Tekapo settlement we know today. Due to the expectation that the lake level would rise the Tekapo Hotel, Suspension Bridge and the homestead of Tekapo Station were all demolished. The Construction work was completed in 1953 after being interrupted by war. Strangely during those early days of the town there was no rush to purchase land on the lakefront, these areas are now reserves.



As can be seen from this brief history the town we know as Tekapo today is a fairly young town, only really establishing itself in the last 50 years. This would explain the diverse styles of building currently existing in Tekapo.

4.0 Building Design Guide

4.1 PRINCIPLES

Consideration needs to be given to the following for any new development:

(i) integrating new development into its landscape and setting
(ii) local building lines, styles and features
(iii) honest materials and local colours
(iv) scale, massing and height

i) Integrating new development into its landscape and setting:

Designing places that fit into and complement the landscape helps create a uniqueness and character, providing a balance between nature and people. This means taking into account landform, views, aspect, microclimate and ecology.

Landform

A good understanding of the topography of the site not only aids in designing development which fits better into the landscape but can also help reduce costs.

Consider the visual impact of the development on the surrounding environment and how it could best fit into the landscape to define and enhance the unique character of the area.

Identify slopes which need special design consideration or which may be undevelopable. Where possible avoid levelling the ground to create easy platforms for construction as this may be damaging to the ecological and amenity value of the site.

Views

The topography of a site can be used to offer views and vistas. New development and landscaping can emphasize these views by providing frames and direction.

Aspect

When positioning development on a site take into consideration the sun and its movement. Consider how the development can receive adequate sunshine while at the same time not reducing the amount of sunlight received by neighbouring properties.

Also consider the existing features on site eg. trees, buildings/structures and accessways. Have special regard to positioning the development in a way in which it will reduce the impact it would have visually on the landscape.

Microclimate and Ecology

When positioning development consider the existing microclimate and ecology and the changes that the proposed development may initiate.

ii) Current building lines, styles and features:

Buildings should be designed to reflect the current character to retain the town's identity and local distinctiveness. This can be done by combining innovation with existing local elements and practices.

This means taking into account rooflines, architectural styles, architectural features and position of openings.

ii) Honest materials and local colours:

Honest materials are materials that are local to the region. The use of these materials is considered complimentary to sustainable development. It also ensures that the development is sympathetic to the existing landscape and character.

The use of local colours is choosing colours that currently exist in the landscape and are sensitive to the setting of the place.

iv) Scale, Massing and Height:

Scale is the size of a building in relation to its surroundings particularly in relation to the size of a person. Scale refers to a buildings' overall size, height, bulk, shape and proportions.

Height and Scale

Height determines the impact of a development on views, vistas and skylines. Most buildings whether commercial or residential will be either one or two storied.

Proportion and Scale

Buildings that are out of proportion to existing buildings/structures can detract visually from those around them.

Shape and Scale

The shape of a building and the size of its surfaces can affect its apparent scale.

4.2 APPLYING PRINCIPLES

4.2.1 Development in Lake Tekapo

These design guidelines have been specifically put together for the Village Centre 1, Village Centre 2, Special Travellers Accommodation and Residential 2 Zones. However, these guidelines could be broadly applied for all development in Lake Tekapo.

i) Landscape and Setting

The township of Lake Tekapo is located in an exceptional setting with amazing vistas of the surrounding mountains and lakes. It is the mountains and the lake which contain the town. Because of this amphitheatre like topography the township slopes down gently from the south to the lake edge in the north. This provides the town with a northern aspect, with views enjoyed right up the lake. It is the town's surrounding landscape which provides good guidance for future development. Thought and consideration needs to be given to vistas and protecting the lake shore from development.

ii) Local building lines, styles and feature

The majority of commercial and residential buildings in Lake Tekapo lack any formal style. The most distinctive styles of architecture in Tekapo are an alpine theme and a high country theme.

The rooflines of the alpine and high country styles are at the two opposite ends of the spectrum. The Alpine style has a high pitch roofline and the general character of the building is an A frame. The High Country style is the opposite; it generally has a low pitch either a mono pitch or a shallow ridged roof. Architectural features of the area are large full stone chimneys, verandahs and finials.

The style of the windows are generally characterized by being more vertical than horizontal, they are also large making the most of the outlook. One of the most famous windows in the country is the rear panel window of the Church of the Good Shepherd looking out over the lake towards the glacier at the head of Lake Tekapo.

The High Country style is a style which the community has recognized as portraying the character they want Lake Tekapo to represent as set out in the Lake Tekapo Development Plan and Report.





iii) Honest materials and local colours

The majority of the materials used in the existing commercial and residential buildings in Lake Tekapo are what is termed honest materials, which are sustainable and are from the locality. Stone/rock is a preferred material but the local stone from the lake cannot be used as a building material, leaving people to use it either for features or to look elsewhere for alternatives, schist being a very common choice. Timber/wood is also another common choice. It is used in several ways, including weatherboard and logs. Corrugated iron is also used as it reflects the high country theme, although the quality of this material needs to be non reflective. A material that should be considered is glass, where if used sympathetically can be very important as it creates a very strong link with the surrounding landscape.





There is already a colour palette for Lake Tekapo, made up of colours that are predominant in the surrounding landscape. The main aim of this palette is *"to link the colour of built structures with each other as well as be compatible with the landscape. In achieving this aim there should be as great a freedom of colour choice as possible."*

iv) Scale, Massing and Height

The majority of the buildings that currently exist in Tekapo are small to medium in scale, are single to two and half stories.

4.2.2 Village Centre 1 and Village Centre 2 Zone.

The commercial area zoned Village Centre 1 and Village Centre 2 is located to the north of State Highway 8 facing out over Lake Tekapo. Village Centre 1 has a commercial focus whereas Village Centre 2 focuses more on accommodation. Village Centre 1 zone boundaries have been extended outwards into the domain creating a closer relationship between the built development and the Domain area. As this new zoning will bring the built environment a lot closer to the lake, any buildings will need to be designed sympathetically so as not to visually impact upon the lake.

i) SITING

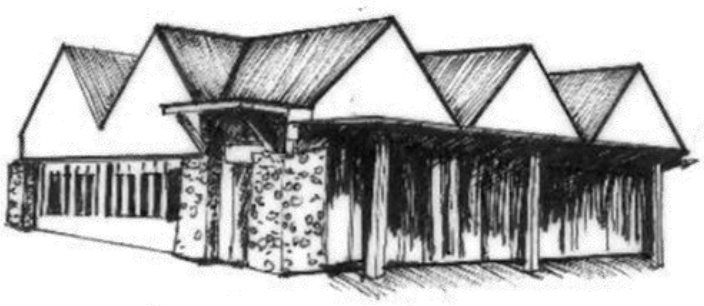
When siting a development consideration should be given to change in levels, aspect, views/vistas and the experience people will get from within the development. The building should not take up the whole site, to



prevent the site from becoming over developed and to allow for internal courtyards, outdoor areas and provide the opportunity for development to create vistas by framing views.

ii) ROOFLINES

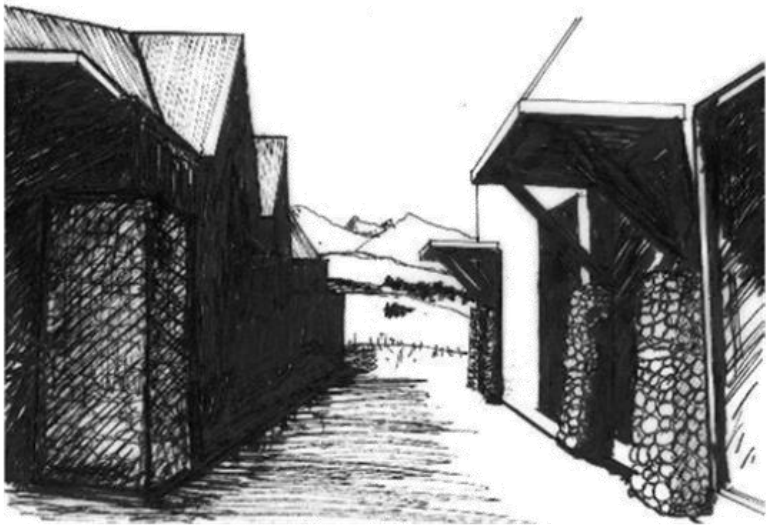
Rooflines for Commercial Development are currently characterized by an alpine theme within the Village Centre at Lake Tekapo. Therefore to keep all new development consistent with what currently exists in the Village Centre all new development should have a pitched roof with at least a 40 degree pitch. There are a variety of pitched rooflines that could be considered, as illustrated below.



When considering the roofline consider the impact you will have on the skyline and the retention of the existing character and connection with the surrounding landscape.

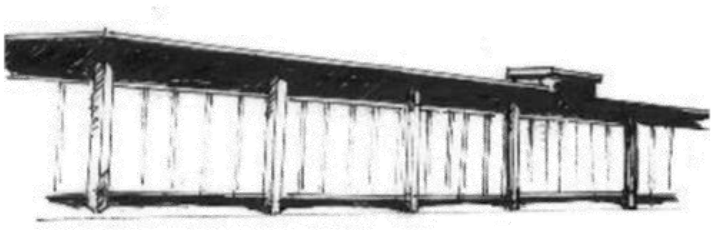
iii) ARCHITECTURAL STYLE

The architectural style of the commercial buildings considered acceptable will be a simple 2 to 3 storied development with an alpine – high country feel to it. Style will include features discussed below and large vertical windows. The style of architecture encouraged in Lake Tekapo, is clustered buildings similar to station/farm buildings in the high country. By clustering buildings internal spaces and vistas are created.

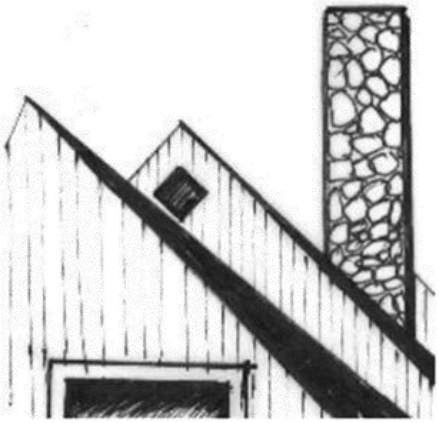


iv) ARCHITECTURAL FEATURES

All new commercial development along roads or accessways should have road-facing verandahs, consistent in height and style with verandahs on neighbouring properties. Verandahs should be considered an architectural feature and therefore should be consistent with the style of the building and the use of materials. Please see below for acceptable examples of verandah design.

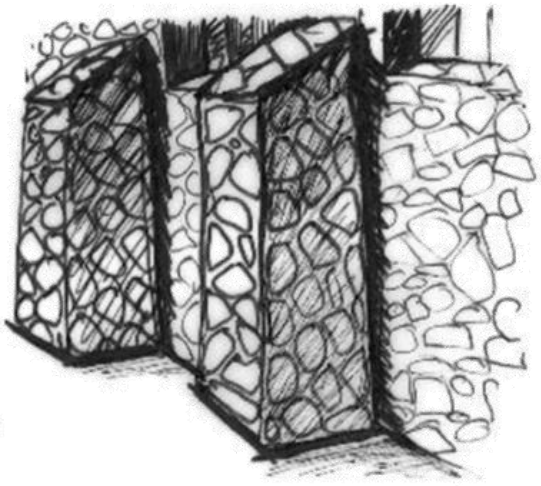


Other architectural features to consider for commercial development are chimney stacks, columns, buttresses and finials. Architectural features can be used to identify with the landscape and built character of a place. In this instance river boulders for example could be used as a feature material, since the fractured nature of this material does not enable it to be used structurally. Such features may include rock chimney stacks, columns, facades and buttresses.



Consideration should also be given to what should not be features and how these structures can be made to be less obtrusive. Satellite dishes, aerials, air conditioning units, extraction units and all other necessary services should be placed in non prominent places and be of a colour that is visually unintrusive against the backdrop. For example grey/white if set back against the skyline, the colour of the building if set back against the building. It is also possible to screen some services with planting and enclosures.

v) OPENINGS (doors etc.)
The majority of openings and glazing shall have a vertical orientation, with at least 60% of all glazing predominately vertical in dimension.



vi) EXTERIOR CLADDING MATERIALS
The majority of cladding material should be honest

materials. 70% of exterior cladding should comprise at least two of the following materials.

- Natural unpainted timber
- Painted timber weatherboard
- Schist
- Boulders or large rocks
- Corrugated iron/colour steel
- Cob (adobe blocks or rammed earth.)

vii) EXTERIOR COLOURS

These colours have been Chosen from the British Standards framework.

Roofs, Walls and Trim:
08B17, 08B19, 08B21, 08B23, 08B25, 08B27, 08B29, 10C37, 10B25, 10C39, 12B21, 12B23, 12C39, 12B29, 08C33, 08C35, 08C37, 06D44, 18B21, 18B23, 18B25, 18B27, 16C33, 16C35, 20C37, 20C39, 20C40

Walls and Trim Only (Reflectivity value too high for roofs)
00A01, 00A03, 02A03, 10A01, 08B15, 12B15, 18B15, 22C31, 10C31, 08C31, 10B15

Trim and Accents (Only to be used in small proportions to add visual interest at close range.)
06D43, 08E51, 08E53, 08E55, 08E56, 22D41, 22C37, 20C40, 04E53, 04E55, 04E56, 04D43, 04D44, 04D45, 04D39, 16C37

viii) HEIGHT

The height restrictions of buildings within the Village Centre 1 and 2 zones are set out within the Mackenzie District Plan. The thought behind these restrictions is that height is acceptable facing onto State Highway 8 (Area B) as long as visual corridors down to the lake are retained but height needs to be at a lower level when development is nearer the Domain (Area A).

Restrictions:
Ares A = 8 metres
Area B = 12.5 metres

ix) ACCESSORY BUILDINGS

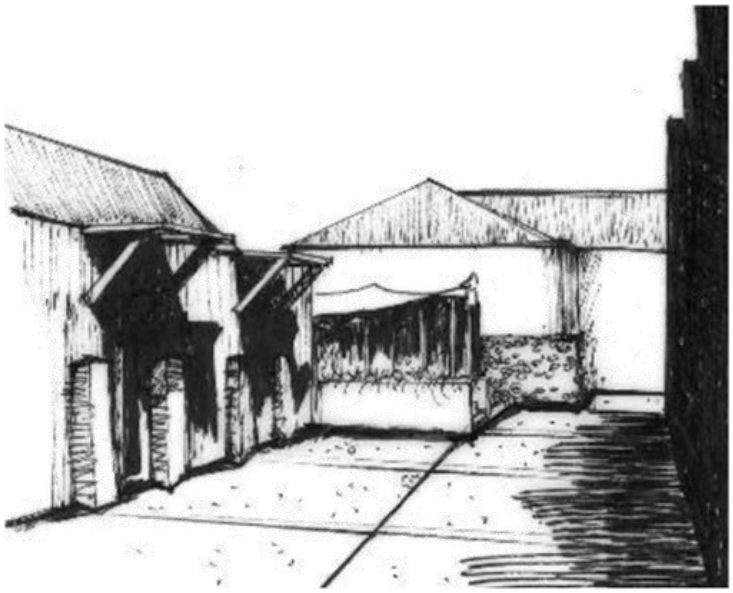
All accessory buildings are to use the same exterior cladding as the main building. The height should be below 3.5 metres and the area should be no more than 5 square metres. The building should be located to the rear or side of the main building and will not be visible from the lakeside or the road. The roof pitch will be a shallow angle, no more than 40%

x) LANDSCAPING

Landscaping around a development softens built form, merging it into the landscape/setting. Landscaping is particularly important with commercial development as buildings are usually more dense than residential therefore has more of an impact. Landscaping commercial development also benefits the operation of business by providing friendly external spaces.

Landscaping is required for all commercial development and associated development. The landscaping will be sympathetic to the ecology of the area.

All public pathways formed after 16 February 2007 shall be formed and sealed or otherwise surfaced in a manner that minimizes slip hazard caused by surface icing.



4.2.3 Special Travellers Accommodation Zone

This zone is for low density tourist accommodation built around the existing camping ground. This zone adjoins the Recreation Passive Zone land on the lake edge. All development within this zone is required to be sensitive in design.

i) SITING

The siting of development in this zone needs to be recessive within the existing forested area. This zone also has a substantial change in level. Both the existing trees and change in level should be used to create a development that is visually and ecologically unintrusive. This zone is for low density tourist accommodation, therefore buildings and hard surfaces shall only cover up to 40% of the site.

ii) ROOFLINES

Rooflines in this zone should be consistent with the alpine/high country theme by having a pitch of 40 degrees or more.

iii) ARCHITECTURAL STYLE

It is preferred in the forested areas of this zone that buildings are raised rather than building into the topography, while maintaining an overall alpine / high country theme. The following drawings illustrate this style.



iv) ARCHITECTURAL FEATURES

Where buildings are raised however, some of the previously discussed features may be restricted. This may require innovative design solutions. Larger balconies for example could provide the necessary area of outdoor living space.

Features that will be discouraged include satellite dishes, aerials, air conditioning units and other services. These shall be hidden and made unintrusive by either screening or selected colouring so as to blend in with the background.

v) OPENINGS

As with development in the other zones the majority of openings shall be of a vertical orientation with at least 60% of all windows having vertical dimensions.

vi) EXTERIOR CLADDING MATERIALS

The majority of the exterior cladding material should be honest materials, preferably timber, either natural – unpainted or painted in colours which are visually recessive (please see below). Other material to consider is corrugated colour steel, again coloured as below. All material must be non-reflective.

vii) EXTERIOR COLOURS

Exterior colours shall be selected from the following colour palette. These colours have been Chosen from the British Standards framework.

Roofs, Walls and Trim:
08B17, 08B19, 08B21, 08B23, 08B25, 08B27, 08B29, 10C37, 10B25, 10C39, 12B21, 12B23, 12C39, 12B29, 08C33, 08C35, 08C37, 06D44, 18B21, 18B23, 18B25, 18B27, 16C33, 16C35, 20C37, 20C39, 20C40

Walls and Trim Only (Reflectivity value too high for roofs)
00A01, 00A03, 02A03, 10A01, 08B15, 12B15, 18B15, 22C31, 10C31, 08C31, 10B15

Trim and Accents (Only to be used in small proportions to add visual interest at close range.)
06D43, 08E51, 08E53, 08E55, 08E56, 22D41, 22C37, 20C40, 04E53, 04E55, 04E56, 04D43, 04D44, 04D45, 04D39, 16C37

viii) HEIGHT

Single storey buildings are preferred in this zone. It is preferable that buildings be raised off the ground to nestle better in among the existing trees and upon the existing gradient. Building height can be varied to accomplish this style of building and also providing an outlook from each building. Height should be restricted so the building is not clearly visible from State Highway 8 or intrusive from Lakeside Drive. The maximum building height is 10m.

ix) ACCESSORY BUILDINGS

Accessory buildings should be minimised in this zone to restrict the amount of visual and ecological impact development may have on the site and the neighbouring Passive Recreation Zone. Any accessory buildings are to use the same exterior cladding as the main building. Height is to be below 3.5 metres and the area is to be no more than 5 square metres. The buildings will be located in a way that is not visible from the lakeside or the road. The roof pitch will be a shallow angle, no more than 40 degrees.

x) LANDSCAPING

Landscaping is encouraged to mediate the impacts buildings will have visually and ecologically on the immediate area and the Passive Recreation Zone. Landscaping will use localized vegetation encouraging an undergrowth under the existing trees. All landscape planting shall be of species common to the Mackenzie Basin.

Within the Tekapo STA zone there is a preference for native plant species in particular those provided in the list below:

Low/Groundcover Planting

Chionochloa flavescens	Broad-leaved snow tussock/haumata
Chionochloa rigida	Narrow-leaved snow tussock
Hebe subalpina	Subalpine koromiko
Phormium cookianum	Mountain flax/whaririki
Poa cita	Silver tussock

Mid Height Shrubs

Chionochloa rigida	Narrow-leaved snow tussock
Hebe salicifolia	Koromiko
Olearia avicennifolia	Tree Daisy

Trees and Large Shrubs

Coprosma propinqua	Mingimingi
Griselinia littoralis	Broadleaf/papauma
Kunzea ericoides	Kanuka
Nothofagus solandri	Black beech
Ozothamnus leptophylla	Cottonwood/tauhinu
Pittosporum tenuifolium	Black Matipo/kohuhu
Plagianthus regius	Ribbonwood/manatu
Sophora microphylla	South Island kowhai/kowhai

4.2.4 Residential 2 Zone

This zone is made up of higher density residential units and visitor accommodation.

i) SITING

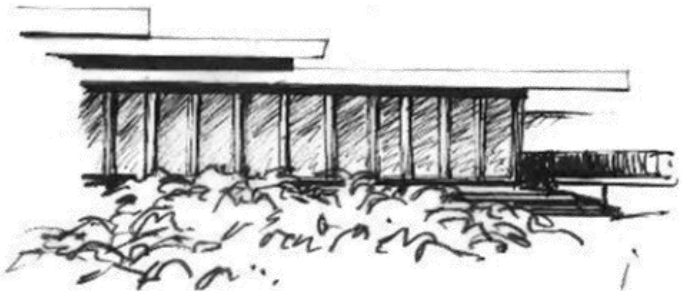
The majority of sites within this zone have quite a distinct change in level. Therefore the topography of all developments should be kept in mind. The change in levels should be retained in the site and used to provide terraced development down the gradient.

Existing features of the site should be retained and utilized, for example mature trees where practical.

The majority of dwellings are likely to face out towards the north (lake) or river.
The dwelling frontage shall be kept clear of waste pipes, drain vents, soil stacks and satellite dishes. These shall not be visible against the wall of the residential dwelling as seen from the street or the lakeshore.

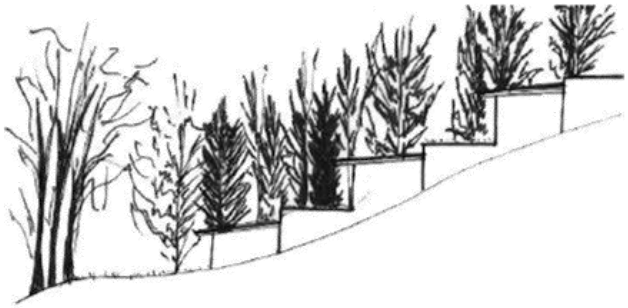
ii) ROOFLINES

The style of roofline considered most appropriate for a terrace style high density residential units, is a mono pitch roof, almost flat but enough of a slope for run off and to cope with snow. For those buildings on a flatter site high country styled rooflines are encouraged.



iii) ARCHITECTURAL STYLE

An ideal architectural style for high density residential units built on a gradient, is a terrace development. This type of development uses the natural gradient of the land to offer all residents an uninterrupted view to the lake. Building into the slope reduces the visual impact on the rural character of the landscape and town. The other style of development to consider for the flatter sites is clustering of buildings and shared amenity spaces.





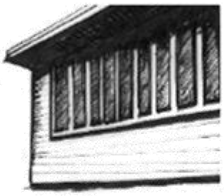
iv) ~~ARCHITECTURAL FEATURES~~

~~Architectural features to consider in Residential development are verandahs, chimney stacks and finials. These are recognized features from high country styled buildings. Chimney stacks could be built out of river boulders cemented together.~~



v) ~~OPENINGS~~

~~Majority of all openings are to have a vertical orientation with 60% of windows to have vertical dimensions.~~



vi) ~~EXTERIOR CLADDING MATERIALS~~

~~As with the previous zones the preferred exterior cladding is honest materials. 70% of exterior cladding shall comprise at least one of the following materials.~~

- ~~Natural unpainted timber~~
- ~~Painted timber weatherboard~~

- Schist
- Boulders or large rocks
- Corrugated iron/colour steel
- Cob (adobe blocks or rammed earth.)

vii) EXTERIOR COLOURS

Exterior colours shall be selected from the following colour palette. These colours have been Chosen from the British Standards framework.

Roofs, Walls and Trim:
08B17, 08B19, 08B21, 08B23, 08B25, 08B27, 08B29, 10C37, 10B25, 10C39, 12B21, 12B23, 12C39, 12B29, 08C33, 08C35, 08C37, 06D44, 18B21, 18B23, 18B25, 18B27, 16C33, 16C35, 20C37, 20C39, 20C40

Walls and Trim Only (Reflectivity value too high for roofs)
00A01, 00A03, 02A03, 10A01, 08B15, 12B15, 18B15, 22C31, 10C31, 08C31, 10B15

Trim and Accents (Only to be used in small proportions to add visual interest at close range.)
06D43, 08E51, 08E53, 08E55, 08E56, 22D41, 22C37, 20C40, 04E53, 04E55, 04E56, 04D43, 04D44, 04D45, 04D39, 16C37

viii) HEIGHT

To preserve vistas and character the height needs to be restricted. Refer to the rules of the Residential 2 Zone. It is suggested that all development work with the natural gradient of the land.

ix) ACCESSORY BUILDINGS

All accessory buildings are to use the same exterior cladding as the main building. The height is to be below 3.5 metres and the area is to be no more than 5 square metres. The building should be located to the rear or side of the main building and not be clearly visible from the lakeside or the road. The roof pitch should be a shallow angle, no more than 40 degrees.



x) LANDSCAPING

Landscaping is encouraged for residential development to reduce the visual impact of buildings within the landscape and to provide amenity for residents. The use of species prevalent in the Mackenzie Basin is encouraged.

5.0 Conclusion

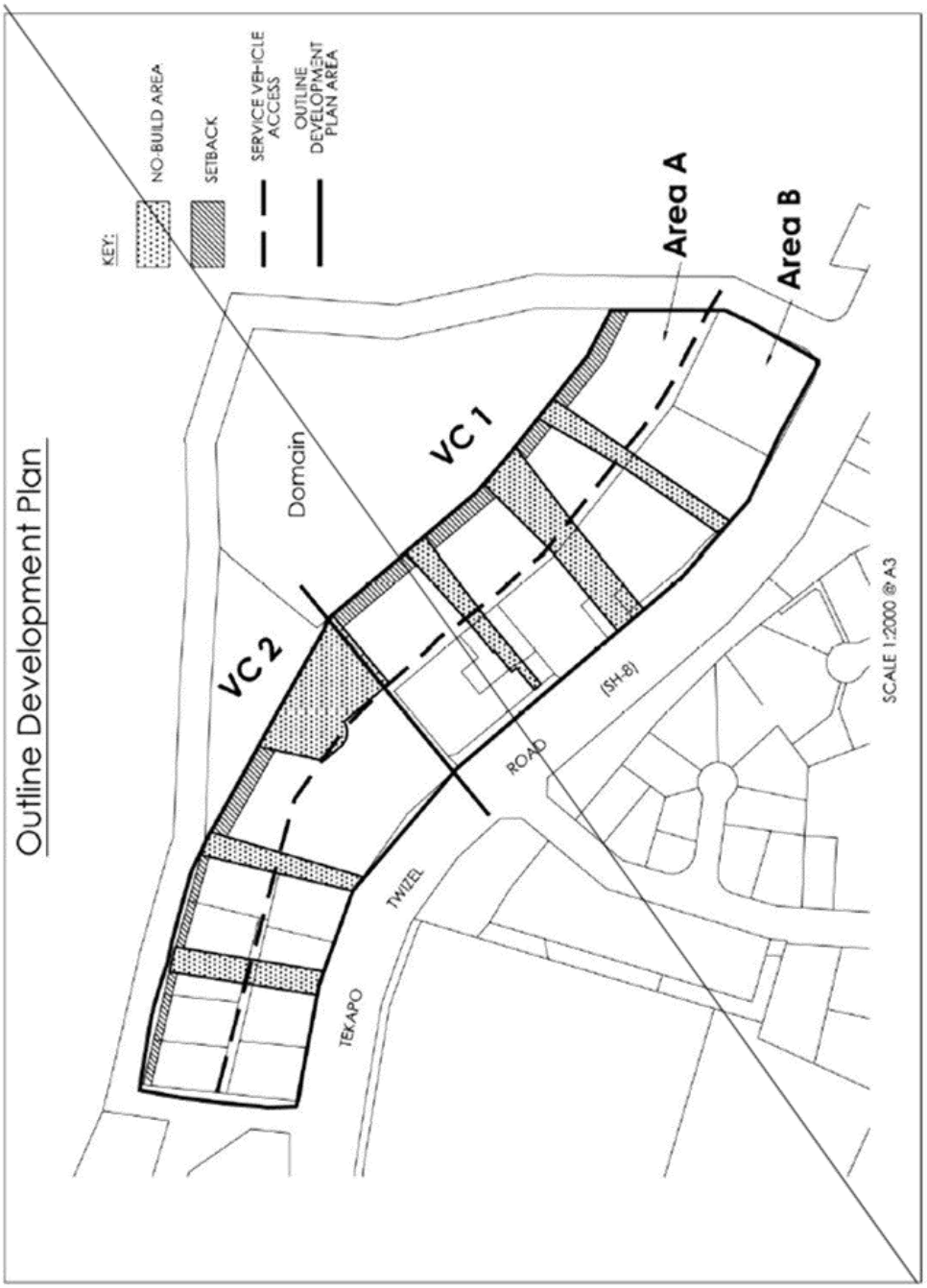
~~All new development should consider the site, integrating it into the landscape and the existing townscape by considering detailed elements such as scale, form, siting, materials and colour.~~

~~Consideration should also be given to sustainable development and the relationship of the building with the environment; orientation (sunshine, potential shadows, views), existing vegetation and landforms.~~

~~All new development shall promote and enhance the character and sense of place of Lake Tekapo Village.~~



~~APPENDIX Q – LAKE TEKAPO VILLAGE CENTRE OUTLINE DEVELOPMENT PLAN~~



SECTION 10 - HAZARDOUS SUBSTANCES

Introduction

Hazardous substances are defined in this Plan as any substances which may impair human, plant or animal health or may adversely affect the health or safety of any person or the environment. Well known substances that are hazardous to people or the environment include petrol or LPG, pesticides, explosives, acids or radioactive substances.

Issue

The Council is now required under the Resource Management Act to control any actual or potential effects of the use, development, or protection of land, including the prevention and mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances.

There are two issues arising from the use of hazardous substances in the District. The first issue is concerning the safe day to day use of hazardous substances and the second issue is the possible effects hazardous substances have on the environment. The District Plan is more specifically concerned with the adverse effects of hazardous substances on the environment rather than the safety issues associated with the correct packaging, handling, use and disposal of hazardous substances. However, the two issues do overlap and the Council believes its policies should promote a greater awareness of the dangers of hazardous substances being used incorrectly.

At this stage the issues of safety are being addressed by central government under legislation called the Hazardous Substances and New Organisms Act.

Mackenzie District is fortunate that many classes of hazardous substances are not used extensively in the District. Nevertheless, the Council would like to ensure that the manufacture, storage, use, transportation, and disposal of hazardous substances in the District is carried out in an appropriate manner and provisions reflect this accordingly. In built up residential areas the amounts of hazardous substances that can be used, disposed or stored is restricted compared to other zones of the district.

Objectives And Policies

Objective - Hazardous Substances

Avoid or mitigate adverse environmental effects arising from the use, storage, transportation, manufacture, and disposal of hazardous substances.

Policies

1 To control the use, storage, manufacture and disposal of hazardous substances so to minimise adverse environmental effects due to accidental spillage or poor management practices.

2 To promote the efficient management of the use, storage, transportation, manufacture, and disposal of hazardous substances through a coordinated approach between agencies responsible for the management of hazardous substances.

3 To ensure that adverse effects on the environment from a hazardous substances spillage are, where possible, avoided or mitigated.

4 To promote public awareness about the potential adverse environmental effects that may arise through the use, storage, transportation, manufacture, and disposal of hazardous substances.

5 To promote the disposal of hazardous substances at facilities that are designed to dispose of hazardous substances safely and with minor adverse effects to the environment.

6 To ensure that any disposal of hazardous substances into any reticulated sewers is appropriately controlled through the use of trade waste bylaws.

7 To establish and regularly update a hazardous substances inventory for the Mackenzie District which will be a record of the amounts and patterns of hazardous substance use, storage, transportation and disposal in the District.

8 To prepare an emergency response plan, in conjunction with appropriate agencies, for a major spill of a hazardous substance that directly threatens the public and the environment.

9 To encourage the use of hazardous substances in accordance with appropriate Codes of Practice, and Regional/National Standards or guidelines, any relevant regulations and with the Council's bylaws.

10 To liaise with other agencies involved in the management of hazardous substances in order to develop effective relationships with which to prevent or mitigate the adverse effects of the use, storage, transport or disposal of these substances.

11 To encourage both central government departments and the Canterbury Regional Council to develop methods and facilities to dispose of hazardous substances found in the district that cannot be disposed of effectively and efficiently by individuals or district agencies.

12 To increase public awareness on the potential environmental effects of hazardous practices and the guidelines and codes of practice available when dealing with hazardous substances.

Implementation Methods

1 Provision of performance standards to control the manufacturing, storage, use and disposal of hazardous substances in the District.

2 To control the manufacturing of hazardous substances by way of resource consent.

3 To use enforcement provisions under the Act where hazardous substances are manufactured, stored, used, transported or disposed of in such a way that has or is likely to be either noxious, dangerous, offensive or objectionable to such an extent that it has or is likely to have an adverse effect on the environment.

4 Through the annual plan process:

i Liaison with the Canterbury Regional Council, Government Departments, and Crown Research Institutes to ensure that any research from these organisations on use, disposal, transportation and storage of hazardous substances and their effects on the environment can be used to make sound planning decisions.

ii Advocate to both central government departments and the Canterbury Regional Council on developing methods and facilities to dispose of hazardous substances found in the district that presently can not be disposed of.

iii Regularly update a hazardous substances inventory for the Mackenzie District which will be a record of the amounts and patterns of hazardous substance use, storage, transportation and disposal in the District.

iv Preparation of an emergency response plan, in conjunction with appropriate agencies, for a major spill of a hazardous substance that directly threatens the public and the environment.

v Provision of information and advice, including appropriate Codes of Practice, any Regional\National Standards or guidelines, or any relevant regulations and Council's bylaws to:

- manufacturers;
- importers;
- contractors; and
- general public

so to promote the correct procedures for the manufacture, storage, use, disposal or transportation of hazardous substances.

vi Check in-coming refuse to landfills in the District to guard against inappropriate disposal of hazardous substances in its District. This will be achieved through appropriate controls.

Explanation and Reasons

The Council recognises that the community transports, uses and stores on many occasions very small quantities of hazardous substances, such as glue for wood work or pesticides for spraying home gardens. Accordingly, the Council has permitted the storage, use, and disposal of hazardous substances as of right subject to site standards to ensure the necessary environmental protection. The quantity permitted as of right is dependent on the nature of the particular substance and the "risk" it poses to the environment, and in addition, on how sensitive a particular environment is. For example, a built up residential area is considered to be more sensitive than an industrial area. Where quantities of specific hazardous substances exceed the limit set by the Council for various zones a land use consent will be required.

The Council also considers that any new industrial processes that are involved in the production of hazardous substances, or any operations that mix different types of hazardous substances, should only be established in appropriate locations and have adequate operational safeguards to ensure protection to the public and the environment.

The Council recognises that the safe disposal of many types of hazardous substances (waste) is difficult, or in some cases impossible. Accordingly, the Council will promote safer disposal practises through public education and advice. This will include advice as to whether hazardous substances can be recycled. A common example of hazardous substances that can be recycled are agrochemicals. Where recycling is not possible the Council may be able to advise whether the hazardous substances can be co-disposed at an appropriate landfill or other facility. If the hazardous substances cannot be disposed of in this way the Council may be able to advise how such substances can be stored.

In addition, the Council will check in-coming refuse to all landfills in the District to guard against inappropriate disposal of hazardous substances at these places.

In cases of accidental spill, contingency measures would be required by both major users of hazardous substances and the Council, so to minimise adverse effects to people or the environment. An emergency response plan will be considered as items to be resourced by the Council when necessary through the annual plan process.

The Council does not consider that any consent is necessary for the transportation of hazardous substances in the District. At present the Dangerous Goods Act controls the transportation of over 250 litres of any gases, flammable liquids, hydrogen peroxides or corrosives. The transportation of any explosives commercially requires approval under the Explosives Act, with routes being defined for over 1,000kg of explosives. In addition, all transportation of hazardous substances is required to follow New Zealand Standard 5433, which is administered by the Ministry of Transport. Operators who fail to comply with this standard face significant penalties.

Notwithstanding the above, the Council will have an emergency procedure plan in place for accidental spillage. In addition, operators which intend to transport hazardous substances, as part of a wider operation, will be required to consider the possible adverse effects to the environment associated with the transportation of hazardous substances as part of any application for a resource consent.

The District Council envisages that any strategic controls on transportation routes for hazardous substances would need to be coordinated regionally as many routes cross the District's boundaries and transportation bases of companies carrying hazardous substances generally occur in the larger centres.

The control of hazardous substances will only be made possible with a good information base, research, and with the cooperation of people of the District. Accordingly, the provision of a hazardous inventory, liaison with other agencies and educative or advisory methods will be considered as items to be resourced when necessary through the annual plan process.

Environmental Results Anticipated

- A reduction in the potential risk to the environment from poor management practices during the use, storage, transportation, manufacture and disposal of hazardous substances.
- Establishment of a hazardous substances inventory, recording of the amounts and patterns of hazardous substances used, stored, transported and disposed of in the District.
- Greater control on the manufacture, use, storage, and disposal of hazardous substances, in order to minimise adverse effects to the environment.
- Periodic review of emergency response procedures so as to reduce the risk of hazardous substances injuring people or damaging property.

Hazardous Substances Rules

STATUS OF ACTIVITIES

1 Permitted Activities

The following activities shall be **Permitted Activities**, provided that they comply with all of the Standards specified below in 5:

1.a The use and/or storage of hazardous substances which are **not** identified in Schedule 1; attached to these rules;

1.b The use and/or storage of hazardous substances identified in Schedule 1 to these rules, in quantities **not** exceeding those specified in Column A of Table 1 for the relevant zone with the following exception:

Notwithstanding this rule and Table 1, the use and/or storage of up to 100,000 litres of petrol, 50,000 litres of diesel and 6 tonnes of LPG by service stations within any Commercial and Mixed Use or Industrial Zones ~~Business Zones~~ shall be a Permitted Activity.

1.c The use of explosives (Classes 1(a) and (b) in Schedule 1).

1.d The use and/or storage of hazardous substances associated with temporary military training activities.

2 Discretionary Activities

2.a The following activities shall be **Discretionary Activities**:

i The use and/or storage of hazardous substances identified in Schedule 1, to these rules, in quantities exceeding those specified in Column A but not exceeding those specified in Column B (where specified) of Table 1 for the relevant zone;

ii The manufacturing of any hazardous substance.

iii The use and/or storage of petrol, diesel or LPG by service stations within any Commercial and Mixed Use or Industrial Zones ~~Business zones~~ greater than the volumes specified in Rule 1b above.

Note: Where Column B of Table 1 is denoted by a dash (-), the use and/or storage of hazardous substances identified in Schedule 1, in any quantities exceeding those specified in Column A of Table 1 shall be a **Discretionary Activity**.

2.b The following activities shall be **Discretionary Activities** with the exercise of the Council's discretion being restricted to the matter(s) specified in the standard which is not complied with:

i Any activity specified as a Permitted Activity which does not comply with any one or more of the Standards specified below.

3 Non-Complying Activities

The following activities shall be **Non-Complying Activities**:

3.a The use and/or storage of hazardous substances identified in Schedule 1 to these rules in quantities exceeding those specified in Column B of Table 1 for the relevant zone.

4 Non-Notified Resource Consents

Resource consents in relation to the following matters shall not be notified and the written approval of affected persons need not be obtained:

4.a	Non-compliance with Standards:	5 a, b, c, d or e
4.b	Table 1 - Exceeding Column A Quantity Limits, but not exceeding Column B Quantity Limits	~~Business~~ Commercial and Mixed Use Zones, Industrial Zones and Rural Zones

5 Standards

5.a Primary and secondary containment systems shall be employed wherever hazardous substances (including hazardous waste) are used or stored on all or part of a site.

For the purposes of this Plan containment means the retention of a hazardous substance in a way that prevents the hazardous substance from uncontrolled entry into the surrounding environment. Primary containment means the primary container; for example, the primary containment for a can of petrol would be the can. Secondary containment means a structure or installation that contains the hazardous substance should the primary container fail; for example, secondary containment for a can of petrol could be the building it is stored in.

For the purpose of this rule secondary containment systems are not required for the use or storage of any Class 2 Hazardous Substances (gases), as referred to in Schedule 1 to these rules, or for the storage of diesel or petrol in underground tanks.

5.b To achieve a, the following specifications are required:

i The volume of any secondary containment system shall be 100% of the maximum volume of the hazardous substance to be stored, used, loaded or unloaded when the site is roofed or;

ii the volume of any secondary containment system shall be 120% of the maximum volume of the hazardous substance to be stored, used, loaded or unloaded when the site is unroofed;

iii the secondary containment system shall be designed in such a way as to ensure containment of any hazardous substance that spills due to the collapse of any container (eg. tank), and the containment from the direct leakage from any container;

iv the primary and secondary containment systems shall be sealed with impervious materials that are resistant to breakdown from the particular

hazardous substances which they are designed to contain;

v the integrity of the primary and secondary containment systems shall be maintained at all times.

5.c The storage of petrol or diesel in above ground tanks in Rural Zones shall be exempt from standards a and b, providing the tank is at least 20m away from any natural water course or water race.

5.d The storage of diesel in above ground tanks in association with residential activities shall be exempt from standards a and b.

5.e Collection of hazardous substances for disposal purposes, or for subsequent use, shall be in containers that seal and contain the hazardous substances collected. All hazardous substance containers shall clearly and correctly identify their contents.

5.f Any use and/or storage of radioactive material, including radiation machines, shall comply with conditions set by the National Radiation laboratory.

5.g All explosives used for temporary military training activities shall be removed from the site of those activities.

5.h Any electrical transformer installation with an oil capacity of less than 1000 litres is excluded from the provisions of Rule 5a and 5b above, where operated by a network utility operator as defined in the Resource Management Act 1991.

Note: *The Standards are in addition to, and not in substitution for the Standards of the relevant zone, and other legislation that deals with hazardous substances, including the Dangerous Goods Act, Explosives Act, Toxic Substances Act, Medicines Act, Pesticides Act, Health and Safety in Employment Act or any subsequent legislation.*

Note: *Containment structures (whether above or below ground) for specified volumes of petroleum compounds, chlorinated hydrocarbons, brominated hydrocarbons and timber treatment chemicals are subject to land use rules contained in Change 2 of the Transitional Regional Plan Bylaw No 2 - Underground Water 1990.*

ASSESSMENT MATTERS

6 Resource Consents - Assessment Matters

6.1 General

a The matters contained in Section 104 and Part II of the Act apply to the consideration of resource consents for landuse activities.

b In addition to the applicable provisions of the Act, the Council shall also apply the relevant *Assessment Matters* set out below.

c In the case of *Discretionary Activities where the exercise of the Council's discretion is restricted to the matters specified in a particular standard*, the assessment matters taken into account shall only be those relevant to that/those standard(s).

6.2 Assessment Matters

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:

6.2.a The extent to which the proposed activity and the proposed site poses a risk to the environment, and in particular:

- The sensitivity of the surrounding natural and physical environment. Depending on the scale of the proposal this may include separation distances to people-sensitive activities (particularly activities such as schools, rest homes, hospitals, shopping centres etc) or to sensitive natural resources (eg. Aquifers, streams, wetland, habitats).
- The number of people potentially at risk from the site.
- Cumulative effects of the use, storage, manufacture, disposal and transportation of hazardous substances.
- Cumulative effects of hazardous facilities in the area.
- Site drainage and off site infrastructure (eg stormwater, sewer type and capacity).
- Transportation safety – including method of transportation, quantities and types of hazardous substances transported, and proposed transport routes.
- The likelihood of the site being affected by natural hazards.

6.2.b The extent to which the proposed activity can avoid or mitigate any undue risk. Methods can include site lay out, site management and spill contingency planning, transport methods and routes, monitoring and maintenance schedules.

6.2.c The ability of the proposed activity to be established at an alternative location or for the activity to undertake alternative methods, when it is likely that an activity will result in any significant adverse effects on the environment.

6.2.d The extent to which the proposed site is accessible from the major roading network to avoid heavy traffic volumes in local roads (particularly residential local roads); and the extent to which the proposed site's entry and exit points may pose a problem with existing intersections.

6.2.e The extent to which the activity can comply with the Standards and conditions for the relevant zone in question.

6.2.f The need for the site to be adequately signed.

6.2.g Any other matters that may need conditions to ensure that particular measures are undertaken so that any risk posed by the proposal is avoided or satisfactorily mitigated.

6.2.h Any relevant codes of practice applicable to hazardous substances.

7 Reasons For Rules

The hazardous substances characterised in Schedule 1 generally follow those identified in the Explosives Act, Dangerous Goods Act and the Pesticides Act. There are also two categories of miscellaneous hazardous substances that have been listed. These are timber preservatives which have received public attention as a result of their potential adverse effects to the environment, and chlorinated solvents which can potentially contaminate groundwater unless managed carefully.

There are, however, a large range of chemicals that are widely used in domestic households, commercial or industrial sites (ie household cleaners, medicines) that have not been included in Schedule 1, but yet are known to be poisonous to humans, animals or plants. In humans, for example, many household items can be toxic if ingested. Given the use of these substances is usually in small quantities, Schedule 1 has not specified these substances as requiring control within any zone. The storage, packaging and labelling of these substances will, in any event, be continued to be controlled under the Toxic Substances Act, Medicines Act or in the proposed Hazardous Substances and New Organisms Act. The storage and use of such substances will also be subject to the specified Standards.

The quantities of hazardous substances which can be used or stored as-of-right, as shown in Table 1, were determined by Council taking account of the following:

a community expectations within the various zones of the district;

b the existing controls that are in place from existing legislation such as the Dangerous Goods Act, Explosives Act, Toxic Substances Act and the Pesticides Act, and;

c the implementation of Standards to ensure containment of all hazardous substances.

The different zones, and activities permitted in these zones, had a considerable influence in determining the quantities specified in Table 1. The reasons for this are given below:

Residential Zone

The residential zones cater for predominantly residential activity. Experience has shown that the storage or use or disposal of hazardous substances is acceptable when used for domestic use or for limited use for home occupations. For these reasons the permitted quantities of hazardous substances for storage or use is limited. Any quantities exceeded in Column A of Table 1 for these zones is not contemplated by this Plan, and any applications for resource consents will be notified.

~~Business~~ Commercial and Mixed Use Zones, Industrial Zones and Rural Zones

The ~~Business~~ Commercial and Mixed Use and Industrial Zones ~~Zones~~ have historically been the zones in the town where hazardous substances are stored (ie. warehouses or retail shops), or are used in manufacturing or industry. Similarly, the Rural Zones are dominated by farming activities that will store or use hazardous substances such as agrochemicals. In addition, the rural areas by nature do not have high residential dwelling densities. For these reasons the quantities of hazardous substances used or stored as-of-right in Table 1 are generally larger for the ~~Business~~ Commercial and Mixed Use, Industrial and Rural Zones. Any applications for resource consents for quantities exceeding those in Column A of Table 1 will be treated as non-notified applications. The Council will give consideration to notifying any applications if the use or storage of the hazardous substances is in close proximity to residential dwelling(s) or occurs in areas which have, for example, specific ecological values.

The Council will monitor and review the appropriateness of the classification and quantities defined in Schedule 1 and Table 1. In particular, the Council will monitor the development of the proposed Hazardous Substances and New Organisms Act in relation to these controls, and also monitor evolving community concerns. It is noted the disposal of hazardous substances is not controlled in Table 1. The Council has separate by-laws and policies in the disposal of these substances to landfills or sewers. Any disposal of hazardous substances directly into the environment may require a consent from the Canterbury Regional Council. The Council will, however, require information on where hazardous substances are to be disposed if an application for resource consent indicates the use of hazardous substances.

Irrespective of Schedule 1 and Table 1 provided in this Plan, the Council considers that the manufacturing of hazardous substances will require a land use consent. This is because the manufacturing of hazardous substances is often a complex process which involves using large quantities of hazardous substances.

Schedule 1: Classification Of Hazardous Substances

Class	Characteristics		Examples Including but not limited to:	
1 **EXPLOSIVES**	1 1a	Explosives An explosive substance or waste is a solid or liquid that is, in itself, capable by chemical reaction of producing gas at such a temperature and pressure and at such speed as to cause damage to the surroundings (other than those specified in 1b below).	1a	Nitrate mixtures, nitro compounds, chlorate mixtures, ammunition/ detonators (excluding those for small arms use).
	1b	as in 1a but with restricted use in the manufacture or reloading of small arms cartridges; or for the storage of flares.	1b	gunpowder, or nitro compound adapted and exclusively used for cartridges for small arms; or for flares.
2 **GASES**	2.1 2.1a 2.1b	Flammable Gases LPG Any other Gases which at 20°C and a standard pressure of 101.3 kPa: * are ignitable when in a mixture of 13% or less by volume with air, or * have a flammability range with air of at least 12% regardless of the lower flammability limit. This class includes aerosols containing flammable propellants if the contents include more than 45% by mass or more than 250g of flammable components.	 2.1a 2.1b	 LPG Acetylene, hydrogen, methane.
	2.2	Toxic Gases Gases which are known or are presumed to be toxic or corrosive to humans because they have an LC_{50} value equal to or less than 5,000 ml/m³ (ppm) when tested in accordance with procedures defined in Para 6.5(c) of the United Nations Recommendations on the Transport of Dangerous Goods, 7th revised edition, or its subsequent revisions.	2.2	Chlorine, sulphur dioxide, ammonia, methyl bromide.
	2.3	Non-flammable, Non-toxic Gases Gases which are stored or transported under a pressure not less than 280kPa at 20°C, or as refrigerated liquids, and which: • are asphyxiant-gases which dilute or replace the oxygen normally in the atmosphere, or • are oxidising-gases which may, generally by providing oxygen, cause or contribute to the combustion of other material more than air does, or • have neither asphyxiant nor oxidising characteristics.	2.3	Argon, helium, oxygen, nitrogen, carbon dioxide, freons, nitrous oxide.
3 **FLAMMABLE LIQUIDS**	3	Flammable Liquids Liquids, or mixtures of liquids, or liquids containing solids in solution or suspension, having the following flammability limits:		
	3a	Flash point <23°C	3a	Petrol, adhesives, ethyl and methyl alcohols, acetone, benzene, butylamine, MIBK.
	3b	Flash point ≥23°C; <61°C	3b	Kerosene, styrene monomer, cyclohexanone, turpentine, butyl methacrylate, chlorobenzene, ethoxyethanol.
	3c	Flash point ≥61°C	3c	Diesel, petroleum oils.

Class	Characteristics		Examples Including but not limited to:	
	3u	Storage of 3a, b and/or c in underground tanks.		
4 **FLAMMABLE SOLIDS**	4.1	Flammable Solids Solids or wastes other than those classified as explosives, which under suitable conditions, ie impact, friction, heat, ignition, will burn or self react with extreme intensity.	4.1	Red phosphorus, ammonium picrate, picric acid, monomethyamine nitrate, nitrocellulose, trinitrobenzene, magnesium alloys.
	4.2	Substances or wastes liable to spontaneous combustion Substances or wastes that are liable to spontaneous heating during transport, or heating up on contact with air, and then being liable to catch fire.	4.2	Yellow or white phosphorus, magnesium alkyls, dithionites.
	4.3	Substances which in contact with water, emit flammable gases Substances or wastes which by interaction with water are liable to become spontaneously flammable or give off flammable gases in dangerous quantities.	4.3	Alkali metals eg sodium, potassium, lithium; calcium, magnesium, metal hydrides, metal carbides.
5 **OXIDISING SUBSTANCES**	5.1	Oxidising Substances Substances or wastes which, in themselves, are not necessarily combustible, but may, generally by yielding oxygen, cause or contribute to the combustion of other materials.	5.1	Chromates, bromate, chlorates, chlorites, nitrates, permanganate.
	5.2	Organic Peroxides Organic substances or wastes which contain the bivalent O=O structure and are thermally unstable substances which may undergo exothermic self-accelerating decomposition.	5.2	Any organic peroxide (includes peroxy and per compounds). Perdicarbonates, butyl peroxyphthalate, cumene hydroperoxide, bezoyl peroxide.
6 **CORROSIVES**	6	Corrosives Substances or wastes which by chemical action, will cause severe damage when in contact with living tissue or, in the case of leakage will damage or destroy other material and goods or cause other hazards.	6	Acids such as; nitric, sulphuric, hydrochloric, hydrofluoric acids; tricholoro acetic acid. Alkalis such as; sodium, potassium and lithium hydroxides. Zinc chloride, zirconium tetrachloride, sulphur chlorides, silicon tetrachloride, phosphorus pentoxide, ferric chloride. Phenolsulphonic acid, hydroxlamine sulphate, hexyl-trichlorosilane, ethanolamine.
7 **AGROCHEMICALS**	7	Agrochemicals Substances formulated specifically for agricultural and horticultural activities (including aquaculture) and including but not limited to herbicides and fungicides. For the purpose of this Plan an agrichemical is considered a hazardous substance when it is at a concentration such that it requires mixing with water, oil, any other liquid prior to an application.	7	Bipyridyls, di-nitrophenols, phenoxy compounds, organophosphates, carbamate, organochlorines.
8 **MISCELLANEOUS**	8.1	Timber Preservatives Preservatives used in the treatment of timber.	8.1	Copper, chromium, arsenic, boron, and other water-borne preservatives. Light organic solvent preservatives, anti sapstain chemicals.
	8.2	Chlorinated Solvents	8.2	Bromodichloromethane, Trichloroethane, Chlorodibromomethane 1,1,1 - Tricholoroethene, Tetrachloroethene, Trichloromethane, Tetrachloromethane, Tribromomethane.

Table 1: Quantity Limits For Hazardous Substances Identified In Schedule 1

Residential, Rural-Residential, Recreation A & P, Open Space H & G, And Pukaki Village Zones

Schedule 1 Class	Column A	Column B
1a[1] - storage only	Nil	Nil
1b[1] - storage only	15kg	15kg
2	250 litres	10,000 litres
3a	50 litres[2]	50 litres[2]
3b, 3c	1200 litres	1200 litres
3u	Nil	Nil
4.1	10 kg	10 kg
4.2, 4.3	100 kg	100 kg
5.1	100 kg	100 kg
5.2	5 kg	5 kg
6	20 litres	20 litres
7 Residential & Open Space Only	10 litres	10 litres
7 Rural Residential Only	50 litres	50 litres
8.1	20 litres	20 litres
8.2	20 litres	20 litres

~~Business Zones~~ Commercial and Mixed Use and Industrial Zones

Schedule 1 Class	Column A	Column B
1a[1] - storage only	25kg	-
1b[1] - storage only	50 kg	-
2	250 litres	40,000 litres
3a	3,000 litres	-
3b, 3c	3,000 litres	-
3u	20,000 litres	-
4.1	50 kg	-
4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	25 kg	-
6	1000 litres	-
7	5000 litres	-
8.1	20 litres	-
8.2 - Other than Industrial Zone	200 litres	-
8.2 - Industrial Zones Only	1,000 litres	-

RURAL, AIRPORT AND OPUHA DAM ZONES

Schedule 1 Class	Column A	Column B
1a[1] - storage only	2.5 kg	-
1b[1] - storage only	15 kg	-
2	250 litres	10,000 litres
3a	2,000 litres	-
3b, 3c	3,000 litres per tank with a maximum of 10,000 litres per site	-
3u	10,000 litres	-
4.1	10 kg	-
4.2, 4.3	1,000 kg	-
5.1	1,000 kg	-
5.2	10 kg	-
6	1,000 litres	-
7	1,000 litres or 100kg of powder or gel	-
8.1	20 litres	-
8.2	20 litres	-

Note: 1. *The use of high explosives is a permitted activity in all zones, but is subject to the Explosives Act and any subsequent legislation.*

2. *The 50 litre restriction does not apply to petrol and other 3a flammable liquids contained in a fuel tank of an internal combustion engine.*

SECTION 13– SUBDIVISION, DEVELOPMENT AND FINANCIAL CONTRIBUTIONS

Introduction

The control of subdivision is a specific matter of relevance to District Plans. The principal feature of subdivision is that it produces a framework of land ownership which assists development, activities and conservation.

Subdivision and development provides the framework of service provision for land use including roading, water supply, sewage disposal, energy, telecommunication, stormwater and trade waste. Subdivision is also a mechanism for the provision of esplanade reserves, and strips and access strips and is therefore significant in the context of providing public access to waterways.

Issues

Issue 1 - Site Suitability

The underlying objective is to ensure that the allotments created by subdivision are suitable for the anticipated use, that the land is serviceable and developable and that it is not subject to any unacceptable man-made or natural hazard.

Issue 2 - Future Land Uses

There is an expectation by land purchasers that the effects of any proposed land use will have been examined before a new land parcel is allowed to be created. This includes the framework of services, access, water supply and sewerage disposal where appropriate.

Issue 3 - Costs of Infrastructure

It is recognised that development facilitated by subdivision adds incrementally to demands on the infrastructure of the District. The Plan's rules need to be designed to require each new development to contribute a fair and reasonable sum towards the cost of that demand unless it is replacing an existing development. A fair and reasonable share of costs needs to recognise:

- That to manage and develop land (a natural resource) in an orderly and efficient way, it is appropriate to install public utility services (a physical resource) for whole catchments in anticipation of development.
- That there is a need to provide for people and communities economic and social well-being by equitable sharing of costs of utility services over time.
- That works and the costs required for servicing specific areas or developments should be borne by the developers to the extent attributable to the development.

Issue 4 - Marginal Land

The opportunity to subdivide and develop marginal land will exist and may require significant infrastructure works. Where land, or any structure on that land is likely to be subject to damage by erosion, subsidence, or inundation from any source, the Act provides that the Council shall not grant a subdivision consent unless the effects can be avoided, remedied or mitigated.

Issue 5 - Esplanade Provision

There is a public desire to have access to many lakes and rivers throughout the District. However access is only available if there is a legal road, reserve or other formal arrangement such as an access easement, or if private arrangements can be made with landowners. The importance of access to waterways is recognised in the Resource Management Act 1991 where:

> *The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers"* S6(d)

is specified to be a matter of national importance which is to be recognised and provided for by local authorities.

To obtain public access to waterbodies the Council must either purchase land for that purpose or use powers available to it under the Resource Management Act. These powers permit the Council to require that an esplanade reserve or strip be created at the time of subdivision. If the part being created by subdivision is less than four hectares then there is an automatic power to take a 20 metre esplanade reserve for which no compensation is payable. If however the allotment created is four hectares or more the power to require esplanade provision must be in the District Plan and the owner must be compensated for the land taken or the loss in value associated with creating an easement for public access.

An esplanade reserve or strip is a strip of land that lies along a waterbody and is measured landward from the bank of a lake or river or from mean high water springs on the coast. It can have the purposes of:

- maintaining or enhancing the natural functioning of the adjacent waterbody
- maintaining or enhancing water quality or aquatic habitats
- protecting the natural values of the area
- enabling public access to or along any waterbody
- enabling public recreational use of the area that is compatible with conservation values.

A difficulty in achieving an effective system of access to and along waterbodies is the cost involved. Prior to any rules being included in the District Plan providing for esplanade provision it is necessary for the Council to survey the District's waterways to ascertain the values of these to determine whether esplanade provision is required. If provision is considered desirable and incorporated into the Plan and a subdivision occurs the Council must compensate the owner for the loss of lands or its value.

A second difficulty is that rules requiring esplanade provision are likely to be of a general nature even though they apply to specifically identified areas. There needs therefore, to be some mechanism available to the Council to consider whether a reduction in the width of an esplanade reserve or strip or even complete waiver of the requirement is appropriate in particular circumstances, e.g. where there is a minor boundary adjustment or where access to the waterbody would be difficult or dangerous.

Under the provisions of the Conservation Act 1987 and subsequent amendments, marginal strips are set aside on disposition of Crown land, under circumstances where the legislative requirements are met. Disposition includes renewal of pastoral leases, and changes in tenure of pastoral leases as a result of tenure review. Council will take into account the requirement for marginal strips before determining whether further esplanade provisions are required.

Issue 6 – Subdivision Design and Location

It is recognised that poor subdivision design and location can result in adverse effects on landscape, natural conservation values and amenity values. Because these factors vary from site to site, it may be appropriate for the Council to have the discretion to consider these impacts in relation to each proposed subdivision.

Objectives And Policies

Objective 1 - Subdivision Servicing

The provision of necessary services including safe and efficient access to subdivided allotments in anticipation of the likely effects of land use on those allotments.

Policies

1 To integrate subdivision roading with the existing roading network in an efficient manner which reflects expected traffic levels and the safe management of vehicles and pedestrians.

2 To achieve safe and effective vehicular access to properties in subdivisional developments.

3 To achieve provision of pedestrian and amenity linkages where useful linkages can be further developed.

4 To minimise the adverse visual and physical effects of subdivision roading.

5 To require that water supplies to subdivided allotments are of a sufficient capacity and of a drinkable standard.

6 To require upon subdivision, that all new lots be provided with a means of connection to a reticulated water supply system, where water from such a system is available.

7 To require that the provision of any necessary additional water supply, stormwater control or sewage disposal infrastructure and the upgrading of existing infrastructure is undertaken or contributed to by subdividers where appropriate, in recognition of the scale and nature of the anticipated land users.

8 To encourage the retention of natural open waterways for stormwater to ensure disposal in a manner which maintains or enhances the quality of surface and ground water.

9 To require that stormwater is disposed of in a manner that avoids inundation of land within or adjoining the subdivision.

10 Land modification, development and subdivision in the Residential zones and the Rural-Residential 1 & 2 zones in Twizel should occur in a way that:

(a) protects the performance of natural overland flowpaths and open watercourses;

(b) protects water quality by the use of filtering mechanisms where necessary such as stormwater treatment ponds; and

(c) provides stormwater management in an integrated and cost effective manner.

11 For subdivision and development in Twizel, to require where appropriate/necessary a comprehensive stormwater management plan which addresses stormwater runoff and management of its effects.

12 To encourage the harvesting and/or re-use of stormwater for non-potable uses where appropriate.

13 To require, upon subdivision, that anticipated development is provided with a means of disposing of sanitary sewage in a manner which is consistent with maintaining public health and minimises adverse effects on the environment.

14 To require upon subdivision, that all new lots be provided with a means of connection to a reticulated sanitary system, where such a system is available. Where a reticulated system is not available, on site or stand alone communal treatment systems may be installed, subject to any discharge consents required.

15 To require that provision be made for trade waste disposal upon subdivision of land for anticipated industrial use.

16 To require that adequate provision is made for the supply of reticulated energy and communication facilities and that the method of reticulation is appropriate to the amenities of the area.

Explanation and Reasons

High vehicle ownership requires consideration of access to newly created lots. Only in a very restricted set of circumstances would vehicular access be impracticable and pedestrian access is always essential. Roading and access standards are a reflection of anticipated traffic be it volume or type. Roading and access can also have a major visual impact and as such both the location in terms of the topography and landscape, and the design of access routes, should enhance the natural environment and minimise any visual intrusion. It is important that access to all subdivisions, in particular from the state highway, is appropriately located and is formed to an all-weather standard to ensure the efficiency and safety of the roading network is not compromised.

The subdivision of land is often followed by intensification or changes in land use that subsequently increases the demand for water usage. Where the proposed subdivision creates new allotments, and where the users will require water for human consumption, then that supply must be potable and reliable. In addition, where life and property needs to be protected, ready access to sufficient water supplies must be available for firefighting purposes. Unless the water supply system has an excess of capacity, subdivision and development leads to the need for the water supply system to be upgraded. Some land use activities may place heavy demands upon a water supply system to enable their processes to function, and consideration must be given to their location to ensure the sustainability and wise use of the water resource.

Notwithstanding regular monitoring and testing programmes, individual wells run higher risks of contamination. The water resource can be better managed if a public supply system is installed wherever practicable. Having as many water users as is possible connected to the public water supply system increases the efficiency of use of the whole system, including management of both the natural water resource and the physical resources involved in water supply. When land is subdivided new connections to the system will be required by the activities to be established on these allotments. The ability to connect to the water supply system at the property boundary must be provided by the subdivider. Where the public system is physically not available, then the subdivider or developer must provide a connection to that system as the Council requires, or to an individual on-site system of sufficient capacity and a potable quality.

The design of stormwater systems and the capacity of existing systems must be adequate to achieve satisfactory disposal. It is the responsibility of the person who changes the existing land and water surfaces to investigate the effects of the proposal and if any adverse effects will or could result from the subdivision of land, then mitigating measures must be carried out. Any possible adverse effects on land surrounding a subdivision are also to be prevented by remedial works installed by the subdivider.

Given the potential for development within the residential and rural-residential zones at Twizel, it is important to ensure that stormwater management is provided for appropriately. Policies 10 and 11 require appropriate assessment of and planning for stormwater, and sets standards for its management.

Where it is safe and cost-effective, stormwater harvesting and re-use via rainwater tanks is considered to be a sustainable method of water management. It involves re-use of a resource that would otherwise run to waste, and it reduces the demands on the mains supply. It also provides added protection against loss or reduction of supply in a drought, and assists in providing for more resilient communities in emergency situations.

Recognition and enhancement of the values of natural waterways and receiving waters is a necessary part of planning subdivision and subsequent land use developments. Open waterways can be visually attractive and generally provide an opportunity for enhancement through suitable landscape treatment. Preservation of the natural system is ecologically and environmentally more acceptable.

Disposal and proper treatment of sanitary sewage is a matter of vital importance. This is particularly significant in terms of the protection of the quality of the surface and groundwaters and that of receiving waters. Adequate treatment of sewage effluent requires adequate provision for treatment works and means of disposal for the waste waters generated in the system. In the urban areas where density of development precludes individual disposal systems, it is a Council function to provide sewage treatment and reticulation ensuring a safe means of disposal of the large quantities of urban sewage, treating it and discharging the waste water.

In rural areas where connection is impracticable, care must be exercised to ensure the individual treatment plant does not cause pollution of any adjoining waterways or the underground aquifers, that could affect the quality of the District's or a locality's water supply. Subdivision for new industrial activities has to anticipate trade waste disposal needs which are often much higher than most other land use activities.

The supply of electric power and telecommunications to all sectors of the community can readily be regarded as an essential service. It includes any upgrading or establishment of a system to service an area, and supply to individual users of sites created upon subdivision. The provision of reticulated supplies will of necessity involve reticulation systems which can be either above or below ground, as well as (in some cases) substation structures. The widespread use of electric power means a provision of power lines and their associated structures. However, with appropriate planning, adverse effects of overhead lines can be mitigated to a certain degree, while for most properties in the residential, rural-

residential, town centres and special conservation areas, provision of new reticulation is required to be by underground reticulation. The much higher cost of underground reticulation is recognised, and underground reticulation is not required in all rural and industrial areas where environmental and economic considerations may be differently balanced.

Objective 2 - Cost Of Services To Be Met By Subdividers and Developers

The costs of the provision of existing services, new services or the upgrading of services which are necessitated by subdivision or development, is to be met by the subdividers and/or developers.

Policies

1 To require subdividers and developers to meet the costs of new or upgraded services (including head works), which are attributable to the impacts of the subdivision or development, including where applicable:

- roading and access;
- water supply;
- sewage disposal;
- stormwater disposal;
- trade waste disposal;
- provision of electricity; and
- provision of telecommunications.

2 To require contributions for creation of new allotments and multi-unit residential development for the purpose of recouping costs of existing public utility services provided by the Council that serve the land in the subdivision or development.

3 To provide for any contributions to be in accordance with the methods of determination specified in the Rules.

Explanation and Reasons

Subdivision of land provides a framework of services for subsequent purchasers of new allotments who have an expectation that services will be available. New subdivision may also give rise to demands for upgrading of existing services which is a direct consequence of the subdivision.

The provision of services within the subdivision is a cost recoverable from the sale of allotments and can be imposed on a subdivider at the time of subdivision development. Furthermore, where a subdivision creates a demand for upgrading services outside of the subdivision, the Council is justified in recovering costs attributable to the subdivision itself.

Where adequate public utilities are already in place it is considered appropriate, to enable people and communities to provide for their social and economic benefit, that all users of public utility services (e.g. water supply, sewerage and stormwater drainage) contribute to these services. New ratepayers otherwise "freeload" on the value and capacity of the asset provided by earlier generations and developers. In this way the Council can confidently plan its servicing to provide for the reasonably foreseeable needs of current and future generations. Financial contributions towards existing infrastructure are based on a "recognised equity" model involving contributions by developers equivalent to the equity held by existing ratepayers in the existing utility service infrastructure. If new reticulated areas are created by the Council beyond the existing systems at Twizel, Lake Tekapo or Fairlie the equity formula shall apply and a new cost structure added to the newly created assets in these areas.

Contributions are set according to rules to ensure a reasonable degree of certainty for developers.

OBJECTIVE 3 - RECREATION AND RESERVES

A conveniently distributed and accessible range of public open space and recreational areas and facilities to meet the diverse needs of residents and visitors to the District.

Policies

1 To encourage, and where possible, provide for a range of recreation opportunities within the District.

2 To ensure the provision of open spaces and recreational areas within or in reasonable proximity to new residential subdivisions to meet the needs of the future community.

3 To require contributions towards public open space and recreation areas from residential subdivision and from any major residential, commercial, industrial ~~business~~ or community development to provide for:

i Additional parks, walkways and cycleways needed as a result of additional household and/or visitor growth.

ii Additional open space needed for visual relief or enhancement.

iii Development and maintenance of neighbourhood parks and local open space to a level at which they are useable and enjoyable.

Explanation and Reasons

The use of contributions by way of land or cash at the time of subdivision or development will assist the Council in acquiring further reserves to improve the availability of these or to improve and maintain the quality and facilities of existing recreation and open space areas. These new or improved recreation areas and facilities will serve the people who will be housed or work in the new subdivisions or developments.

The basis for the reserve contribution is the additional, actual or potential demand anticipated for recreational and open space land consequent to subdivision and development - that is, its "effects" in terms of land and use intensification. Contributions are not imposed as a tax on development, but can be in the form of land (where provision is practicable such as from larger "green field" sites) or cash.

Objective 4 - Esplanade Provision

Development of a system of esplanade areas adjacent to important waterways, and access strips to these esplanade areas, which:

- *enables protection of the margins and retaining of the natural character of lakes and rivers;*
- *maintains or enhances the natural functioning of lakes and rivers, their water quality and aquatic habitats;*
- *provides for public access to and along, and the recreational use of the margins of lakes and rivers, where it is appropriate in terms of conservation values and public safety; and*
- *mitigating natural hazards.*

Policies

1 Where appropriate, taking into account the requirements of Section 6(d) of the Act, and the purposes of esplanade provision contained in Section 229, to require esplanade strips or esplanade reserves along waterways when allotments are created.

Explanation and Reasons

- The public desire a reasonable level of access to waterways within the District, particularly for recreational purposes.

- There are areas adjacent to waterways within the District which have significant conservation value or which contribute to the maintenance and enhancement of water quality and aquatic habitats. It is desirable that these areas receive protection to retain those conservation values.

- Esplanade strips (which are created by easements over private property) enable public access onto properties while permitting existing land uses to continue.

- Some waterways and their margins have significant conservation values which require protection that can only be achieved if the land is reserved for that purpose.

- It is not practical at this stage for the Council to identify all areas where esplanade provision is desirable given the extensive length of riparian areas within the District. As this District Plan contains detailed assessment matters to guide the Council in its decisions upon appropriate esplanade provision consistent decisions can be made as and when subdivision occurs. The provisions of the Conservation Act 1987 and subsequent amendments ensure that where pastoral lease land is renewed, or freeholded as a result of tenure review, appropriate marginal strips will be created. This effectively ensures riparian protection throughout most of the high country.
- To enable the public to enjoy esplanade areas and the District's waterways it is necessary that access to these areas and waterways be made available. The Council is authorised under the Act to negotiate access arrangements across private land for the purpose of public access to waterways.

Objective 5 - Avoidance Of Natural Hazards

The avoidance of subdivision in localities where there are significant natural hazards, unless these can be mitigated without significant adverse effects on the environment.

Policies

1 To ensure that subdivision is either restricted, subject to mitigation measures, or avoided in areas subject to risk from flooding, subsidence or slippage, or from hazards associated with active faults.

2 To ensure that mitigation measures do not give rise to unnecessary adverse impacts on the environment.

3 Require esplanade provision be made to mitigate natural hazards.

Explanation and Reasons

There are areas within the District which because of risk of natural hazards including flooding and active geological faults would be unsuitable for development, or require specific measures to be undertaken to overcome these hazards. Risk from flood hazard in some areas may include inundation associated with the unforeseen and uncontrolled release of water from the Waitaki hydro electric power scheme. The Council has an obligation under Section 106 of the Act to decline consent to any subdivision in areas where these hazards cannot be adequately mitigated, in addition to ensuring that any mitigation measures are in fact adequate to overcome the hazard. It is also necessary to consider the effects of the mitigation measures themselves which may also create adverse environmental effects.

Objective 6 – Design And Location

The avoidance of adverse environmental effects associated with subdivision design and location.

Policies

1 To require that the creation of new allotments take into account as far as possible underlying topography and the maintenance of the integrity of any significant nature conservation site; and that any adverse effect on landscape, nature conservation values and amenity are avoided or mitigated.

2 To ensure subdivision and development in the Residential zones and the Rural-Residential 1 & 2 zones in Twizel have regard to community coherence and linkages with Twizel.

3 To ensure subdivision and development in the Residential 1 and 2 zones created by Plan Change 16 adjoining Lakeside Drive, Lake Tekapo provides areas for clusters of planting to soften the visual impact of development in these areas which are in proximity to the shore and Lake Tekapo, with a preference for native species.

Explanation and Reasons

There are areas within the District where subdivision has the potential to create adverse visual effects because boundaries are poorly located in relation to topography. In addition subdivision in the vicinity of important habitat or vegetation areas can impact on those values of these areas.

Other relevant objectives and policies that the Council shall refer to in considering subdivision are:

Rural Objective 1 -	Indigenous Ecosystems, Vegetation and Habitat
Policy 1C -	Natural Character and Ecosystem Functions
Rural Objective 2 -	Natural Character of Waterbodies and their Margins
Policy 2A -	Controlling Adverse Effects
Policy 2B -	Riparian Margins
Rural Objective 3A	Landscape Values
Policy 3A1 -	Impacts of Subdivision Use and Development
Policy 3A4 -	Tree Planting
Policy 3A5 -	In Harmony with the Landscape
Rural Objective 3B -	Activities in the Mackenzie Basin's outstanding natural landscape
Policy 3B1 -	Recognition of the Makenzie Basin's Distinctive Characteristics
Policy 3B2 -	Subdivision and building development
Policy 3B3 -	Development in Farm Base Areas
Policy 3B4 -	Potential Residential, rural residential and Visitor Accommodation Activity Zones and Environmental Enhancement
Policy 3B5 -	Landscape Aspects of subdivision
Rural Objective 4 -	High Country Land
Policy 4A -	Vegetation Cover
Policy 4B -	Ecosystem Functioning, Natural Character and Open Space Values
Policy 4C -	Soils and Water.

Policy 2 seeks to ensure that development in the residential and rural-residential areas of Twizel is designed to provide for integration with the town, including linkages with the town and its services and facilities. These linkages can include roading, open spaces and greenways including cycleways and/or pedestrian walkways.

Implementation Methods

Rules in the Plan stating development standards for subdivision relating to and including:

- site suitability assessment;
- shape and dimension;
- effluent disposal;
- water supply;
- energy and telecommunications servicing;
- area and frontage requirements for each zone;
- access requirements and standards;
- financial contributions;
- reserve requirements or contributions;
- esplanade requirements;

- the subdivision of special allotments; and
- subdivisions including existing buildings or structures.

Investigate options for obtaining information on the values of waterways in order to undertake an overall assessment of the need for esplanade provision within the district to achieve the purposes of esplanade provisions set out in section 229 of the Resource Management Act 1991.

Environmental Results Anticipated

- Safe, convenient access to and from subdivided allotments.
- Enhanced and extended patterns of vehicular, cycle and pedestrian linkages.
- Water supplies which are sufficient in volume to meet reasonable needs and of potable quality.
- Adequate disposal of stormwater, sewage and trade wastes.
- Retention and enhancement of natural drainage systems.
- Adequate provision for energy supplies and telecommunications.
- Cost effective provision of services for redevelopment and growth without additional financial burdens on District rate payers.
- Continued provision of esplanade reserves or strips in appropriate locations where enhancement of habitats and/or access can be achieved.
- Avoidance of potential risk to property and people from flooding, erosion or subsidence.
- Maintenance of visual amenity and coherence of indigenous vegetation and habitat.

SUBDIVISION, DEVELOPMENT AND FINANCIAL CONTRIBUTION RULES

1 General Provisions Applicable To All Subdivision And Development Activities

1.a Definition of Subdivision of Land

The definition of subdivision of land shall be as set out in Section 218 of the Resource Management Act, 1991.

1.b Sections of the Act

All applications are subject to the requirements set out in the Act, with particular reference to Sections 106, 219, 220 and 230-237G.

1.c Code of Practice for Subdivisions

The Plan makes reference to Council's Code of Practice. This Code is based on the Code of Practice for Urban Land Subdivision based on NZS 4404 1981. This Code is referred to in the assessment matters for resource consents, relates to engineering requirements and is not a part of the District Plan. From time to time the Council will adopt modifications to the Code.

1.d Legal Access

All allotments shall comply with Section 321, Local Government Act 1974.

Note: ***Esplanade Reserves or Strips***
Section 237A of the Resource Management Act 1991 requires vesting in the Council of any part of an allotment which forms part of a bed of a lake or river and adjoins an esplanade reserve which is also to vest in the Council. This provision does not apply where an esplanade strip is created.

1.e

- Any reference to Residential Zones in these Subdivision Rules shall be a reference to the ~~Residential 1, Residential 2 Zone,~~ Large Lot Residential Zone, Low Density Residential Zone, Medium Density Residential Zone and Pukaki Village Zone.
- Any reference to Business Zones in these Subdivision Rules shall be a reference to the Neighbourhood Centre Zone, Large Format Retail Zone, Mixed Use Zone, Town Centre Zone, General Industrial Zone, ~~Village Centre, Service~~, Industrial Zone and~~, Tourist,~~ Tourist G Zone~~, and Travellers Accommodation Zone~~.
- Unless otherwise stated any reference to Rural Zones in these Subdivision Rules shall be a reference to the Rural Zone, the Mackenzie Basin Subzone, any Rural-Residential Zone and the Aoraki/Mount Cook National Park.
- Any reference to Special Purpose Zones in these Subdivision Rules shall be a reference to the Opuha Dam, Recreation A, Recreation P, Open Space H, Open Space G, Ruataniwha Rowing, Twizel Special Travellers Accommodation, and Airport Zones.

2 Permitted Activities - Subdivision

There shall be no **Permitted Activity Subdivision.**

3 Controlled Activities - Subdivision

3a Any subdivision outside the Mackenzie Basin Subzone which complies with all Primary and Secondary Subdivision Standards shall be a **Controlled Activity** in respect of the following matters:

Allotment Size and Dimensions

- Allotment size of subdivisions in the Rural Zones.
- Allotment size and dimensions of subdivisions in the Business Zones, and Special Purpose Zones other than the Opuha Dam Zone, the Ruataniwha Rowing Zone and the Twizel Special Travellers Accommodation Zone.
- Allotment size in areas within Residential Zones where public sewage treatment and reticulation is not available.
- Size and dimensions of allotments for access, utilities, reserves and roads.

Subdivision Design

- Relationship and orientation of allotments;
- The location of walkways and cycleways;
- The provision and/or use of natural stormwater channels and wetland areas.
- The provision of areas within the Plan Change 16 site for the establishment of substantial clusters of planting, both within sites and in reserve areas, with a preference for native species

Property Access

- The location, alignment and pattern of roading or service lanes;
- The location and provision of access to allotments for vehicles, cycles and pedestrians, other than as required by Rule 7.b;
- Any financial contributions to be made by the applicant, other than those required by Rule 7.b;
- Road reserves and provision for future subdivision on adjoining land;
- The standard of construction required for property access, other than as required by Rule 7.b;
- Street lighting;
- Naming of private vehicular access.

Esplanade Provision

- Provision of Access Strips and Esplanade Strips;

Natural and Other Hazards

- Provision of works, the location and type of services, building location, and location and quantity of filling and earthworks that could be affected by the following natural hazards or which could affect the impact of those natural hazards on the site or other land in the vicinity.

- Erosion
- Flooding and Inundation
- Landslip
- Rockfall
- Alluvion (affect of river wash)
- Avulsion (removal of land by flooding)
- Unconsolidated Fill
- Wind
- Soil Contamination
- Subsidence

Earthworks

- The volume and area of earthworks
- The methods of excavation and filling
- The size and location of stockpiles
- Avoidance or mitigation of impacts on waterways, ecological and landscape values, heritage, cultural and archaeological values and neighbouring properties
- Methods of controlling stormwater runoff and erosion
- Rehabilitation of disturbed areas

Water Supply

- The supply of water, other than as required in Rule 6b;
- Water supplies for firefighting purposes;
- The standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision;
- Any financial contributions required in respect of water supply, other than Headworks Contributions;

Stormwater Disposal

- The capacity of existing and proposed stormwater infrastructure and disposal systems;
- The effectiveness and environmental impacts of any measures proposed for mitigating the effects of stormwater run-off, including the control of water-borne contaminants, litter and sediments;
- The location, scale and construction of stormwater infrastructure;
- Any financial contributions required in respect to stormwater disposal;

Sanitary Sewage Disposal

- The method of sewage disposal;
- The capacity of, and impacts on, the existing reticulated sewage disposal system;
- The location and environmental effects of the proposed sanitary sewage system;
- Any financial contributions that may be required in respect of sanitary sewage provision, other than Headworks Contributions;

Trade Waste Disposal (Refer Definitions)

- Disposal of trade waste within Business Zones.

Energy Supply and Telecommunications

- The adequacy and standard of electrical utility installation;
- The adequacy and standard of telecommunications installation;

Vegetation and Landscape

- The preservation of vegetation and landscape;

Easements

- The need to create easements for any purpose;

Building Location

- The location of buildings.

Design within 20 metres of Transmission Lines

- Subdivision design including the location of roads, reserves, trees and building platforms in relation to existing higher voltage electricity transmission lines.

4A Restricted Discretionary Activities - Subdivision in Mackenzie Basin Subzone

4A.a Any subdivision in a Farm Base Area (refer Appendix R) within the Mackenzie Basin Subzone (excluding subdivision within the Ostler Fault Hazard Area) which complies with the Primary and Secondary Subdivision Standards shall be a **Restricted Discretionary Activity** with the Council's discretion limited to the following matters:

- All the matters listed in rule 3a above.
- The effect on the landscape of the subdivision and any associated earthworks, buildings and curtilage.
- Whether the subdivision will provide for the relationship of Ngāi Tahu with their ancestral lands, waters, wāhi tapu or wāhi taonga.

4A.c Any subdivision of the Ohau River Rural-Residential Zone shall be a Restricted Discretionary activity, with the Council's discretion limited to the following matter:

(i) The matters listed in 3a
(ii) Subdivision layout and design
(iii) Location of residential building platforms, including design controls;
(iv) Restrictions on fencing;
(v) Approval of Vegetation Management Plan for the Ohau River Rural-Residential Zone addressing:
  - Weed control, including covenants or consent notices to ensure all lot and house owners are jointly and generally responsible for weed management (including the removal of weed species) including over the balance lots; and
  - Management of the arboretum including specification of the implementation methods to achieve this management; and

(vi) Hazards.

4 Discretionary Activities - Subdivision

4.a Any subdivision outside the Mackenzie Basin which complies with all the Primary Subdivision Standards but does not comply with any one or more Secondary Subdivision Standards shall be a **Discretionary Activity**, in respect of the applicable matter.

4.b Any subdivision, which occurs within any area shown on the Planning Maps as "Flood Risk", within a Hydro Electricity Inundation Area in Appendix U or within the Ostler Fault Hazard Area (refer Planning Maps 33, 38, 53 and 55), shall be a **Discretionary Activity.**

Note – The owner of the relevant Hydro- Electric Power Generation Asset will be identified as an adversely affected party for the purposes of considering resource consent applications lodged in relation to Rule 4.b where it is within a Hydro-Electricity Inundation Hazard Area. Except as outlined above, any application under this rule will not require the written approval of other persons or service on other persons and shall be non-notified where it is within a Hydro-Electricity Inundation Hazard Area.

4.c Any subdivision of any site which contains a Heritage Item listed in Schedule A of Section 10 and shown on the Planning Maps, shall be a **Discretionary Activity.**

4.d Any subdivision in the Mackenzie Basin Subzone within the Ostler Fault Area or outside a Farm Base Area which complies with the Primary and Secondary subdivision standards shall be a **Discretionary Activity**

4.e Any subdivision which complies with all the Primary and Secondary Subdivision Standards and where connection to a small diameter pressure sewage system is proposed shall be a **Discretionary Activity.**

4.f Any subdivision in the Pukaki Downs Tourist Zone which:

a) creates new lots within Development Areas identified in the Pukaki Downs Structure Plan;
b) retains all land outside Development Areas identified in the Land Management Area of the Pukaki Downs Structure Plan as a single balance lot; and
c) is applied for simultaneously with the Comprehensive Land Management consent for the relevant Land Management Area

shall be a **Discretionary Activity**.

5 Non-Complying Activities - Subdivision

5.a. Any subdivision outside the Mackenzie Basin Subzone which does not comply with one or more Primary Subdivision Standards shall be a **Non-complying Activity.**

For the avoidance of doubt all rural-residential zones are outside the Mackenzie Basin Subzone.

5.b Except within defined Farm Base Areas within the Mackenzie Basin Subzone (refer Appendix R), any subdivision on any site within a Lakeside Protection Area, Scenic Viewing Area or Scenic Grassland identified on the Planning Maps shall be a **Non-complying Activity.**

5.c Any subdivision within the Mackenzie Basin Subzone which does not comply with all Primary and Secondary Subdivision Standards or is not listed as a Permitted, Controlled, Restricted Discretionary or Discretionary Activity.

5.d Any subdivision within the Hocken Lane Rural-Residential Zone shall be a **Non-complying Activity.**

5.e Any subdivision within the Ruataniwha Rowing Zone shall be a **Non-complying Activity.**

5.f Any subdivision within the Twizel Special Travellers Accommodation Zone shall be a **Non-complying Activity**.

5.g Any subdivision, that does not comply with Rule 4.f, within the Pukaki Downs Tourist Zone shall be a **Non-complying Activity**

6 Primary Subdivision Standards

6.a Allotment Size

6.a.i Sewered Areas

6.a.i.(a) In Low Density Residential ~~1~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than

- Front lots – 400m²
- Rear lots – 500m²

6.a.i.(b) In Medium Density Residential ~~2~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 250m².

6.a.i.(c) In Large Lot Residential ~~3~~ Zones where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 2000m².

6.a.i.(d) In Specific Control Areas 1 and 3 ~~Residential 4 Zones~~ where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 4000m².

6.a.i.(e) In Rural-Residential 1 Zones and Specific Control Area 2 where public reticulation is available, no allotments created by subdivision (including balance titles) shall have a net area less than 1 hectare.

6.a.ii Unsewered Areas

6.a.ii.(a) In Low Density Residential 1 Zones where public reticulation is not available, no allotments created by subdivision (including balance titles) shall have a net area less than 1500m².

6.a.ii.(b) In Rural-Residential–Manuka Terrace Zone no lots created by subdivision (including balance titles) shall have a net area less than 4ha.

6.a.ii.(c) In the Rural-Residential 2 Zone no lots created by subdivision (including balance titles) shall have a net area less than 4 hectares.

6.a.ii.(d) In defined Farm Base Areas in the Mackenzie Basin Subzone (Appendix R), excluding the Ostler Fault Area, a maximum of 10 allotments each having a net area of no more than 1ha may be created by subdivision.

6.a.ii.(e) In defined Farm Base Areas in the Mackenzie Basin Subzone (Appendix R), excluding the Ostler Fault Area, no lots created by subdivision shall have a net area less than 4ha, except as provided for by rule 6.a.11.(d) above.

6.a.ii.(f) In the Mackenzie Basin Subzone outside defined Farm Base Areas (Appendix R), including in the Ostler Fault Area, no lots created by subdivision shall have a net area less than 200ha.

Note: In non-sewered areas a discharge consent may be required from the Canterbury Regional Council and a larger area may be necessary to ensure an appropriate means of sewage disposal is provided for.

Note: All lots sizes referred to in 6.a.i and 6.a.ii above and 6.a.iv below are net areas excluding access trips, rights-of-way and access lots and any parts of allotments which have a width less than 6 metres.

6.a.iii **Boundary Adjustments**

Notwithstanding 6.a.i and 6.a.ii above, where there are two or more separately saleable existing allotments, which have separate Certificates of Title, any adjustment of the boundaries shall be such that the resultant allotments are not less than the smallest that existed before subdivision. In Residential and Rural-Residential Zones the allotments shall be contiguous or separated only by a road.

6.a.iv **Building Commitment**

Notwithstanding 6.a.i above, in the Medium Density Residential 2 Zones, where an allotment is to be created after the erection of a building, or where the subdivision and building consents are issued in conjunction, the respective minimum net allotment areas, are reduced, as specified below, provided all relevant rules applicable within the zone are complied with by the building and/or resource consents obtained in relation to those rules that are not complied with:

- to 200m² in the Medium Density Residential 2 Zone;

where public sewage reticulation and treatment is available; or

Where the allotment is to be created before the erection of a building, a condition will be imposed on the subdivision consent and a Consent Notice pursuant to Section 221 registered against the Certificate of Title, to the effect that any building erected on the allotment shall be in accordance with the building consent issued at the time of the subdivision consent.

6.a.v **Access, Utilities, Roads and Reserves**

Notwithstanding 6.a.i and 6.a.ii above, there shall be no specified minimum allotment sizes in any zone for allotments for access, utilities, reserves and roads.

6.b **Water Supply**

All new allotments in the Residential, Rural-Residential and Business Zones other than allotments for access, roads, utilities and reserves, shall be provided with a connection to a Council reticulated water supply laid to the boundary of the net area of the allotment, except where:

6.b.i there is no Council reticulation network and/or
6.b.ii there is no water available from a water scheme to supply the new allotments.

6.c **Sanitary Sewage Disposal**

All allotments in the Fairlie, Twizel, Lake Tekapo and Burkes Pass Residential, Rural-Residential 1 and Business Zones other than allotments for access, roads, utilities and reserves, shall be provided with a piped sewage outfall for disposing of sanitary sewage laid at least 600mm into the net area of the allotment.

6.d **Energy Supply and Telephone Systems**

All new allotments in the Residential, Rural-Residential and Business Zones, other than allotments for access, roads, utilities and reserves, shall be provided with connections to electric supply and telephone systems to the boundary of the net area of the allotment. Refer to Part 15 Utilities Rules for standards relating to lines.

6.e **Preservation of Vegetation**

Any heritage or notable trees, or group of trees in the Protected Trees Schedule in Schedule A, Section 10 shall be preserved and a Consent Notice shall be registered requiring continual preservation as an ongoing condition for approval to the allotment containing such trees.

6.f **Concept Plan**

For subdivision and development in the Large Lot Residential ~~3, Residential 4~~, Rural-Residential 1 and Rural-Residential 2 zones, a plan shall be provided as part of resource consent applications which shows the overall concept for the development, including addressing the following:

- Principal through roads, connections with the surrounding road network and relevant infrastructure and services;
- Parks and any other land to be set aside for recreation;
- The distribution of different residential densities;
- Pedestrian walkways and cycleways both within and adjoining the area to be developed, and linkages with existing walkways and/or cycleways
- Proposals for stormwater management, including any land required for stormwater treatment, retention and/or drainage paths;
- Areas of landscaping/planting, and/or buffer zones;
- Information regarding staging and/or coordination of the development, if appropriate;
- Any other information which is relevant to an understanding of the development.

6.g **Mackenzie Park Concept Plan, Twizel**

Any development within the Outline Development Area in Appendix S, ~~Mackenzie Park Residential 1 & 3, Recreation A & P, and Travellers Accommodation zones~~ shall be in general accordance with the concept plan in Appendix S.

6.h **Subdivision within the Ohau River Rural Residential Zone**

1.a No more than 50 residential lots shall be created within Ohau River Rural-Residential Zone;

1.b Any subdivision shall identify building platforms subject to the following:

- Within the Ohau River Rural Residential zone no building platforms shall be located within the No-Build Area shown on Planning Map 60
- No more than one building platform can be located on any lot and the maximum total area of that building platform shall be 1000m^2
- No building platform shall be located within 100m of the waterways, lakes or hydro canals or 50m of a wetland or tarn
- No building platform shall be located within 20m of the Ostler Fault
- No building platform shall be located within 100m of the Conservation Estate or public walkway

~~6.i West Tekapo Tree Screening~~

~~6i.i Prior to the issuing of any titles from the subdivision of land on Lot 2 DP455053 (or any subsequent title crated) associated with Plan Change 16 at Tekapo, the first 6m of the 10m setback required by Residential Zone rule 3.1.1.d.ii.(b) shall be planted in Ponderosa pine trees, at a spacing of 7m, underplanted with Griselinia littoralis, Coprosma propinqua and Pittosporum tenuifolium except for any property access. A covenant shall be placed on each title restricting the removal of, and requiring maintenance of, the trees while also avoiding any potential for icing of the adjoining public road (when formed) during the winter.~~

~~6i.ii Rule 6i.i shall no longer apply if the Council agree to allow planting within the unnamed legal road as an alternative method of providing screening to and from State Highway 8 in accordance with Residential Zone rule 3.1.1.d.dd.(b).iii.~~

6j **Access to State Highway 8**

Subdivision of land within Lot 1 DP 455053, Lot 2 DP 455053, Lot 3 DP 455053 and Lot 4 DP 455053 being land west of the intersection of Lakeside Drive with State Highway 8, shall only obtain vehicular access to State Highway 8 from lakeside Drive; and no direct access shall be permitted from State highway 8.

7 Secondary Subdivision Standards

7.a **Allotment Dimensions**

The dimensions of allotments created by subdivision in Residential Zones shall be such that they can accommodate a rectangle of the minimum dimensions of 15m x 15m.

All allotments created by subdivision in Rural and Rural-Residential Zones shall have a frontage with a minimum length of 5m.

Notwithstanding the above, there shall be no minimum allotment dimensions or frontage in any zone, for allotments for access, utilities, reserves and roads.

7.b **Property Access**

7.b.i All new roads shall be laid out and vested in the Council, in accordance with the standards set out in the table below.

ROADING STANDARDS

Type of Road	Road Width (m) Min	Max	Carriageway Width (m) Min	Max	Kerb & Channel	Footpath(s)
All Rural and Rural Residential Zone Roads	15	20	6.2	6.5	-	-
Arterial Roads - Other Zones	20	20	12	14	Both Sides	Both Sides
Collector Roads - Other Zones	20	20	11	12	Both Sides	Both Sides
Local Roads - Other Zones	16	20	8	9	Both Sides	Both Sides
Cul-de-sac (<100m long) - Other Zones	14	20	6	8	Both Sides	Both Sides

7.b.ii The carriageway of all new roads laid out and vested in accordance with 7.b.i above shall be formed and sealed.

7.b.iii Footpaths shall be constructed as a sealed strip of 1.5m width within the berm. All areas of berms not sealed in footpath are to be formed in grass.

a. Cul-de-sac shall be constructed with turning heads of the following diameters measured kerb face to kerb face:

Residential Zones:

13m where there is no provision for on-street parking;
18m where there is provision for on-street parking.

Rural and Rural-Residential Zones: 18m.

7.b.iv If a corner lot is included in any subdivision, the corner at the road intersection shall be splayed with a diagonal line reducing each boundary by at least 6m from the corner in a Rural, Rural-residential or Residential Zone and at least 3m in a Business zone. The corner rounding or splay shall be vested in the Council.

7.b.v All new roads vested upon subdivision of land shall be given distinctive names not already in use with the area covered by the District Council. The name shall be agreed to by the Council.

7.b.vi Where any new road or road extension is to be vested in the Council or a named private access is provided, the applicant shall pay to the Council a financial contribution for the manufacture and erection of all necessary name plates which must be displayed at the intersections of all other roads. The financial contribution shall be the actual cost of the name plate.

7.b.vii Any subdivision of land within Pt Res 5177 (CT 38B/189) Sec 53 Blk X Tekapo Village, or Lot 1 DP 63170 (Ex MVWD Depot, Lake Tekapo Village) shall provide for a road linking Greig Street and Murray Place which road shall be to the same standard of Murray Place and Greig Street.

7.b.viii All subdivisions shall comply with the relevant rules for access in Section 15.

7.b.ix Where land to be subdivided with frontage to a State Highway has practical legal access to an alternative road there shall be no access to the State Highway.

7.b.x Access to allotments with the potential to accommodate more than 6 residential units shall be provided by way of a public road and not by private way or access lot.

7.c **Esplanade Provision**

7.c.i The Council may require an esplanade strip or esplanade reserve of up to 20 metres to be created or vested when an allotment is created along the bank of any river or the margin of any lake. In considering such a strip or reserve the Council shall take into account the purposes of esplanade strips and reserves in section 229 of the Act, Part II of the Act, Objective 4 and the relevant assessment matters.

Any esplanade reserve shall meet the requirements of Section 231 of the Act. The creation of any esplanade strip shall be in accordance with section 232 of the Act.

7.c.ii Where a subdivision is:

b. for a minor adjustment to an existing cross-lease or unit title due to the increase in the size of the allotment by alterations to the building outline or the addition of accessory buildings;
c. for a minor adjustment to an allotment involving an alteration of no more than 10% of the allotment area;
d. solely due to land being acquired or created for a road designation, public utility or reserve; or
d. for the conversion of cross-lease titles to freehold titles

the requirements in 7.c.i above shall not apply.

7.d **Provision of Land for Open Space and Recreation**

Rate of Contribution - Residential Purposes

Where any subdivision creates separately saleable, additional allotments for residential or visitor accommodation purposes in Residential zones, Business zones, Special Purpose zones, Rural

Residential Zones or the Rural zone, other than in the Aoraki/Mount Cook National Park, a cash contribution shall be made to the Council towards the provision of land for open space in the locality, land for recreational facilities and maintenance of recreational facilities and open space calculated as follows:

$$5\% \times (a-b) \times c$$

Where:

a = the number of allotments authorised by the subdivision consent and includes

i Vacant allotments, including vacant parts of allotments for cross-leases and unit titles; and

ii Allotments created after the erection of a household unit, or where the subdivision and building consent for the household unit are issued in conjunction with one another:

b = number of allotments in the land prior to the subdivision (which were held in separate Certificates of title or for which Certificates of title could be issued without consent of the Council) that when created (either pursuant to a resource consent or previous legislation) complied with the minimum subdivision standards for their respective zones or standards contained in the Plan

c = the average per allotment market value ($) of all allotment's in the subdivision, determined at the date on which the subdivision is granted, as if the allotments had been subdivided in accordance with the subdivision consent. The value of land for the purposes of determining the average cash value of allotments shall reflect the value of the lots in the completed development

In the Rural Zone and Rural Residential Zones 5% of the average value of 1500m² of each lot assessed as a site for a residential unit.

In all other zones 5% of the average cash value of the allotments in the subdivision, excluding the area of allotments for roads, utilities, reserves, access and similar purposes.

All contributions shall be to the Council in cash, unless negotiated land purchases are made in conjunction with the subdivision.

Where, within the preceding 10 years:

- a subdivision of land creating the allotment(s) has made provision for land for open space and/or conservation in excess of a previous contribution assessment; or
- building(s) erected on the allotment(s) have paid a financial contribution towards the provision of land for land for open space and recreation

the excess contribution or the financial contribution from the building development shall be assessed as a credit and deducted from the value of the subdivision contribution.

7.e **Opuha Dam Zone - Allotment Area**

Land within the Opuha Dam Zone may be subdivided to a minimum of 2000m² for public picnic areas, esplanade reserves and switching yards and to a minimum of 25ha for all other Permitted Activity and Controlled Activities.

8 Financial Contributions For Services - Subdivision And Development

8.1 Existing Services

8.1.1 Where an activity or subdivision is a Permitted, Controlled, Restricted Discretionary or Discretionary Activity in this Plan, the activity or subdivision is only Permitted, Controlled, Restricted Discretionary or Discretionary if it complies with the financial contributions rules specified in 8.1.1, 8.1.2, 8.1.3 and 8.1.4 below.

Where an activity or subdivision does not comply with the financial contributions rules in 8.1.1, 8.1.2, 8.1.3 and 8.1.4 the activity or subdivision shall be a restricted discretionary activity with the consent authority's discretion limited to the matter of non-compliance.

For the purpose of Rules 8.1.2, 8.1.3 and 8.1.4 the following definitions apply:

Residential Unit Equivalent is calculated by dividing the total number of people that a multi-unit residential development is designed to accommodate by the deemed average occupancy of 2.6 people per household (*National average household occupancy is 2.7 but Mackenzie's is low at 2.4*)

Multi-unit residential development means any development involving more than one residential unit per allotment and includes flats, townhouses, retirement villages and visitor accommodation.

Capital Reserves Balance means the balance at 1 July each year of each of the funds established for capital expenditure for water, sewage or stormwater assets as outlined in the Council's Policy for Funding Capital Expenditure in the Long Term Council Community Plan.

8.1.2 Existing Water Supply – Financial Contributions

Where a proposed subdivision or multi-unit residential development is located within Fairlie Town, Lake Tekapo Village or Twizel water reticulation network, or in any future Council water reticulation network and a water supply connection is required for the allotment(s) or multi-unit residential development, the Council shall recoup as a financial contribution the fair and reasonable share of the cost of existing water supply services which service land in the subdivision or multi-unit residential development. The maximum financial contribution shall be in accordance with the following formula:

$$\frac{V - L}{R} = \text{contribution per additional lot/residential unit equivalent}$$

with

V = Latest independent valuation of the water supply plus the value of any capital additions made since that time and less the value of depreciation charged since the date of the valuation.

L = Capital reserve balance with water supply as at 1 July each year. (The reserve may be in funds or overdrawn resulting in a positive or negative balance.)

R= Number of connectable properties contributing to the asset as at 1 July each year.

Note copies of the table of current contributions per service in Twizel, Lake Tekapo and Fairlie are available from the Council.

8.1.3 Existing Sanitary Sewage Disposal – Financial Contributions

Where a proposed subdivision or multi-unit residential development is located within the Fairlie Town, Lake Tekapo Village or Twizel reticulated sewage disposal areas, or in any future Council reticulated sewage disposal area and a sanitary sewage outfall is required for the allotment(s) or multi-unit residential development, the Council shall recoup as a financial contribution the fair and reasonable share of the cost of the existing reticulated sewage disposal system which serves the subdivision or multi-unit residential development. The maximum financial contribution shall be in accordance with the following formula:

$$\frac{V - L}{R} = \text{contribution per additional lot/residential unit equivalent}$$

with

V = Latest independent valuation of the sewerage asset, plus the value of any capital additions made since that time and less the value of depreciation charged since the date of the valuation.

L = Capital reserve balance with sewer supply as at 1 July each year. (The reserve may be in funds or overdrawn resulting in a positive or negative balance).

R= Number of connectable properties contributing to the asset as at 1 July each year.

Note copies of the table of current contributions per service in Twizel, Lake Tekapo and Fairlie are available from the Council.

8.1.4 Existing Stormwater Treatment and Disposal

Where a proposed subdivision or multi-unit residential development is within Fairlie Town, Lake Tekapo village or Twizel stormwater disposal areas, or in any future stormwater disposal area, and the allotment(s) or multi-unit residential development **and/or its associated roading network** will receive benefit from the existing stormwater system, the Council shall recoup as a financial contribution the fair and reasonable share of the cost of the existing stormwater system which serves the subdivision or multi-unit residential development. The maximum financial contribution shall be in accordance with the following formula:

$$\frac{V - L}{R} = \text{contribution per additional lot/residential unit equivalent}$$

with

V = Latest independent valuation of the stormwater asset, plus the value of any capital additions made since that time and less the value of depreciation charged since the date of the valuation.

L = Capital reserve balance with stormwater supply as at 1 July each year. (The reserve may be in funds or overdrawn resulting in a positive or negative balance).

R= Number of properties contributing to the asset as at 1 July each year.

Note copies of the table of current contributions per service in Twizel, Lake Tekapo and Fairlie are available from the Council.

8.2 New and Future Services

In addition to the requirements specified in the Primary and Secondary subdivision standards, a financial contribution may be included as a condition of a resource consent for a subdivision or development in the circumstances set out in clauses 8.2.1 and 8.2.2 below. For the purpose of this rule "development" shall mean the construction, erection or alteration of an industrial, service, commercial, recreational, community activity or visitor accommodation with a value of $100,000, or more than one residential unit on a lot.

8.2.1 **New Services**

Purpose:

To provide services to and/or within the land in the subdivision or the site of the development.

Form:

i Payment of money
ii Land
iii Any combination of money or land.

Maximum Contribution

The actual costs of providing the service to and/or within the land in the subdivision or the site of the development.

8.2.2 **Future Services**

Purpose

To provide a service within five years of the granting of the resource consent and/or pay or contribute to the cost likely to be incurred by the Council within five years of the granting of the resource consent in providing any service to and/or within the land in the subdivision or the site of the development.

Form

i Payment of money
ii Land
iii Any combination of money or land.

Maximum

The likely cost of providing a service to and/or within the land in the subdivision or the site of the development.

Note: Financial contributions may be charged by the network utility operators.

8.3 **General Provisions - Financial Contributions For Services**

8.3.1 These provisions shall apply to all financial contributions for services on subdivision and development specified in 8.2 above.

8.3.2 The actual or estimated costs of providing any service may include:

a An allowance for the overhead costs of the Council;

b Any costs incurred or likely to be incurred by the Council in servicing Council expenditure in providing, upgrading or replacing a service;

c Such allowance or adjustment as the Council thinks fit for inflation;

d Provision for depreciation;

e All associated costs incurred in providing the service, including (but not limited to) any legal, survey and engineering costs and disbursements;

f The value of and/or the costs of acquiring any land or any interest in any land required for the service;

g Any costs in avoiding, mitigating or remedying any effects on the environment or providing, upgrading or replacing the service.

8.3.3 All costs shall be GST exclusive.

8.3.4 Where any service serves or is intended to serve land in a subdivision or development and other land, the liability of the consent holder shall be limited to the extent to which the service serves or is intended to serve the land in the subdivision or development.

8.3.5 Where the financial contribution is or includes a payment of money, the Council may specify in the condition:

a The amount to be paid by the consent holder or the method by which the amount of the payment shall be determined;

b How payment is to be made, including whether payment is to be made by instalment;

c When payment shall be made;

d Whether the amount of the payment is to bear interest and if so, the rate of interest;

e If the amount of the payment is to be adjusted to take account of inflation and if so, how the amount is to be adjusted;

f Whether any penalty is to be imposed for default in payment and if so, the amount of the penalty or formula by which the penalty is to be calculated.

8.3.6 Where the financial contribution is or includes land, the value of the land shall be determined by the Council in granting a consent; the Council shall in its decision give reasons for its assessment of the value of the land.

a Where the financial contribution is or includes land, the Council may specify:

b The location and area of the land;

c Any works to be carried out on the land;

d When and how the land is to be transferred to or vested in the Council.

8.3.7 The Council may require a bond to be given in respect of the performance of any condition requiring that a financial contribution be made.

Note: Financial contributions may be charged by other network utility operators.

9 Provision for Open Space and Recreation – Residential and Visitor Accommodation Developments

9.a Application of Rule to Zones

This rule applies to the following zones:

i Residential zones
ii Business zones
iii Special Purpose zones
iv The Rural Zone, (other than in the Aoraki/Mount Cook National Park) and Rural-Residential Zones

9.b Standard for Residential and Visitor Accommodation Developments

Cash contributions towards the provision and maintenance of land and/or facilities for open space and recreation shall be made for new or additional residential units or visitor accommodation or any combination of the two, at the following rates:

i Cash equivalent of the value of 20m² of land for each additional residential unit created, at the time of building consent, less any contribution made at the time of previous subdivision.

This rule shall not apply to any residential units to be built on a lot:

- created for residential purposes prior to 25 May 2004; and
- within a zone other than a Residential zone.

ii Cash equivalent of the value of 2m² of land for each additional 100m² of new, net visitor accommodation building floor area created, at the time of building consent, less any contribution made at the time of previous subdivision.

iii No contribution shall be required for farm worker accommodation.

9.c Discretionary Activity

Any development which does not meet the standard of contribution specified in Standard 9.b above shall be a Discretionary Activity.

RESOURCE CONSENTS - ASSESSMENT MATTERS

10.1 General

10.1.a In addition to the applicable provisions of the Act, the Council shall also apply the relevant *Assessment Matters* set out in Clause 10.2 below.

10.1.b In the case of Controlled Subdivision Activities the assessment matters taken into account shall only be those relevant to the matter in respect of which it is a Controlled Activity.

10.1.c In the case of Discretionary Subdivision Activities the assessment matters taken into account shall only be those relevant to the standard which has not been complied with.

10.1.d In the case of Controlled Subdivision Activities, the assessment matters shall only apply in respect to conditions that may be imposed on a consent.

10.1.e In the case of *Controlled Subdivision Activities*, the application would only be declined pursuant to Section 106 of the Act (Natural Hazards and road access).

10.2 Assessment Matters

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 for the respective standards or matters:

10.2.a **Allotment Size - Rural Zones**

There are no specified minimum allotment sizes in the Rural Zones. Subdivision in Rural Zones for these purposes is a Controlled Activity and is subject to the following assessment matters.

iii Whether the allotment is of a sufficient size to provide for disposal of sewage by an on site field system.

iv The operational efficiency, and maintenance and legal implications, of having part of a field disposal system for sewage beyond the allotment.

v Any commitment to an on site sewage disposal system, other than a field disposal system, that would provide future owners with an effective long term system of sewage treatment and disposal.

10.2.b **Allotment Size and Dimensions - Business Zones, Access, Utilities and Roading**

There are no specified minimum allotment sizes or dimensions in the Business Zones or for allotments for access, utilities, reserves and roads. Subdivision in the Business Zones for these purposes is a Controlled Activity in respect of allotment size and dimensions and is subject to the following assessment matters:

i Whether the allotment is of sufficient area and dimensions to effectively fulfil the intended purpose or land use, having regard to the rules for the relevant zone;

ii Whether the proposed allotment sizes and dimensions are sufficient for operational and maintenance requirements;

iii The relationship of the proposed allotments and their compatibility with the pattern of the adjoining subdivision and land use activities, and access arrangements.

10.2.c **Subdivision Design**

i The relationship and size of the allotments in terms of their solar advantage including the alignment and layout of the allotment, the location of building platform, relationship to adjoining lots.

ii The provision for and practicality of walkways and cycleways, and the relationship of these to reserves (existing or proposed), access to the waterways, etc.

iii The provision for and practicality of using natural stormwater channels and wetland areas.

10.2.d **Property Access**

i Whether the frontage road is of sufficient width to cater for the expected traffic generated by the possible land uses that will be established on the allotments being created, and whether there is any need to widen and/or upgrade the frontage road.

ii Where any proposed subdivision in any zone has frontage to any existing road(s) that is/are not constructed to the standards set out in Rule 7.b.i above and/or where road widening or formation is required; whether the land uses that will be established on the proposed allotments will increase the use of that road(s) to the extent that forming or upgrading the existing road(s) is required and, therefore, whether there is any need for the applicant to pay to the Council a financial contribution towards the forming or upgrading of the road(s). Such financial contribution shall not exceed the extent to which the road(s) serves or is intended to serve the subdivision.

iii Where any proposed subdivision in any zone has frontage to any existing road(s) that has/have been formed or upgraded by the Council within the previous 5 years, using financial contributions from an adjoining landowner paid to the Council in accordance with (ii) above; the need for the benefitting applicant to pay to the Council a fair financial contribution towards the costs that have been incurred by the Council in forming or upgrading the frontage road(s).

iv Any impact of roading and access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties;

v The effect of any new intersections or accesses created by the subdivision on traffic safety and efficiency, including the availability of adequate, unobstructed sight distances from intersections and adequate spacing between intersections.

vi The provisions of the Council's Code of Practice for Subdivision;

vii The application of the requirements of Section 321, Local Government Act, 1974, to any subdivided allotment;

viii The need for and practicality of providing vehicular access to all allotments, and the practicality of providing elsewhere for vehicles.

ix The provisions of the roading hierarchy, the account taken of pedestrian movement, provision of space for cyclists, amenity values of the street, opportunities for tree planting in the open space of the road to enhance the character and identity of the neighbourhood;

x The need to provide cycleways in circumstances where the roading network does not supply sufficient or direct cycle routes through the locality;

xi The degree to which proposed new roads make adequate provision for vehicle movements, car-parking and property access;

xii The need to provide pedestrian accessway facilities in circumstances where the roading network does not provide sufficient or direct access or easy walking access to facilities in the vicinity.

xiii The need to provide alternative access for car-parking and vehicle loading in Business Zones by way of vested service lanes at the rear of properties having regard to alternative means of access and performance standards for activities within such zones;

xiv Where in the course of a subdivision a new road is to be constructed and vested that will, or could provide frontage to other land, the need for the Council to enter into an agreement with the subdivider that permits the creation of a point strip that separates that other land from the new road, and ensures that the benefiting owner pays a fair share towards the costs of providing the frontage road. The point strip would be vested as legal road when the adjoining benefiting owner pays the required amount. The point strip agreement would set the amount to be paid, which will vary depending on the costs involved in each individual circumstance. The agreements would be held by the Council and be available on request for inspection. The benefiting owner would be informed of the cost at the time of the point strip creation. They can be identified by the point strip separating the subsequent property from frontage to the road. The contribution values of the benefiting owners will be adjusted annually on 30 June each financial year, in accordance with the Construction Price Index, beginning on 30 June 1995.

xv Any need to require provision be made in a subdivision for the vesting of road reserves for the purpose of facilitating connections to future roading extensions to serve surrounding land, or planned road links that may need to pass through the subdivision and the practicality of creating such easements during the time of subdivision application in order to facilitate later development.

xvi Any need to require subdividers to enter into agreements that will enable the Council to require the future owners to form and vest roads when other land becomes available;

xvii The need for construction standards and on-going maintenance for private vehicular access, including access to individual allotments, whilst ensuring that access is practical, convenient and safe.

xviii The need to provide for appropriate standards of street lighting or private vehicular access lighting having regard to the classification of the road or the access and the guidelines of Transit New Zealand.

xix The need to provide distinctive names for private vehicular accesses. The name to be agreed to by the Council.

xx The need for and extent of any financial contribution to achieve the above matters.

10.2.e **Esplanade Provision**

vi The purposes for the creation of esplanade reserves or strips set out in Section 229 of the Act, and the provisions of Section 6 of the Act;

vii The appropriateness of creating an esplanade reserve or strip in relation to security or public safety concerns;

viii The inappropriateness of esplanade provision where the subdivision is a minor boundary adjustment; or is a further subdivision for a cross lease or unit title due to an increase or additions to existing units; or relocation of accessory buildings; or the erection of garages where these have been indicated on earlier survey plans; or the conversion of cross-lease titles to freehold titles.

iv The extent to which the natural functioning of the water body, water quality, and land and water based habitats will be affected by the creation of an esplanade reserve or strip, or the reduction or waiver of esplanade requirements.

v The extent of the public's ability to obtain access to and along the margin of the water body.

vi The extent that recreational use will be assisted or hindered.

ix The compatibility of the proposed reserve or strip with physical characteristics of the land.

x The extent to which the natural character and visual quality of the area will be preserved.

ix The extent to which natural hazards will be mitigated.

x The future use and purpose of any existing building that would otherwise encroach on, or be within a reserve or strip.

xi The extent to which the purpose of the reserve or strip could be achieved through some other means such as conservation covenants or consent notices.

xii The need for and appropriateness of creating esplanade strips for the purposes of public access along the margins of any lake or river in the Rural Zones with the payment of appropriate compensation where necessary.

10.2.f **Natural and Other Hazards**

i Any information held on the Council's Hazard registers;

ii Information obtained by suitably qualified experts, whose investigations are supplied for subdivision applications;

iii The applicant's or their Consultant's report, detailing the measures that have been or will be taken to avoid, remedy, or mitigate any hazard that may occur on the property;

iv Potential adverse effects on other land that may be caused by the subdivision or anticipated land use activities;

v In relation to inundation from any source:

e. The effects of any proposed filling being undertaken to avoid inundation and the consequential effects on the natural drainage pattern and adjoining land;
f. The erection of stopbanks and their environmental effects;
g. Any proposed boundary drainage to protect surrounding properties;
h. The adequacy of existing outfalls and any need for upgrading;
i. Any need for retention basins to regulate the rate and volume of surface run-off;
j. The need or merit of flood hazard mitigation by raising floor levels.

vi In relation to erosion, falling debris or slippage, the need for ongoing conditions aimed at avoiding, remedying or mitigating future potential adverse effects, and any need for registration of consent notices on the allotment's Certificate of Title.

vii In relation to subsidence, the provision of suitability certificates, such as NZS 4431, or if not appropriate, the setting of ongoing conditions, with consent notices registered on the Certificates of Title.

viii In relation to contaminated sites, any soil tests, establishing suitability, and methods to avoid mitigate or remedy the effects, including removal to approved disposal points;

ix In relation to land filling and excavation operations, the following factors:

k. The effects on surrounding properties;
l. The natural pattern of surface drainage;
m. The type of and placement of fill material;
n. Mitigation, or avoidance, of adverse effects caused by dust or siltation affecting neighbouring properties;
o. Remedies necessary during emergencies;

x The likelihood of the proposed subdivision, including the establishment of potential assets such as residential units, being threatened by inundation or erosion, or other natural hazards.

xii The ability of any buildings on the land being subdivided to be relocated, the estimated cost of the relocation, and the possible destination of a relocated building.

xiii Where the subdivision is fully or partially located in the Ostler Fault Hazard Area:

a. the extent to which the siting and layout of the development will reduce the effects of fault rupture and ground deformation on people and their property;
b. the location of building sites, and whether or not an allotment should be restricted from development on parts of the site;
c. the extent to which geotechnical and engineering reports show that risks to buildings and the safety of occupiers and neighbours can be reduced.

xiv Within the Hydro-Electricity Inundation Hazard Area identified on the hazard map in Appendix U:

a. The potential for adverse and reverse sensitivity effects on the operation and management of existing power generation infrastructure, including any effect on the Potential Impact Classification, and requirements in any dam safety assurance programme:

b. The risk of inundation associated with the uncontrolled release of water or operational discharges from existing power generation infrastructure, and the potential effects on property and life

10.2.g **Water Supply**

i The suitability of the proposed water supply for fire fighting purposes; *(The Council may obtain a report from the Chief Fire Officer).*

ii The provisions of the Code of Practice in respect to installation of all necessary water supply pipe lines, and ancillary equipment necessary for the subdivision, including extensions to existing supply systems, and including mains, sub-mains, service mains and fire hydrants;

iii The need to install isolating valves generally at the street boundary or at the net site boundary where this is not the street boundary.

iv Whether the existing water supply systems, to which the connection will be made, have sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the additional lots, in addition to installing the extensions of the supply within the subdivision.

v Whether it may be necessary to provide new reservoirs, pumping stations and rising mains, or increasing pipe sizes leading to the subdivision in existing streets, or providing new headworks and new pumping units;

vi Where it is necessary to upgrade the reticulated water supply system in order to cater for the subdivision, any costs to be borne by the subdivider, calculated on the cost of supplying the increase in demand as a result of the additional allotments;

vii Whether, because of increased demand that the potential land users may impose upon the system, an upgrading contribution should be made towards a programmed plan for installation of new headworks and pumping units;

viii The extent of the Headworks Contribution taking account of the likely use of water by the subdivision and the potential land use activities that could be permitted on the land;

ix The need for and extent of any financial contribution to achieve the above matters.

x Where any proposed subdivision in any zone is to be connected to a water supply system that has been constructed or upgraded by the Council within the previous 5 years, using financial contributions from an adjoining landowner paid to the Council in accordance with these subdivision rules; the need for the benefiting applicant to pay to the Council a fair financial contribution towards the costs that have been incurred by the Council in constructing or upgrading the water supply system. Such financial contribution shall not

exceed the extent to which the water supply system serves or is intended to serve the subdivision.

xi The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility.

10.2.h **Stormwater Disposal**

i The provisions of the Council's Code of Practice for Subdivision;

ii The adequacy of any proposed means of disposing of collected stormwater from the roofs of all buildings and impermeable surfaces.

iii The adequacy of any proposed means for screening out litter, the capture of chemical spillages, the containment of contamination from roads and paved areas and of siltation;

iv The ability to retain open natural waterway systems for stormwater disposal in preference to piped or canal systems and any adverse impacts on existing waterways;

v The availability of an approved outfall where stormwater can be directed, whether such an outfall is capable of absorbing increased run-off and the need for and desirability of requiring a connection to such an outfall.

vi Whether the existing stormwater disposal systems, to which any connection will be made, have sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the subdivision, in addition to installing the extensions of the supply within the subdivision.

vii Where an existing outfall is not capable of accepting increased run-off, the adequacy of proposals and solutions for disposing of run-off;

viii Any necessity to provide on-site retention basin to contain surface run-off where the capacity of the outfall is incapable of accepting flows, and where the outfall has limited capacity, any need to restrict the rate of discharge from the subdivision to the same rate of discharge that existed on the land before subdivision takes place;

ix Any adverse effects of the proposed subdivision on drainage on, or from, adjoining properties and mitigation measures proposed to control any adverse effects;

x For stormwater pipes and open waterway systems, the provision of appropriate easements in favour of either the registered user or in the case of the Council, easements in gross, to be shown on the survey plan for the subdivision, including private connections passing over other land protected by easements in favour of the user;

xi Where it is not possible to dispose of stormwater by way of gravity pipelines, due to topography, the adequacy of alternative pumping systems;

xii Where stormwater disposal cannot be obtained by gravity outfall, the necessity for land to be filled against the fall of the country, solely to obtain such an outfall, and whether it is practical to provide easements through adjoining owners' land to other frontage outfall systems;

xiii The need for and extent of any financial contribution to achieve the above matters.

xiv Where any proposed subdivision in any zone is to be connected to a stormwater disposal system that has been constructed or upgraded by the Council within the previous 10 years, using financial contributions from an adjoining landowner paid to the Council in accordance with these subdivision rules; the need for the benefiting applicant to pay to the Council a fair financial contribution towards the costs that have been incurred by the Council in constructing or upgrading the stormwater disposal system. Such financial contribution shall not exceed the extent to which the stormwater disposal system serves or is intended to serve the subdivision.

xv The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for stormwater disposal purposes.

xvi Any measures to harvest and/or reuse stormwater for non-potable uses.

10.2.i **Sanitary Sewage Disposal**

i The capacity, availability, and accessibility of the reticulated system to serve the proposed subdivision;

ii Whether the existing sanitary sewage disposal systems, to which the outfall will be connected, has sufficient capacity to service the subdivision, and if not whether the subdivider should contribute towards the upgrading of the system based on the cost of supplying the incremental increase in demand by the additional lots, in addition to installing the extensions of the supply within the subdivision.

iii The installation of all new reticulation, and the provisions of the Code of Practice;

iv Where it is not possible to provide a reticulated system with a gravity outfall, the feasibility of individual pump connections with their private rising mains, or new pumping stations, complete pressure, or vacuum systems.

v The relevance of any existing cost sharing scheme and whether the proposed reticulation will benefit other property owners;

vi Where a reticulated system is not available, or a connection is impractical, provision of septic tank or other disposal systems in accordance with either Regional Rules or a discharge permit issued by the Canterbury Regional Council;

vii Where a reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems;

viii Provision made by the applicant for monitoring mechanisms to ensure contaminants are not discharged into the environment from septic tank or other disposal systems, together with any consent notices to ensure compliance;

ix The extent of the Headworks Contribution, taking account of the likely sewage disposal from the subdivision and the potential land use activities that could be permitted on the land;

x The need for and extent of any financial contribution to achieve the above matters;

xi Where any proposed subdivision in any zone is to be connected to a sanitary sewage disposal system that has been constructed or upgraded by the Council within the previous 10 years, using financial contributions from an adjoining landowner paid to the Council in accordance with the subdivision rules; the need for the benefiting applicant to pay to the Council a fair financial contribution towards the costs that have been incurred by the Council in constructing or upgrading the sanitary sewage disposal system. Such financial contribution shall not exceed the extent to which the sanitary sewage disposal system serves or is intended to serve the subdivision.

xii The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility for sanitary sewage disposal purposes.

10.2.j **Trade Waste Disposal**

i Whether any proposal to create allotments for any business activity or other activity generating trade wastes will have the potential to discharge to outfall trade wastes;

ii Whether the volume or type of trade waste generates a need for appropriate outfalls to be provided;

iii Where a reticulated system is not available, any consents that may be required for discharge of permits from the Canterbury Regional Council in conjunction with the subdivision consent;

iv The provisions of the Council's Code of Practice for Subdivision in respect of the installation of trade waste sewers;

v The need for and extent of any financial contribution to achieve the above matters.

10.2.k **Energy Supply and Telecommunication**

i Where the subdivision involves construction of new roads or formed rights of way, the installation of an extended reticulation system (at the subdividers responsibility) having regard to the Code of Practice and the networks operators requirements;

ii The adequacy of the proposed reticulated system to be installed by the subdivider;

iii The need for a local purpose reserve to be set aside and vested in the Council as a site for a public utility.

Refer to Section 14 Utilities Rules for standards relating to lines.

10.2.l **Land for Open Space and Recreation**

i The extent to which the provision for land for open space and recreation is consistent with the objectives and policies of the District Plan relating to the provision and diversity of open spaces and recreational facilities.

ii The extent to which the provision of land and/or cash contributions towards land for open space and recreation is consistent with the objectives and policies of the District Plan relating the requirements for reserve contributions from subdivision; the acquisition of land for public open space and recreation; and the use of cash received as contributions.

iii Whether the intended land use of the allotments being created is for the housing of the elderly, and whether a reduction in the contribution assessment is, therefore, reasonable.

iv Where the contribution towards the provision of land for open space and recreation is not to be paid to the Council before a Conditions Certificate is issued pursuant to Section 224 of the Act, a requirement for the applicants to enter into a bond.

v Whether the undertaking of works, including the planting of trees or the regrading or levelling of reserve land that will vest in the Council, or the setting aside of a reserve to protect any natural features, should be taken into account when assessing the value of the contribution towards land for open space and recreation.

vi Whether amenities or facilities provided by the development are available to the public and should be taken into account when assessing the value of contributions towards open space and recreation.

vii The extent to which owners or occupiers of lots, or residential or visitor accommodation buildings would make use of existing and likely future Council open space and recreation facilities.

10.2.m **Vegetation Protection**

i Whether any landscape features or vegetation on the site are of a sufficient amenity value that they should be retained;

ii Whether a local purpose reserve should be set aside and vested in the Council to preserve any natural feature, vegetation or conservation value on the site;

iii Where a reserve is set aside under (ii) above, then the value of the land so reserved shall be off-set against the cash contribution to be paid for land for open space and recreation purposes.

10.2.n **Easements**

i Whether there is a need for easements

- where a service or access is required by the Council;
- for stormwater passing through esplanade reserves where drainage will be to the river;
- to meet network operator requirements;
- in respect of other parties in favour of nominated allotments or adjoining Certificates of Title;
- for private ways;
- for stormwater, sanitary sewer, water supply, electric power, gas reticulation, telecommunications;
- party walls and floors/ceilings;
- for servicing with sufficient width to permit maintenance, repair or replacement.

10.2.o **Building Location and Flood Risk Areas**

i The local ground conditions or the situation applying to the allotment and the suitability of the site of the building.

ii Whether or not an allotment should be restricted from development on parts of the site.

iii The minimum floor height for buildings in situations where inundation is likely and damage to structures could occur, but the land may not necessarily be filled. Council shall apply the same criteria as for buildings including whether the land is within a high or low flood risk area.

10.2.p **Heritage Items**

i The effect of the subdivision on the character of the heritage item and its environs, its important features, the reasons for its listing, and the ability of the public to enjoy and appreciate its features.

ii Any ability by the applicant to retain the essential character of the site of the heritage item.

iii The ability of the applicant to develop the site of the heritage item without adversely affecting the character of the heritage item and its environs.

iv Any incentives available to retain the site of the heritage item.

10.2.q **Financial Contributions for Services – Subdivision and Development**

i In considering any application relating to financial contributions from a multi-unit residential development under 8.1 or a development under 8.2 the Council shall have regard to the respective assessment matters for financial contributions on subdivision activity applications, as though the application was for a subdivision activity.

ii In determining what is a fair and reasonable contribution and/or whether the maximum contribution for existing services should be required, Council may take into account:

(a) If the subdivision or development is to occur in stages, whether it is appropriate, taking into account its form and timing, to treat the subdivision or development as a single subdivision for determining the level of contribution payable on each stage.

(b) Financial contributions (whether in land or money) that have been paid or undertaken by the applicant in relation to the subdivision or development.

(c) Financial contributions (whether in land or money) that relate to subdivision for development for which the Council has previously granted the applicant resource consent.

10.2.r **Design within 20 metres of Transmission Lines**

i The extent to which the subdivision design mitigates the effects of the lines through the location of roads and reserves under the route of the line;

ii The ability for maintenance and inspections of transmission lines and the minimisation of risk of injury and/or property damage from such lines;

iii The extent to which potential adverse effects including visual impact and electromagnetic effects are mitigated through the location of the building platforms;

iv The outcomes of any consultation with the affected utility operator.

10.2.s **Lakeside Protection Areas**

i The extent to which the development potential created by the subdivision will impact on landscape values and the natural character of the area.

ii The extent to which likely building sites could be subject to inundation from adjacent lake waters.

10.2.u **Ruataniwha Rowing Zone**

i The extent to which any subdivision is necessary to support or facilitate rowing activities.

ii The extent to which the subdivision is in accordance with or differs from the site plan in Appendix B.

iii The extent to which the development potential created by the subdivision will impact on landscape values and the natural character of the area.

iv. The extent to which likely building sites could be subject to inundation from adjacent lake waters.

10.2.v **Twizel Special Travellers Accommodation Zone**

i The extent to which any subdivision will be in accordance with the purpose of the zone to provide for low-density tourist accommodation.

ii The extent to which the development potential created by the subdivision will impact on landscape values and the natural character of the area.

iii The extent to which likely building sites could be subject to inundation from adjacent lake waters.

10.2.w **Pukaki Downs Tourist Zone**

i The extent to which any subdivision or development is consistent with Objectives and Policies of the Pukaki Downs Tourist Zone and is necessary to implement the relevant Comprehensive Land Management Area consent.

SECTION 15 - TRANSPORTATION

Introduction

Vehicle use is associated with most activities throughout the District and so requires consideration in terms of its effects on the environment.

Issues

Issue 1 - Providing For Vehicle Parking, Loading and Access

Description

In the Mackenzie District where the traffic generated by most activities is not significant the issue relating to vehicles is the extent to which on-site parking and access and loading requirements are needed for developments given the expectations of efficiency and amenity for various areas, particularly the state highway network within the District. In the main ~~business~~ commercial areas sufficient on street parking is available supported by some on-site parking at the rear of buildings. If on-site parking was required the practicality of developing many properties would be significantly reduced. The appearance of these areas would also change and possibly degrade with parking areas rather than buildings dominating.

In the residential areas the amenity of these areas is more easily affected by on street parking of cars particularly if this is on a regular basis.

While access and loading facilities are not always required, it is desirable that loading be carried out in a way that least interferes with pedestrian movement along footpaths and vehicle parking.

Relevant Objectives and Policies

- Transportation - Objective 1, Policy 1A

Issue 2 - Ensuring Cost Efficient Road Maintenance

Description

Within the District, especially areas at higher altitudes, there is the potential for traffic, particularly heavy traffic, to damage roads which have been subjected to adverse weather conditions such as frost and heavy rain. While maintenance of roads subject to normal weather can be budgeted for through the District Council's Annual Plan (some of which may attract a Transit New Zealand subsidy), these mechanisms are not available for single-event damage to the roads. In many cases it is possible through checking of the sealed surface and/or construction metals to ascertain whether a road could be damaged by heavy vehicles. With this knowledge road users can choose when to use the road. Given this it may be appropriate to discourage inconsiderate road usage and to prevent any unnecessary burden on ratepayers by requiring compensation for damage caused to roads that are known to be vulnerable due to adverse weather conditions.

Relevant Objectives and Policies

- Transportation - Objective 2, Policy 2A

Issue 3 – Environmental Effects of Transportation

Description

The construction, maintenance and use of transport networks, in particular the roading network, can impact adversely on communities and the physical and natural environment. In particular natural character, ecological values, wildlife and amenity values may be affected by flooding, earthworks, gravel extraction, fuel spills, pollution of waterways from contaminated stormwater, and dumping. Fish passage may be impeded by poorly designed and maintained culverts. The adverse impacts of roads and their use throughout the district can be acceptably limited or avoided by ensuring natural, physical and amenity values are identified and protected in the District Plan.

Relevant Objectives and Policies

All works and environmental disturbance associated with roading, tracking, access etc. on land is subject to the following Rural zone objectives, policies and implementation methods:

- Objective 1 – Indigenous Ecosystems, Vegetation and Habitat
- Policy 1C – Natural Character and Ecosystem Functions
- Objective 2 – Natural Character of Waterbodies and their Margins
- Policy 2A – Controlling Adverse Effects
- Policy 2B – Riparian Margins
- Objective 3A – Distinctive and Outstanding Landscapes
- Policy 3B – Adverse Impacts of Buildings and Earthworks
- Objective 3C – Landscape Values
- Policy 3N – Impacts of Subdivision Use and Development
- Objective 4 – High Country Land
- Policy 4A – Vegetation Cover
- Policy 4B – Ecosystem Functioning, Natural Character and Open Space Values
- Policy 4C – Soils and Water

Implementation Methods

- Controls on structures, earthworks and vegetation clearance in sites of natural significance, on steeper slopes, adjacent to or across wetlands and other water bodies and in high altitude areas.
- Controls of the volume and type of hazardous substances stored or used
- Provision of design and siting guidelines

OBJECTIVES AND POLICIES

Objective 1 - Parking, Loading And Access

Vehicle parking, loading and access which does not detract from the efficiency, safety and amenity of the various activity areas, particularly the state highway network within the District.

Reasons

- It is appropriate to recognise the different needs for efficiency, safety, and amenity throughout the District in determining the appropriate approach to vehicle parking, loading and access requirements.

Policy 1A

To protect the efficiency, safety and amenity of various activity areas, the state highway network and the road hierarchy in the District by ensuring adequate on-site parking, loading and access provisions exist.

Explanation and Reasons

- As for Objective 1
- The roading network is a valuable resource which should not be compromised by adjacent land uses and accesses which result in traffic hazards and reduced efficiency of the roads.

Implementation Methods

- Rules - Parking, Access and Loading

Anticipated Environmental Effects

- Safe and efficient roading system
- A low rate of on-street parking in residential areas
- A medium to high rate of on-street parking in the ~~Business 1 and 2 areas~~ Commercial and Mixed Use Zones.

Objective 2 - Road Maintenance Costs

Equitable sharing of road maintenance costs.

Reasons

- Road Maintenance costs should be shared on the basis of benefits accrued.

Policy 2A

To ensure that compensation is paid for repair of damaged roads, other than damage which results from normal wear and tear.

Explanation and Reasons

- As for Objective 2
- Where it is known that a road is vulnerable to damage due to recent or current adverse weather conditions it is fair that the repair of any damage caused to such roads should be paid for by the person who caused the damage.

Implementation Methods

- Transportation Rule 2.5
- Council officers ensuring, where practicable, that road users of vulnerable roads be informed of road conditions.

Anticipated Environmental Results

- Reduced road damage due to heavy vehicles usage of roads vulnerable to damage due to adverse climatic or weather conditions.

RULES - TRANSPORTATION

STATUS OF ACTIVITIES

1 Any activity which does not provide for parking, access and loading in accordance with the following Standards shall be a **Discretionary Activity** in respect of the matter(s) of non-compliance.

The following provisions shall apply where:

a an activity is to be established on a site, or

b there is a change of activity, or

c a building(s) is constructed, substantially reconstructed, altered or added to.

Nothing in these provisions shall limit the power of the Council to require or impose conditions or standards in respect of applications for resource consent.

2 Standards

2.a Minimum Parking Space Requirements

The following (Table 1) shall be the minimum number of parking spaces to be provided at all times on the same site for any activity in any zone other than the ~~Village~~ Town Centre Zone in Fairlie. The required parking spaces shall be available for residents, staff and visitors at all times during the hours of operation of the activity.

If any activity is not listed below, the activity closest in nature to the new activity should be used. Where there are two or more similar activities, the activity with the higher parking rate shall apply. Where there are two or more different activities on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.

2.b Assessment of Parking Areas

Where an assessment of the required parking standards results in a fractional space any fraction under one half shall be disregarded and any fraction of one half or more shall be counted as one space.

The area of any parking space or spaces provided and of vehicular access drives and aisles provided within a building shall be excluded from the assessment of gross floor area of that building for the purpose of ascertaining the total number of spaces required.

2.c Size of Parking Spaces

All required parking spaces other than for residential units, and associated manoeuvre areas are to be designed to accommodate a 90 percentile design motor car (refer Appendix C) and shall be laid out in accordance with Appendix D.

2.d **Car Spaces for People with Disabilities**

Car parking areas shall include spaces for people with disabilities provided at the rate of:

- 1 for 10 to 50 spaces
- 2 for up to 100 total spaces

plus 1 more for every additional 50 spaces.

Car parking for people with disabilities shall be located as close as practicable to the building entrance. The spaces should be on a level surface and be clearly signed.

Table 1 - Minimum Parking Space Requirements

Activity	PARKING SPACES REQUIRED
Residential unit (including residential visitor accommodation activity)	2 spaces per residential unit
Visitor accommodation (other than motels and residential visitor accommodation activity)	1 space per 5 visitors accommodated plus 1 space per 2 staff
Motels	1 space per unit (plus 2 spaces per Manager's Residence)
Commercial activities	3 spaces per 100m² GFA plus 2 spaces per 100m² outdoor display area
Industrial activity	2 spaces per 100m² workshop area plus 1 space per 100m² storage space
Meeting places and Entertainment facilities	1 space per 10m² public area/10 seats, whichever is greater
Drive-through facility	5 queuing spaces per booth or facility
Sports fields	15 spaces per hectare
Hospitals	1 space per 5 beds plus 1 space per 2 staff
Health Care Services	2 spaces per professional plus 1 space per 2 staff
Offices	2 spaces per 100m² GFA
Restaurants and taverns	10 spaces per 100m² public area
Educational facilities	1 space per 1 staff plus 1 space per 10 students over 15 years of age
Elderly Persons Housing	1 space per residential unit
Recreational facilities	1 space per 4 persons designed to be accommodated

Note: GFA = Gross Floor Area

2.e **Cash-in-Lieu**

A cash payment may be made in lieu of part or all of the parking requirement in areas where the Council is anticipating creation of public parking that would serve the area of the development. The basis of the cash payment in lieu of parking is to be:

i The area of land per required parking space is to be 25 square metres.
ii The rate at which cash in lieu is charged is calculated at the current market value of the land.

2.f **Reverse Manoeuvring**

On-site manoeuvring for a 90 percentile car shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:

i Any development has access to an arterial road (refer Rule 3)
ii Any development requiring 4 or more car spaces having access onto a collector road.
iii Any development which is required to provide 10 or more parking spaces.

On-site manoeuvring for a 90 percentile truck shall be provided to ensure that no truck is required to reverse onto or off a site where any development requires loading areas or trade vehicle storage having access onto an arterial or a collector road.

2.g **Residential Parking Spaces**

Any residential parking spaces required by this Plan shall have the minimum internal dimensions of 2.5m width and 5.0m depth.

The minimum width of the entrance to a single garage shall be no less that 2.4 metres wide. The manoeuvre area from the property to the garage entrance shall be designed to accommodate a 90 percentile motor car as set out in Appendix C.

2.h **Queuing**

Queuing space shall be provided for all vehicles entering a parking or loading area where conflict with vehicles already on site is likely to arise. The required queuing space length shall be in accordance with Table 2 following.

Table 2 - Queuing Space Lengths

Number of Parking Spaces	Minimum Queuing Space Length
0 - 20	5.5
21 - 50	10.5
51 - 100	15.0
101 - 150	19.5
151 - or over	24.0

2.i **Loading Areas**

Every loading space shall be of a useable shape and shall be of the following dimensions:

i For transport depots or other similar activities, not less than 9m in depth.
ii For retail premises, offices, warehouses, bulk stores, industries, service industries and other similar uses , not less than 8m.
iii Offices and other non-goods handling activities, where the gross floor area is less than 500m², and where on street parking is available for occasional servicing by larger vehicles, 6m long, 3m wide and 2.6m high.
iv Notwithstanding anything to the contrary in the foregoing clauses, where articulated trucks are used or intended to be used in connection with any site, sufficient loading space not less than 11m in depth shall be provided.
v No loading space shall be less than 3.8m in height.
vi No loading space shall be less than 3.5m in width, or such greater width as is required for adequate manoeuvring.

2.j **Surface and Drainage of Parking and Loading Areas**

The surface of all parking, loading and trade vehicle storage areas (except parking areas for residential units requiring less than three spaces) shall be formed and paved or otherwise maintained, so as not to create a dust or noise nuisance, nor to deteriorate in adverse weather conditions.

The first 5.5m of such areas (as measured from the road boundary) shall be formed and surfaced to ensure that material such as mud, stone chips or gravel is not carried onto any footpath, road or service lane.

Stormwater originating from the property shall be disposed of within the property by sump and piped to the street channel or stormwater drain.

2.k **Landscaping**

Landscaping shall not adversely affect the visibility of motorists leaving a site or create an unsafe environment for persons using the car park or the adjacent footpath

All car parking areas containing 5 or more spaces shall have a landscape strip 1.5m deep along the road frontage.

2.l **Standards of Vehicle Crossing**

Vehicle access to any site shall be by way of a vehicle crossing constructed pursuant to Council standards, from the roadway to the road or service lane boundary of the site, and shall be at the owners expense. Vehicle crossings shall be constructed to the following standards:

i For 10 or less residential units or activities which generate fewer than 100 normal car traffic movements per day: standard vehicle culverts and crossings to carry car traffic i.e. 225mm
ii Drive-in accesses and other activities: heavy duty vehicle culverts and crossings shall be constructed and maintained so that they remain in a good state of repair and are fit for their purpose of carrying all types of normal road traffic.

2.m **Length of Vehicle Crossings**

The following crossing lengths shall apply:

Table 3 - Crossing Lengths

Land Use	Length of Crossing (m)	
	Minimum	**Maximum**
Residential	3.0	6.0
Other	4.0	9.0

The length of culverts and crossings shall be the actual length of channel covers or the length of the fully dropped curb.

2.n **Distance of Vehicle Crossings from Intersections**

No part of any vehicle crossing shall be located closer to the intersection of any roads than the distances permitted in the following Table.

Table 4 - Minimum Distance of Vehicle Crossings from Intersections

Frontage Road	Intersecting Road Type (Distance in Metres)					
	Urban			Rural		
	Arterial	Collector	Local	Arterial	Collector	Local
Arterial	30	25	20	200	200	200
Collector	20	20	15	60	55	55
Local	15	15	10	60	55	55

Distances shall be measured parallel to the centre line of the roadway of the frontage road from the nearest edge of the carriageway of the intersecting road. Where the roadway is divided the edge of the dividing strip nearest to the vehicle crossing shall for the purposes of this control be deemed the centre line.

Where the boundaries of the site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances a single vehicle crossing may be constructed provided it is located adjoining an internal boundary of the site in the position which most nearly complies with the provisions of this Code.

For the avoidance of doubt, the Urban standards above shall apply to Rural-residential zones.

Refer Rule 4 for roading hierarchy.

2.o **Access onto State Highways – All Zones**

i **Permitted Activities**

Accesses onto State Highways which comply with the following standards:

a) No vehicle access shall generate more than 100 vehicles per day.

b) The minimum distances between successive accesses on both sides of the State Highway shall be:

(i) 40 metres where the posted speed is 70 kilometres per hour
(ii) 100 metres where the posted speed is 80 kilometres per hour
(iii) 200 metres where the posted speed is 100 kilometres per hour

c) Where an allotment in a Rural Zone has frontage to a side road, all access shall be from the lesser road in the roading hierarchy.

d) Accesses shall be designed and constructed in accordance with Diagram C (crossing treatment for accesses on state highways with traffic generation less than 30 vehicle movements per day) or Diagram D (Localised road widening and crossing treatment for accesses on state highways with traffic generation between 30 and 100 vehicle movements per day) in Appendix D.

e) For the purpose of this rule the measurement of the distance between successive accesses shall be taken from the centre points of both accesses measured along the centreline of the frontage road.

f) Where the boundaries of a site which existed as a separate Certificate of Title before 1 February 1997 do not allow the provision of any vehicle crossing whatsoever in conformity with this provision, a single vehicle crossing may be constructed provided it is located in a position which most nearly complies with this provision.

ii Controlled Activities

Accesses onto state highways which met standards 2.o.i.a, b and c but do not comply with the design standards in 2.o(i)(d).

iii Discretionary Activities

Access onto state highways which do not comply with standards 2.o.i.a, b or c.

2.p Visibility from Accesses

All private accesses shall be located to ensure continuous visibility up to the minimum sight distances in the following table are achieved.

Table 5 - Minimum Sight Distance From Access

Speed Limit (km/h)	Sight Distance (m) Private Access
50	85
60	115
70	140
80	170
100	250

Note: Minimum sight distance is measured in accordance with Diagram B in Appendix D.

2.q **Private Vehicle Access**

i All private vehicular access to fee simple title allotments, cross leases, unit titles or leased premises shall be in accordance with the standards set out in the table below.

Table 6 - Private Vehicular Access

Zone	Potential No of Lots	Length	Legal Width (m)	Carriage-way Width (m)	Turning Area	Passing Bay	Footpaths
Residential	0-2	All lengths	3.5	3.0	Optional	Optional	Optional
Residential	3-6	0-50	4	3.5	Required	Required	Optional
Residential	3-6	Over 50	4.5	4.0	Required	Required	Required
Rural and Rural-Residential	0-6	All Lengths	5.0	4.0	Required	Optional	Optional
All Other Zones	0-6	All Lengths	6.0	4.0	Required	Optional	Optional

ii Minimum height clearance for private vehicular access shall be 3.5m.

iii Access to more than 6 allotments or residential units shall be way of a road and not by a private way or access lot.

2.r **Standard of Vehicle Access**

Rural and Rural Residential Zones

Accessways in the Rural and Rural-Residential zones shall:

- be designed to minimise edge break;
- be designed to ensure that vehicles using the access do not reduce the safe and efficient functioning of the adjacent road;
- be formed, sealed and maintained to an all weather standard with the first 5.5 metres of the access (as measured from the formed road surface) being formed to ensure that material such as mud, stone chips, or gravel is not carried onto the road. For the purpose of this rule 'all weather standard' means sealing of accesses on sealed roads and compacted level metal surfacing on unsealed roads.
- be designed to ensure that the efficient drainage of surface flows in the road reserve is not impeded. This will be achieved by the provision of culverts where necessary, being adequately sized, of sufficient length to limit blockages, and with properly formed inlets and outlets.

For the purpose of this rule safe and efficient functioning of the adjacent road requires that where there is likely to be an average of at least 30 heavy vehicle movements in or out of the access (i.e. 15 visits) per month over three consecutive months during a 12 month period, the access shall be designed and maintained so that a truck and semi-trailer or such larger vehicle which regularly uses the access, will not leave the formed carriageway or the formed access when entering or leaving the property.

The diagrams contained in Appendix C specify the swept paths of a truck and semi-trailer and other heavy vehicles. A sample access design (Diagram E) which meet the above standard, is shown in Appendix D.

Residential Commercial and Mixed Use and ~~Business~~ Industrial Zones

Accessways in Residential, Commercial and Mixed Use and Industrial ~~and Business~~ Zones shall:

- be to an all weather standard for the full berm width of the adjoining road;
- where they serve more than one allotment be formed and sealed for the full length.

2.5 Compensation for Damage to Roads

Where the use of a vehicle causes damage to a public road which is vulnerable to damage due to recent or current adverse climatic or weather conditions, the owner and/or driver of that vehicle shall pay to the Council an amount equivalent to the cost of restoring the road to the standard which existed prior to such damage.

3 ROAD HIERARCHY

A planned roading hierarchy provides a means of minimising the conflicts which may arise between providing for traffic requirements, and the effects on the surrounding environment, by giving each road a classification. More certainty can be provided for road users through the use of different design and access criteria for each road classification. This in turn ensures that road safety and efficiency is maintained or improved.

Arterial Roads:

Arterial roads serve primarily a through-road function and are usually of national strategic importance to the road network. Within the Mackenzie District the arterial roads are the following State Highways:

- State Highway 8
- State Highway 79 - Geraldine to Fairlie
- State Highway 80 - To Aoraki/Mount Cook

Collector Roads:

These roads also have a through road function but are usually of regional or district importance. The Mackenzie District is not listed as containing any collector roads.

Local Roads:

Local Roads serve primarily a property access function and constitute all roads in the Mackenzie District other than arterial roads. Note: the term 'Local Roads' is inclusive of both Local Roads and Principal Roads as defined in the Roading Asset Management Plan of the Mackenzie District Council.

4 NON-NOTIFIED RESOURCE CONSENTS

Resource consents in relation to the following matters shall be non-notified.

Discretionary Activities:

- size of parking spaces (2c)
- disabled car spaces (2d)
- cash-in-lieu (2e)
- reverse manoeuvring (2f)
- residential parking spaces (2g)
- queuing (2h)
- loading areas (2i)
- surface of parking and loading areas (2j)
- landscaping (2k)

ASSESSMENT MATTERS - RESOURCE CONSENTS

5 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.

Parking and Loading Provision

a Whether it is physically practicable to provide the required parking or loading spaces on the site in terms of the existing location of buildings, access to the road, topography and utility location.

b Whether there is an adequate alternative supply of parking or loading spaces in the vicinity. In general on-street parking is not considered an alternative.

c Whether there is another site in the immediate vicinity that has available parking or loading spaces which are not required at the same time as the proposed activity. In such a situation the Council will require the associated parking or loading spaces to be secured in some manner.

d Whether a demonstrably less than normal incidence of parking or loading will be generated by the proposal, such as due to specific business practice, type of customer, bus transportation.

e Whether the Council is anticipating providing public car-parking that would serve the vicinity of the activity, and whether a cash payment towards such public car-parking can be made in lieu of part or all of the parking requirement.

f Whether a significant adverse effect on the character and amenity of the surrounding area will occur as a result of not providing the required parking or loading space.

g The extent to which the safety and efficiency of the surrounding roading network would be adversely affected by parked and manoeuvring vehicles on the roads.

h Any cumulative effect of the lack of on-site parking and loading spaces in conjunction with other activities in the vicinity not providing the required number of parking or loading spaces.

Parking and Loading Area and Entranceway Design

i Any adverse effects on the safety and security of people and vehicles using the facility.

ii The extent to which the safety of pedestrians, both on and off the site will be affected.

iii Any adverse effects on the amenity and character of surrounding properties and public areas.

iv The extent to which there will be any adverse effect on the safety and efficiency of the frontage road.

v The extent to which any reduction in the design characteristics will result in the parking and loading area and/or associated entrance and manoeuvring areas being impractical, inconvenient or unsafe to be used by vehicles or pedestrians.

Access

i Whether adequate sightlines are available from alternative access points.

ii The extent to which the safety and efficiency of the adjoining road would be compromised by an access point located closer to an intersection than is permitted by the Plan.

iii The extent to which conflicts between vehicles will be created by vehicles queuing across the vehicle crossing; confusion between vehicles turning at the crossing or the intersection; inadequate rate of driver assimilation of data, thereby adversely affecting the safety of the road.

iv Whether the hours of operation of activities on the site coincide with the peak flows and vehicle queues on the road.

v Whether the speed and volume of vehicles on the road will increase the adverse effects of the access on the safety of road users.

vi Whether the geometry of the road will mitigate the adverse effects of the access.

SECTION 16 - UTILITIES

Introduction

Utilities provide the infrastructure which enables a community to undertake its everyday activities and functions and allows people to provide for their social and economic wellbeing, health and safety. There are various categories of utilities and a number of providers. They are physical resources which are used to generate energy, provide water and electricity, sewage reticulation, roads, railway lines, airports, telecommunications, radiocommunications and waste disposal.

The main providers of utilities are the Council, the Crown, Regional Councils, Transit New Zealand and State Owned Enterprises. However, recent developments have seen a number of trading enterprises and private companies enter the utilities sector. Traditional providers of utilities no longer enjoy a monopoly.

Utilities of national significance found within Mackenzie District include the Pukaki High Dam, Tekapo A and B and Ohau A power stations which generate energy for supply to the national grid. These power stations and their associated canals, reservoirs and control structures are utilities of national importance supplying a significant proportion of New Zealand's energy needs. Allied to the production of energy are the electricity substations, switchyards and other facilities of the National Grid (including its telecommunication network) which are used for the transmission of electricity. Other utilities of national significance within Mackenzie District include State Highway 8, 79 and 80 and microwave VHF stations required for telecommunication and radiocommunication purposes.

Within the District, the Council is a major provider of utilities and services supplying water, sewage reticulation, waste disposal and roads. Of the other organisations, some are included within the meaning of a Network Utility Operator as defined under Section 166 of the Act, for example Opuha Dam Limited which operates the Opuha dam for irrigation, river enhancement and electricity generation. Others not covered by the Act include the provision of flood and lakeside protection works and some electricity generation works and facilities.

Not all utilities are provided for the benefit of the wider community, for example individuals may have aerials on their properties for telecommunication purposes, such as television aerials or for radio communications (ham radio operators).

Legislative Context

A number of the organisations that provide and operate utilities have status as requiring authorities under the Act and are able to provide for their utility by designation. Requiring authorities include a Minister of the Crown, a local authority or an approved Network Utility Operator undertaking one of the range of activities listed above.

Where a utility is provided for by way of designation, the General and Zone rules of the Plan do not apply to that activity. However, there may be specific conditions in the Plan relating to the operation or design of the work or project which will have the effect of rules. Once a site is designated it may not be used for any other activity (including permitted activities within the underlying zone) without the consent of the requiring authority.

Issues

The following are the resource management issues relevant to the installation of public utilities throughout the Mackenzie District. The Objectives and Policies which address these issues then follow.

Issue 1 - Visual Impact and Location

The provision of utilities often involves the erection of structures. One of the most significant effects created by these structures is their visual impact on the character of an area or a landscape. Utilities may include buildings, poles, overhead wires, pylons or pipes. The visual impact of these structures will be related to their size, the frequency with which they occur within the locality and their scale in comparison with the character of a particular environment. Some utilities involve few structures and have little visual impact, such as irrigation channels or planting for flood protection.

Issue 2 - Effect on Amenities

A number of utilities have other potentially adverse effects. These effects may include noise from the operation of a utility or smell from a particular process, e.g. landfill site or oxidation ponds. It is possible that adverse effects may occur at the time of construction or installation of the utility, throughout its operation or during maintenance works. For example the digging of trenches for work on underground services, earthworks involved in construction of a road or dust generated by heavy vehicles.

Some areas of the District will have higher levels of amenity than others. Certain utilities may not therefore be appropriate in those locations due to the nature of their effects. For example, residential areas and areas containing outstanding natural features would be vulnerable to the intrusion of large buildings or pylons. Areas with outstanding natural features, significant indigenous vegetation or habitats also need to be protected from inappropriate use and development with utilities. In some instances locational factors, including strict operational and technical requirements, will determine the exact position of a utility. As a general principle service authorities will be encouraged to locate utilities in areas with characteristics similar to the utility or in a manner which will have few adverse effects on the environment.

Utilities are however essential for the welfare of a community and their environmental impacts must be balanced against the essential role of these utilities in providing for the health, safety and well being of people living, working or visiting the District.

There is the potential for the providers of utilities to establish their own monitoring systems which will cover the operation of the network or facility and the effects likely to arise under normal and abnormal operating conditions in a comprehensive manner. Such monitoring systems are most likely to be established by organisations responsible for a network of utilities of large singular developments such as power stations.

Objectives And Policies

Objective 1 - Effect On The Environment

Utilities whose functioning and operation avoid, remedy or mitigate adverse effects on their surrounding environment.

Policies

1 To avoid, remedy or mitigate adverse environmental effects created by the operation of utilities through the application of performance standards to separate incompatible activities, maintain visual amenities, safety, and the quality of the environment.

2 To make specific provision for certain utilities within the District, which are land extensive and/or which have specific locational needs, to ensure that the type and scale of development avoids, remedies or mitigates adverse effects on the environment.

3 To require utilities which may have adverse effects if located in some localities, to obtain resource consents in order that the Council can consider the potential effects of the proposal and impose specific conditions if appropriate.

4 To protect areas identified as possessing important natural features, significant indigenous vegetation or significant habitats of indigenous fauna from utilities which are visually and environmentally incompatible.

5 To encourage utility operators to adopt their own monitoring systems to ensure that the effects of utilities and their operation is regularly evaluated to avoid, remedy or mitigate adverse effects on the environment.

6 To require the undergrounding of services in new areas of development in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, ~~Business~~ Commercial and Mixed Use, Industrial and Pukaki Village Zones and to encourage the systematic replacement of existing overhead services with underground reticulation or the upgrading of existing overhead services.

7 To take account of economic and operational needs in assessing the location, design and appearance of utilities and encourage the joint use of existing facilities and sites where possible.

8 To provide for the establishment, operation, maintenance, enhancement, upgrading and development of electricity generating utilities in the District while ensuring that adverse effects on the environment are avoided, remedied or mitigated.

Explanation and Reasons

Utilities have a variety of impacts depending on their diverse nature. The impact of utilities is greater in areas used for residential, conservation or recreation purposes. There is little justification for regulating utilities which do not have major impacts. Utilities have quite distinctive and varied characteristics. Large facilities are zoned or scheduled with particular rules according to the scale of effects generated. Environmental effects are also balanced against operational requirements and costs. This approach reflects the need to make provision for those services and developing technologies which consumers and businesses expect.

Services such as power and telecommunications have traditionally been provided throughout the District by way of overhead servicing. The policy recognises that overhead lines and structures associated with services can detract from visual amenity and whilst adverse effects of overhead lines and associated structures can be mitigated to a certain degree, for most properties in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, ~~Business~~ Commercial and Mixed Use, Industrial and the Pukaki Village Zones, provision of new reticulation is required to be by way of underground reticulation. The higher cost of underground reticulation is recognised, and

underground reticulation is not required in rural areas where environmental and economic considerations may be differently balanced. Some exceptions to undergrounding of services will exist, such as high voltage lines, as it is not practical to underground these in terms of cost. Also recognised is the need for access for maintenance purposes.

The policy further recognises that for some areas of the District, currently supplied by overhead services, particularly the urban areas, visual amenity could be enhanced by the systematic replacement or upgrading of existing overhead services. Setting back poles and lamp standards from the kerb line, or outside the road reserve, will also often be desirable for both amenity and safety reasons. In addition, a proliferation of infrastructure can be avoided by network utility operators negotiating the joint use of existing facilities and sites, and sharing new infrastructure.

Communication facilities, including towers and dish antennae, can have a visual impact depending on the scale and nature of the structures. The structures associated with radiocommunication include slimline masts which may incorporate mast caps, lightening rods, antennas, aerials and their mounting structure. However, the visual impact of these structures are generally minor due to their slimline nature. Some utilities require larger ancillary buildings or structures (tanks, pumping stations) while others such as telecommunications have tended to become less conspicuous with changing technology.

For many structures or facilities where undergrounding is not an option, control over location, design and appearance is emphasised in the more sensitive environments.

The location of utilities is often dictated by operational requirements which, if consumers expectations are to be met, must be distributed throughout the District and in particular the settlements. Similarly, while alternative provision (for example underground and overhead reticulation of power) is technically possible, the costs to the provider and consumer could be prohibitive.

Facilities such as cellular telecommunications need to be located throughout the District to serve residential as well as commercial users. The provision of high voltage power distribution may also be unavoidable in built up areas in some cases. Accordingly, the Plan does not preclude such facilities, but will require account to be taken of location and design to mitigate rather than avoid adverse effects.

There are a number of larger scale utilities within the District and to protect the adjoining activities and the ongoing operation of the utilities various degrees of control will be implemented, particularly when these utilities seek to re-establish in or near more sensitive rural or residential environments.

Objective 2 - Enabling The Establishment, Use And Maintenance Of Utilities

The establishment, efficient use and maintenance of utilities, necessary for the well-being of the community.

Policies

1 To recognise the need for maintenance or upgrading of a utility to ensure its on-going use and efficiency.

2 To take economic costs into account when considering the alternative locations or sites for establishment or alteration of a utility.

3 To take into account the strategic needs of a utility when considering possible alternative

locations for establishment.

4 To make specific provision for certain activities within the District, which are land extensive and/or which have specific locational needs, to ensure that the presence and function of the utility is recognised.

5 To encourage the co-location of telecommunication and radiocommunication facilities where operationally feasible when Council consent is required for their establishment.

6 To give due regard to the importance of a utility when assessing the establishment of a proposed utility or the suitability of a neighbouring activity.

7 To encourage development in areas which are already serviced and have the capacity for additional development, taking into account economic costs.

8 To achieve sustainability of the District's water supplies by:

- ensuring that development is able to be serviced by the water supply system;
- assessing the impact of development on water quality and quantity.

Explanation and Reasons

Due to the importance of the role of utilities in providing essential services to the community, their often high capital cost to establish, and their long life expectancy, it is important that the Plan acknowledges the need for the establishment and on-going functioning, maintenance and upgrading of the utilities. In addition, some utilities have specific locational needs that need to be accommodated for their operation. Co-location may reduce capital investment and also environmental effects.

It is also appropriate to protect their operation of utilities from incompatible activities on adjacent sites. In some cases the community will need to balance its need for the utility against likely environmental effects and the cost of mitigating measures.

To minimise the costs of providing services, development and redevelopment of areas which are already serviced and have capacity for additional development is encouraged. However, this must be balanced against other considerations, such as the type, character and density of living areas sought by the community and the style and density of development in the town centres. Where new areas of the District are to be developed, the economic costs of servicing an area are to be assessed including the demand on resources (e.g. the water resource). This will promote efficient use of services, sustainable management of resources and minimise costs to the community. Better utilisation of services within existing and new built up areas of activity is a factor encouraging a consolidation strategy for urban growth.

Implementation Methods

1 Through the provision of rules in the District Plan to:

i permit the erection of utility structures, their operation and maintenance;
ii set performance standards on the design, location and operation of utilities to avoid any adverse effects on the surrounding environment;
iii control the scale and type of development of utilities.

2 Through the inclusion of schedules within the District Plan to recognise particular utilities and to provide them with their own operational control, subject to defined performance standards.

3 Through the Annual Budget process to direct funds and resources towards providing services in specified areas.

4 Through Special Purpose Zonings which provide for specific utilities, e.g. Opuha Dam Zone.

Environmental Results Anticipated

- Maintenance of the amenity values of the District, particularly in residential, rural-residential, commercial and mixed use, industrial ~~business~~ and open space and recreational areas.
- Provision of utilities consistent with the nature of the local environment, operational needs, and the cost and scale of facilities.
- Protection of the functioning of utilities.
- New development in areas where utilities can supply resources on a sustainable basis.
- Maintenance of high quality and availability of groundwater supplies.
- Development of areas more able to be serviced with consequent economies in use and provision.
- Adequate disposal of solid wastes, sewerage and stormwater in a manner which protects water resources and amenities.
- Maintained and enhanced public health.
- Degree of risk to community from flooding minimised through the protection of flood control measures.

UTILITIES RULES

The rules contained in this part of section 16 take precedence over any other rules that may apply to utilities in the District Plan, unless specifically stated to the contrary.

STATUS OF ACTIVITIES

1.1 Permitted Activities

The following activities shall be **Permitted Activities** throughout the District, except as provided for as **Controlled Activities** under Rule 1.3 below, and subject to compliance with all the **Standards** in 1.2 (unless otherwise stated) below:

1.1.a i Telecommunications and radiocommunications facilities, which shall include aerials and antennas;

ii Lines for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA per circuit;

iii Lines as defined by Section 2(1A) of the Telecommunications Act 1987; and

iv Associated support structures including towers, masts and poles;

1.1.b Utility buildings and buildings ancillary to utilities in all zones up to 50m² Gross Floor Area;
(For the purpose of this rule, a building shall not include overhead lines and support structures.)

1.1.c Depots on sites within any Commercial and Mixed Use or Industrial ~~the Business~~ Zones, except on sites adjoining or facing across a road from Residential Zones.

1.1.d Underground pipe networks for the conveyance and drainage of water or sewage, and any ancillary underground equipment.

1.1.e Reservoirs containing less than 22,700 litres, wells and supply intakes for the reticulation or provision of public water supply.

1.1.f Irrigation and stock water races, open drains and channels and any incidental equipment.

1.1.g Telephone call boxes.

1.1.h Navigational aids and beacons.

1.1.i River protection works.

1.1.j The maintenance, replacement or upgrading of the following utilities where:

i. maintenance and replacement shall mean any work or activity necessary to continue the operation and/or functioning of an existing utility and shall also provide for the replacement of an existing line, building, structure or other facility with another of the same or similar height, size or scale, within the same or similar position and for the same or similar purpose; and

ii. upgrading means an increase in the carrying capacity, or security, of the line (e.g. such as adding additional circuits, reconductoring of the line with higher capacity conductors, resagging of conductors, the addition of longer or more efficient insulators, the addition of earthwires which may contain telecommunications lines, earthpeaks and lightning rods) utilising the existing support structures or structures of a similar scale and character. A change in voltage will only be included when there is no physical change to the line, (e.g. where a line has been constructed to operate at a certain voltage but has been operating at a lesser voltage).

- existing lines above ground for conveying electricity at all voltages and capacities and existing lines as defined by Section 2(1A) of the Telecommunications Act 1987.
- existing telecommunication and radiocommunication facilities.
- existing buildings and depots.
- existing weather radar, automatic weather stations and water level recorders.
- existing river protection works.
- Navigational aids and beacons.
- The Meridian Energy Limited Tekapo Intake Structure
- The Meridian Energy Limited Tekapo Intake Control and Communications Shed
- The Meridian Energy Limited Tekapo Control Gate Structure
- The Meridian Energy Limited Tekapo Tunnel Structure

1.1.k Roads and bridges on existing road reserves, including all maintenance activities associated with roads and bridges.

1.1.l Earthworks and erosion control planting for the purpose of, incidental to, or associated with the generation and/or supply of electricity, in the following zones:

- Recreation P zone directly adjacent to Lake Ruataniwha,
- Ruataniwha Rowing zone, and/or
- Twizel STAZ zone.

1.2 Standards

1.2.a All new lines (except for extensions to existing overhead telecommunication lines involving no more than three additional support structures or new overhead telecommunications lines on existing support structures) shall be located underground in the Residential, Rural-Residential 1 & 2, Ruataniwha Rowing, Special Travellers Accommodation, Commercial and Mixed Use, Industrial ~~Business~~ or Pukaki Village Zones.

1.2.b Any support structure for lines within Rural Zones and Rural-Residential Zones shall be setback a minimum distance of 15m from any intersection, measured parallel from the centreline of the carriageways, at the point where the roads intersect.

1.2.c No facility or support structure for telecommunication, radiocommunication and/or meteorological facilities shall exceed the following applicable maximum height (refer definition) above ground level:

- 11m in Residential, and Pukaki Village Zone.
- 20m in Rural, Rural-Residential, Commercial and Mixed Use or ~~Business~~ Industrial Zones.

The maximum applicable height may be exceeded by lightning rods, antennas, and their associated mounting structures, where these do not exceed:

- the maximum applicable height by 3.5m, and
- either 1m² in area on any one side or 1.2m in diameter.

1.2.d No dish antennae shall exceed 1.2m diameter in the Residential Zone, or 3m diameter in any other zone.

1.2.e No building shall exceed 50m² in gross floor area and/or 4m in height within Residential, Rural-Residential 1 & 2, and Pukaki Village Zones or on sites adjoining or facing across a road from a Residential, Rural-Residential 1 & 2 or Pukaki Village Zone.

1.2.f Buildings more than 10m2 in ground floor area and/or over 3.5m in height shall be setback from the road boundary by a distance of not less than half the height of the structure.

1.2.g In Residential zones and the Pukaki Village Zone, buildings more than 10m2 in ground floor area and/or 3.5m in height shall be setback from internal boundaries by a distance of not less than half the height of the structure.

1.2.h All outdoor storage shall be screened from public view by landscaping or solid fencing or a combination to at least 1.8m in height.

1.2.i No activity shall result in greater than a 3 lux spill (horizontal and vertical) of light onto any adjoining property within a Residential zone, Rural-Residential or Pukaki Village Zone, measured inside the boundary of the adjoining property.

1.2.j Sites containing buildings more than 10m2 in ground floor area and/or over 2m in height shall provide a landscaped area within the setback with a minimum width of 2m along road boundaries and along internal boundaries within or adjoining Residential Zones and the Pukaki Village Zone.

1.2.k Depots containing no buildings shall provide a landscaped area with a minimum depth of 3m along road boundaries.

1.2.l i No underground lines (except for underground telecommunications lines within 5 metres of a formed road) shall be located:

- Within Sites of Natural Significance identified on the Planning Maps.

ii No above ground lines shall be located:

- In any Lakeside Protection Area identified on the Planning Maps.
- On any land above 900 metres in altitude.
- In any Scenic Viewing Area identified on the Planning Maps.
- Within any Sites of Natural Significance identified on the Planning Maps.

This rule shall not apply to:

- Extensions to existing overhead telecommunication lines involving no more than three additional support structures.
- New overhead telecommunication lines on existing support structures.

iii No utility buildings or structures shall be located:

- In Sites of Natural Significance identified on the Planning Maps.
- In any Lakeside Protection Area identified on the Planning Maps.
- In any Scenic Viewing Area identified on the Planning Maps.
- Within 50m of a wetland, or 20m of a river.
- On any land above 900 metres in altitude.

This rule shall not apply to:

- Underground telecommunication lines located within 5 metres of a formed road.
- Extensions to existing overhead telecommunication lines involving no more than three additional support structures.
- The addition of new overhead telecommunication lines on existing support structures for overhead lines.
- Subaqueous telecommunication lines in, on, under or over the beds of rivers and lakes.
- Utility buildings up to 9m2 in ground floor area and 2.5m in height located immediately adjacent to telecommunication lines and/or immediately adjacent to the base of associated support structures.

iv No irrigation and stock water races, open drains and channels, or any incidental equipment shall be located:

- In any Site of Natural Significance identified on the Planning Maps.

v No earthworks or tracking shall exceed $20m^3$ or $50m^2$ per hectare in any continuous period of 5 years within:

- Any Site of Natural Significance identified on the Planning Maps.
- Any Lakeside Protection Area identified on the Planning Maps.
- Any Scenic Viewing Area identified on the Planning Maps.
- On any land above 900 metres in altitude.
- Within 50 metres of a wetland, or 20 metres of a river.

Rule 1.2.l shall not apply to activities or structures for which a resource consent from the Canterbury Regional Council has been obtained.

1.2.m The maintenance, replacement and upgrading of utilities listed under 1.1.j above shall be exempt from the above Site Standards.

1.3 Controlled Activities

The following shall be **Controlled Activities** throughout the District subject to compliance with all the standards below:

a Automatic weather stations, weather recording devices and facilities for the distribution of meteorological information;

Matters Subject to Council Control

- Siting and design
- Colour and methods of construction
- Associated earthworks
- Landscape plantings

1.4 Restricted Discretionary Activities

Radiocommunication facilities comprising buildings no greater than 3m in any dimension and/or single, stand alone non-lattice masts/poles 7m above ground level and/or associated antenna on land above 900m in altitude, with the exercise of Council's discretion limited to:

- site
- design
- colour
- method of construction
- earthworks
- site restoration

This Plan expressly permits consideration of an application under Rule 1.4 without public notification and without the need to obtain the written approval of affected parties.

For the purposes of guidance, Section 94(5) of the Act provides that the Council may, if it considers special circumstances exist, require an application to be publicly notified.

1.5 Discretionary Activities

The following activities shall be **Discretionary Activities** throughout the District:

a Any activity listed as a Permitted Activity which does not comply with any one or more Standards applying to that Activity shall be a Discretionary Activity, with the exercise of the Council's discretion being restricted to the matter(s) specified in that standard.

b Any activity listed as a Permitted Activity which is located within the Lakeside Protection Area.

c Weather Radar.

d Lines and support structures for conveying electricity at a voltage exceeding 110KV and a capacity exceeding 100MVA.

e Any other utility not specifically listed as a Permitted or Discretionary Activity.

2 Non-Notified Resource Consents

Resource consents in relation to the following matters shall be non-notified.

Discretionary Activities:- Setback from Intersections

RESOURCE CONSENTS - ASSESSMENT MATTERS

3. 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, as are appropriate to the nature of the utility:

3.a The extent to which the utility will cause:

i the loss of key views or viewpoints;
ii the loss of accessibility to key views or viewpoints;
iii any obscuring of landforms or natural features;
iv the loss of the natural landscape pattern; including the loss of underlying landform pattern;
v the loss or obscuring of present vegetation patterns;
vi the loss of openness and spaciousness of the landscape, and the apparent naturalness of the landscape.

3.b The extent of the visual impact of the utility from an adjoining Residential zoned site and its impact on the amenity and character of the surrounding environment taking into account its design and appearance, bulk and length of wall.

3.c The extent of any adverse effect created through a reduced setback from boundaries on the surrounding environment including the potential to affect the privacy and outlook of residents.

3.d The degree to which any adverse effect created by a reduced setback may be mitigated through different options for site layout.

3.e The extent of the visual impact of the utility where landscaping has been reduced and the extent to which other factors may compensate for any reduction such as:

- a higher quality of planting over a smaller area.
- an unobtrusive building design
- the compatibility of materials used for finishing and the colour of the building with the environment.

3.f The degree to which the proposed choice of site or route for the utility will affect the environment and the reasons for that choice of site or route.

3.g The extent to which alternative sites or routes have been considered, the impact of those alternatives on the environment, and the reasons why the alternatives were discounted.

3.h The extent of any additional costs imposed by requiring compliance with any performance standard listed including the cost of placing lines underground or requiring design modifications to a utility.

3.i The degree to which the proposed utility may affect the health or safety of the community including positive effects from the operation of the utility. Note: Where appropriate, New Zealand Standards and International Guidelines will be used in the assessment of health and safety effects.

3.j The degree to which the proposed utility may affect values held by the tangata whenua.

3.k The potential for co-siting telecommunication and radiocommunication facilities and the extent to which the provider of the utility has investigated this potential.

3.l The degree to which glare may affect the enjoyment, character or amenity of the surrounding environment or the safety of adjoining roadways and the effect of measures to mitigate any such adverse effect.

3.m In areas of Significant Natural Conservation Value; areas of Landscape Importance, Landscape Protection Areas and the beds and riparian margins of lakes, rivers, streams and wetlands, the relevant assessment matters for activities in the rural zones.

3.n With respect to the construction of river protection works:

i The extent to which river protection works adversely affect the natural character of the bed of a river and its margin, and any associated natural conservation, public access and recreation values at these locations;

ii The extent to which the river protection works could cause flood breakouts downstream of the works;

iii The potential loss of assets if the protection works are not afforded;

iv The ability of buildings or other assets to be relocated, as an alternative to protection works, including estimated costs of relocation, and the possible destination of a relocated buildings;

v The ability of other measures such as vegetation planting being an appropriate alternative.

4 Designations

Every designation specified in the Plan shall have the force of a rule as required under S175 of the Act. All designations are listed in Appendix A which specifies the name of the authority responsible for the designation, purpose of the designation, legal description of the land subject to the designation, conditions attached to the requirement to carry out the designation, the life time of the designation and underlying zoning of the site. The rules of the underlying zone shall apply to activities other than those permitted under the designation.

A designated site may only be used in accordance with the designation. The use of the site for any other activity (including permitted activities within the underlying zone) shall require the prior written approval of the requiring authority as required under S176 of the Act.



Section 32 Report: Plan Change 21 – Implementing the Spatial Plans (Residential, Commercial and Industrial Zoning and Zone Frameworks)

Date: 20 September 2022

1. Introduction

Purpose of this report

1.1. Section 32 ('s32') of the Resource Management Act 1991 ('the RMA') requires an evaluation to be undertaken of the changes proposed to the Mackenzie District Plan ('District Plan') through Plan Change 21 (PC21). The evaluation must be provided in a report which examines whether the objectives are the most appropriate in achieving the purpose of the RMA, and whether the policies and methods, taking into account their costs, benefits, efficiency and effectiveness, are the most appropriate way to achieve the objectives. The report must also assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the RMA.

Topic

1.2. This s32 report relates to the zoning and management of the residential, commercial and industrial areas. It proposes to largely replace Sections 5 (Business) and 6 (Residential) of the operative District Plan, with new 'Residential Zones', 'Commercial and Mixed Zones' and 'General Industrial Zone' chapters, aligning with the National Planning Standards framework, along with two 'Precincts' chapters and two 'Development Area' chapters.

District Plan Review Process

1.3. The introduction of chapters relating to residential, commercial and industrial areas, as well as application of these zones, is part of Stage 2 of the overall review of the District Plan.

1.4. Prior to the District Plan Review, the Mackenzie District Council (the Council), prepared the Mackenzie Spatial Plans, to provide a high-level plan for growth and development of each of the District's towns and small settlements over the next 30 years. These Plans were developed with input from each community, and are intended to ensure each town can grow in a sustainable way, while protecting what makes them special for years to come. While the Spatial Plans form the basis for the zoning proposed in PC21, further background work was undertaken to consider the zoning, and determine the appropriate framework to apply to each zone.

1.5. The background technical work involved:

- a review of the operative District Plan provisions relating to Business and Residential Zones;
- identification of key issues arising from the current provisions;
- a review of relevant planning documents;
- a review of the approach taken in other district plans;
- technical input (landscape, ecological, infrastructure and hazards) in relation to the potential rezoning of areas beyond the current urban boundary identified in the Spatial Plans; and

- urban design advice in relation to the rule framework applying within the Medium Density Residential Zone (refer Appendix A) and the Takapō / Lake Tekapo Precinct (refer Appendix B), alongside the preparation of Design Guides relating to these.

1.6. Engagement with the community was then undertaken on the key issues identified from the background work undertaken, as well as potential options to address those issues, and the feedback received was then used to inform a 'Preferred Approach' to the zoning and management of residential, commercial and industrial areas within the District. The Preferred Approach was then used to draft the proposed provisions, which are evaluated in this report.

Provisions

1.7. This s32 report relates to the following chapters proposed within Part 3 – Area-Specific Matters of the District Plan and Part 4 – 'Appendices and Maps':

- Residential Zones:
  - Large Lot Residential Zone (LLRZ)
  - Low Density Residential Zone (LRZ)
  - Medium Density Residential Zone (MRZ)
- Commercial and Mixed Use Zones
  - Neighbourhood Centre Zone (NCZ)
  - Large Format Retail Zone (LFRZ)
  - Mixed Use Zone (MUZ)
  - Town Centre Zone (TCZ)
- General Industrial Zone (GIZ)
- Precincts
  - Takapō / Lake Tekapo Precinct (PREC1)
  - Commercial Visitor Accommodation Precinct (PREC2)
- Development Areas
  - Takapō / Lake Tekapo West Future Development Area (DEV1)
  - Takapō / Lake Tekapo North-West Future Development Area (DEV2)
- APP1 – Height in Relation to Boundary
- APP2 – Takapō /Lake Tekapo Character Guide and Medium Density Residential Design Guide

1.8. PC21 proposes to introduce the following definitions from the National Planning Standards:

- accessory building;
- ancillary activity
- building
- building coverage
- building footprint
- commercial activity
- community facility
- educational facility
- environment
- gross floor area

- ground level
- habitable room
- height
- height in relation to boundary
- home business
- industrial activity
- minor residential unit
- net floor area
- net site area
- outdoor living space
- residential activity
- residential unit
- retirement village
- road
- site
- structure
- visitor accommodation

1.9. PC21 also proposes to introduce the following definitions:

- commercial visitor accommodation
- food and beverage outlet
- heavy industrial activity
- impervious coverage
- impervious surface
- landscaping
- residential visitor accommodation
- retail activity
- trade-based retail

1.10. PC21 also proposes to apply the Zones, Precincts and Development Areas, to those properties identified in the planning maps.

1.11. As a consequence of the above changes, PC21 proposes to make changes to the following sections of the Operative District Plan:

- Section 3 – Definitions
- Section 5 – Business Zones
- Section 6 – Residential Zones
- Section 10 – Hazardous Substances
- Section 13 – Subdivision
- Section 15 – Transportation
- Section 16 - Utilities
- Appendix P - Lake Tekapo Design Guide
- Appendix Q – Lake Tekapo Village Centre Outline Development Plan

Relationship with other stages

1.12. PC21 does not include land zoned Tourist G. As this zone applies to a specific site in Glentanner that is separate from any urban area, it is intended to be considered as part of the consideration of 'Special Purpose Zones' in Stage 5 of the District Plan Review. PC21 therefore does not propose to delete the relevant parts of the Business Section in the current Plan that relate to this zone.

1.13. PC21 does not include land zoned Industrial on Talbot Road legally described as RS 22282, Pt RS 26243, RS 20517, Lot 1 DP 310705 and Lot 1 and 2 DP 379684. This land is intended to be considered as part of Stage 3 'Rural and Subdivision Provisions' of the District Plan Review. PC21 therefore does not propose to delete the relevant parts of the Business Section in the current Plan that relate to the zoning of this land.

1.14. PC21 does not include land zoned Industrial Deferred northeast of Ohau Road/Ostler Road in Twizel as this land is intended to be considered as part of Stage 5 of the District Plan Review. PC21 therefore does not propose to delete the relevant parts of the Business Section in the Plan that relate to this zone.

1.15. PC21 does not include any Open Space and Recreation Zones, including those located within urban areas. These are intended to be considered in Stage 5 of the District Plan Review.

2. Statutory context

2.1. Sections 74 and 75 of the RMA set out legal obligations when changing a District Plan. Consideration needs to be given to matters including whether the plan accords with the Council's functions under Section 31 of the RMA and the provisions of Part 2 of the RMA. They also direct how the plan is to be drafted/considered in relation to a range of other statutory documents. The following section sets out those matters addressed in sections 74 and 75 that are relevant to this topic.

Functions under s31

2.2. Section 31 sets out the functions given to territorial authorities for the purpose of giving effect to the RMA in their district. Of relevance to this topic, territorial authorities have the function of establishing, implementing and reviewing objectives, policies and methods to:

- achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources in the district (s31(1)(a));
- ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district (s31(1)(aa));
- control the actual and potential effects of use, development or protection of land (s31(1)(b)).

Part 2 of the RMA – Sections 5, 6, 7 & 8

2.3. Section 5 of the RMA sets out the purpose of the RMA as being to promote the sustainable management of natural and physical resources.

2.4. Sustainable management, as defined in section 5, relates to how natural and physical resources are managed so as to provide for the well-being and for their health and safety of people and communities while also: sustaining the potential of those resources for future generations; safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and managing the adverse effects of activities on the environment. This is relevant to the zone frameworks in PC21, as these chapters seek to articulate how community well-being is to be provided for in the management of resources located in these urban areas, and provides a framework for how adverse effects on the environment from activities in these areas are to be managed. The rezoning of land also responds to the expected demand for growth, in order to meet the needs of future generations.

2.5. Section 6 contains a number of matters which requires persons exercising functions under the Act to recognise and provide for, as matters of national importance. This includes the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development; and the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna. This is relevant to PC21, as it proposes to rezone two areas of land located at the edges of the Takapō / Lake Tekapo and Twizel townships which are currently located within the Mackenzie Basin, and located within the Outstanding Natural Landscape (ONL), a landscape which is also known to have areas of significant indigenous biodiversity.

2.6. Section 7 lists other matters to which particular regard must be had and relevant to the zone frameworks in PC21, includes: the efficient use and development of natural and physical resources (s7(b)); the maintenance and enhancement of amenity values and the quality of the environment (s7(c) and s7(f)). The PC21 provisions therefore need to consider the maintenance and enhancement of the amenity values anticipated in each zone, as well as their environmental quality. Consideration must also be given to the efficient use of land and existing physical resources, both in terms of the zone frameworks, as well as in the zoning of properties.

2.7. Section 8 requires that the principles of Te Tiriti o Waitangi / the Treaty of Waitangi shall be taken into account when exercising powers and functions under the RMA. These principles are relevant to the PC21 chapters, in terms of how mana whenua are involved in resource management matters in these areas.

National Planning Standards

2.8. Section 75(3)(ba) of the RMA requires the district plan to give effect to any national planning standard. The District Plan Structure Standard is particularly relevant to PC21, as it directs the choice of zones and structure of these zone chapters within the Plan Framework. The Zone Framework Standard directs that a district plan must only contain the zones listed in that standard, and consistent with the descriptions set out for each zone. Notably, none of the current zones used within the District Plan align with the options from this Standard. There are specific criteria that must be met in order to create an additional special purpose zone. The District Spatial Layers Standard also sets out the spatial layers that can be used within district plans, and when they can be used. These include zones, overlays, precincts, specific controls and development areas.

Planning Documents

Table 1: Planning Documents

Regional Policy Statements **Relevance: District Plan must give effect to (Section 75(3)(c))**		
Canterbury Regional Policy Statement	**Objective 5.2.1** Development is located and designed so that it functions in a way that: 1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and 2. enables people and communities, including future generations, to provide for their social economic and cultural well-being and health and safety; and which: • provides sufficient housing choice to meet the region's housing needs; • encourages sustainable economic development by enabling business activities in appropriate locations;	The location of residential and business activities will need to be aligned with achieving consolidated growth focussed on existing urban areas, and ensuring that sufficient housing choice is provided to meet housing needs, and a range of business activities are enabled in the right places. Management of the District's business areas will also need to consider significant resources, and the need to manage potentially incompatible activities.

	• is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure; • avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure; • avoids conflicts between incompatible activities.	
	Policy 5.3.1 To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that: 1. ensure that any a. urban growth; and b. limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development; 2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation; 3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout; 4. maintain and enhance the sense of identity and character of the region's urban areas; and 5. encourage high quality urban design, including the maintenance and enhancement of amenity values.	Similar to Objective 5.2.1, implementation of this policy requires that any urban expansion is concentrated in, or attached to existing urban areas; that housing choice is provided, and that business opportunities are of a character and form that supports urban consolidation. The existing character of each urban area should also be maintained or enhanced, and high quality urban design encouraged.
	Policy 5.3.2 To enable development including regionally significant infrastructure which: 1. ensure that adverse effects are avoided, remedied or mitigated, including where these would compromise or foreclose: a. existing or consented regionally significant infrastructure; b. options for accommodating the consolidated growth and development of existing urban areas; c. the productivity of the region's soil resources, without regard to the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;	This policy requires that development does not compromise regionally significant infrastructure, nor foreclose options for accommodating consolidated growth of existing urban areas, or productivity of soils. It further requires that development avoids or mitigates hazards, and reverse sensitivity effects, and is integrated with infrastructure, including traffic networks.

	d. the protection of sources of water for community supplies; e. significant natural and physical resources; 2. avoid or mitigate: a. natural and other hazards, or land uses that would likely result in increases in the frequency and/or severity of hazards; b. reverse sensitivity effects and conflicts between incompatible activities, including identified mineral extraction areas; and 3. integrate with: a. the efficient and effective provision, maintenance or upgrade of infrastructure; and b. transport networks, connections and modes so as to provide for the sustainable and efficient movement of people, goods and services, and a logical, permeable and safe transport system.	
	Policy 5.3.5 Within the wider region, ensure development is appropriately and efficiently served for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water, by: 1. avoiding development which will not be served in a timely manner to avoid or mitigate adverse effects on the environment and human health; ...	This policy requires that any urban development is able to be adequately serviced.
	Policy 7.3.5 To avoid, remedy or mitigate adverse effects of land uses on the flow of water in surface water bodies or the recharge of groundwater by: 1. controlling the diversion of rainfall run-off over land, and changes in land uses, site coverage or land drainage patterns that will, either singularly or cumulatively, adversely affect the quantity or rate of water flowing into surface water bodies or the rate of groundwater recharge; and ...	The method under this policy directs local authorities, as part of zoning of land for residential, commercial or industrial uses, to consider the effects of changes in land uses on land drainage patterns and stormwater disposal requirements.
Regional Plans **Relevance: District Plan must not be inconsistent with (Section 75(4)(b))**		
Canterbury Air Regional Plan	Contains provisions aimed at managing air pollution.	It is noted that the current Plan includes rules relating to dust that duplicate this regional plan.
Land and Water Regional Plan	Directs how land and water is managed in the Canterbury region in relation to the regional council's functions for those activities.	It is noted that the current Plan includes rules relating to discharges that duplicate this regional plan.

Plans or strategies prepared under other legislation Relevance: District Plan must have regard to (Section 74(2)(b)(i))		
Mackenzie Spatial Plans 2021	Set a 30-year vision for the future of the District's towns and settlements, including identification of locations for growth and changes of zoning/ land use within the District's townships.	*This is discussed further below.*
Economic Development Strategy 2021 - 2025	Sets out the criteria that Council uses to guide decision making relating to the District's economic and business sector development. In recognising the impact of the tourism downturn on the community's wellbeing, seeks to facilitate enhanced tourism, or other economic opportunities.	Emphasises the importance of business activities to the community's economic and social well-being. The District Plan can help facilitate these activities, while also ensuring their adverse effects are appropriately managed.
Long Term Plan 2021-31	Identifies the activities Council intends to carry out over the next ten years, their cost, and how they will be funded.	The servicing requirements for new growth should take into account upgrades planned in the Long Term Plan.
Te Manahuna Ki Uta / Destination Mackenzie	Is intended to provide strategic direction on how tourism within the District will be managed, to guide planning within and across agencies.	The document provides direction that is relevant to how the District Plan manages tourism activities, including visitor and workers accommodation.

Mackenzie Spatial Plans

2.9. The Mackenzie Spatial Plans were adopted in September 2021 and provide a high-level blueprint for how the townships and rural settlements in the District will grow and develop over the next 30 years. The Plans were drafted based on extensive community engagement along with expert advice and are intended to inform future land use patterns and District Plan Zones as well as create a shared vision for how the towns and rural settlements will develop.

Residential Zones

2.10. Three Residential Zones were included in the Spatial Plans: Large Lot; Low Density; and Medium Density. Within the Plans, these were described as follows:

Table 2: Spatial Plan Residential Zones Description

Zone	Description
Medium Density Residential Density – 30 to 40 Dwellings/Hectare Typical Section Size – 250 to 300m^2 Typical Housing Types – Semi attached terrace houses, attached terrace houses, low	Medium density residential housing offers high density housing such as two storey townhouse style development. It has been identified in areas closest to town centers in the three main townships and: • Offers a wide range of housing opportunities, particularly for those looking for smaller houses and lower maintenance properties • Improves affordability of housing by offering economies of scale and efficient use of land • Offers higher densities of residential populations close

rise apartments	to town centers, encouraging walking and cycling over car use • Provides for a mix of residential and visitor accommodation options without impacting traditional residential communities.
Low Density Residential Density – 10 to 20 Dwellings/Hectare Typical Section Size – 400 to 600m^2 Typical Housing Types – Detached house	Low density residential offers the 'traditional' residential offering with standalone houses on sections between 400-600 sqm. It creates neighborhoods with regular contact between neighbours and larger spaces for indoor and outdoor recreation activities and: • Are generally, within convenient walking or cycling distances to town centre and community facilities • Typically offered through large-scale subdivisions, creating affordability through volume. • Allows a balance of privacy and space, with a lower level of maintenance required. • Accommodates small to large household sizes, with space for children to play, vegetable gardens, recreation etc.
Large Lot Residential Density – 2 to 4 Dwellings/Hectare Typical Section Size – 2,000 to 4,000m^2 Typical Housing Types – Detached houses on a large section	Large lot residential housing offers larger sections and a more rural feel. Thay are located further away from town centres and community facilities than higher density housing and: • Provide detached housing on a larger section which can accommodate larger household sizes. • More privacy and space for a range of recreational activities, increased ability to be self-reliant. • More reliance on the use of vehicles to access most destinations. • Higher property maintenance requirements due to larger section sizes. • Less affordable due to larger property size and higher infrastructure costs.

2.11. The Low-Density Residential Zone tends to cover the existing Residential 1 Zone. The Large Lot Residential Zone tends to cover the existing Residential 3 and 4 Zones and the Medium Density Residential Zone tends to cover the existing Residential 2 Zone. However, to allow for infill and township growth the Spatial Plans envisage the following expansions:

- The Medium Density Residential Zone in Fairlie, Takapō / Lake Tekapo and Twizel has been expanded in areas close to the town centres and along State Highway 8;
- New Large Lot Residential and Low Density Residential land has been identified south and west of Fairlie;
- New Low Density Residential land off Andrew Don Drive has been identified in Takapō / Lake Tekapo;
- New Low Density and Medium Density Residential land off Murray Place and Highwayview Lane has been identified south of Takapō / Lake Tekapo;

- Pockets of new residential land has been identified within the Takapō / Lake Tekapo Golf Course;
- New residential land adjacent to Godley Peaks Road has been identified west of Tekapo / Lake Tekapo;
- The Low Density Zone in Twizel has been expanded to encompass North West Arch, which is currently zoned Residential 4;
- Some of the surrounding Rural Residential 1 Zone land in Twizel has been identified as Large Lot Residential;
- New Large Lot Residential land has been identified northwest of Twizel;
- New Large Lot Residential land has been identified in Kimbell; and
- New Low Density Residential land has been identified in Albury and Te Kopi-O-Ōpihi / Burkes Pass.

Business Zones

2.12. It is noted that the commercial areas in the Spatial Plans are labelled 'retail'. While a number of retail activities are located in these areas, the range of activities anticipated within them, such as commercial services and offices, is broader than simply retail, and would more usually be encompassed by the term 'commercial'. As such, the 'retail' areas identified in the Spatial Plans are referred to below as commercial areas.

2.13. In Fairlie, the Spatial Plan envisages a slight expansion/consolidation of the current commercial and main industrial area.

2.14. In Takapō / Lake Tekapo, the Spatial Plan proposes the retention of the existing commercial area with only a small expansion at its south-east edge, and anticipates some small additional, separate, areas of commercial zoning described as either "*opportunities for smaller scale community-based retail*", or for "*a business park development… for professional services and medical practices to establish away from the lake front*". It identifies land located to the west of the current commercial area, (currently zoned Residential 1 and 2) for 'High density Residential / Mixed Use'. It is also proposed to reduce the industrial-zoned area, rezoning its northern portion for large format retail.

2.15. In Twizel, the Spatial Plan proposes the expansion of the commercial area outwards along roads to the north east, and further consolidation of the area to the west. The western industrial area would be retained, with the eastern area identified for Large Format Retail zoning. An additional industrial area, to the east of SH79, is also identified.

2.16. In addition to the three main townships, new commercial zoning is proposed in the Spatial Plan for Albury, Kimbell and Te Kopi-O-Ōpihi / Burkes Pass. Two small areas are identified in Albury for industrial zoning.

2.17. In addition to rezoning, the following matters in the Spatial Plan are relevant to this topic:

- Improving people's access to water and the surrounding environment through better trails and views.
- Developing design guidance that builds on the distinctive local identity and character of each location.
- Ensuring there is a mix of activities and spaces within town centres to encourage their use and increase vibrancy.
- Encouraging building design and urban form that improves sustainability, both in terms of environmental footprint and impact on infrastructure.
- Making sure the right type of development happens in the right place, reducing negative impacts on the landscape and reverse sensitivity.

Visitor Accommodation

2.18. Specific Visitor Accommodation areas were identified in all three main townships in the adopted Spatial Plans. These are described in the Spatial Plan as being areas for "*higher density visitor accommodation, such as hotels and motels*". The Visitor Accommodation areas include:

- The Fairlie Holiday Park on State Highway 79 (currently zoned Travelers Accommodation and Rural) and along Mt Cook Road (currently zoned Residential 2).
- The Takapō / Lake Tekapo Saleyards (currently zoned Residential 1), land on the corner of State Highway 8 and Grieg Street containing a hotel under construction (currently zoned Residential 2), Peppers Blue Water Resort and the Tourist Zone, the Takapō / Lake Tekapo Campground (currently zoned Special Travelers Accommodation Zone) and land within the Takapō / Lake Tekapo Golf Course.
- The Ruataniwha Holiday Park, the existing Tourist Zone in Twizel and within the Mackenzie Park Subdivision.

2.19. The approach to residential visitor accommodation activity was not addressed in the Spatial Plans, which instead noted that controls would likely be developed to address issues associated with this type of accommodation, through the District Plan review.

Other Zones within the Spatial Plans and how they are addressed in PC21

2.20. The Spatial Plans identified areas for 'Community Facilities' (applied to existing activities such as schools, early childhood centres, emergency service facilities, medical centres and churches), 'Car Parking' and for 'Utilities' (such as wastewater treatment ponds). It is noted that the NP Standards do not provide specifically for these types of zones. Where these areas are included in the land proposed to be rezoned through PC21, they have instead been zoned as the most logical residential, commercial and mixed use or industrial zone.

2.21. The Spatial Plans also identified 'Open Space' and 'Natural Open Space' areas. It is intended that the Open Space and Recreation Zones are addressed in Stage 5 of the District Plan review. However, where the areas identified in the Spatial Plan are narrow corridors intended as open space connections (for walking and cycling) and extending over land that is currently in private ownership, the most logical adjoining zoning has instead been applied. This is because it is not usual for such connections to be achieved through zoning, and they would more commonly be considered at the time of subdivision. As such, direction relating to

provisions of such connections is intended to be addressed when the subdivision provisions are reviewed in Stage 3 of the District Plan review.

Areas within the Spatial Plans not included in PC21

2.22. The Spatial Plans included some areas that have not been included in PC21. Those areas and the reason they are not included in this stage of the District Plan review are set out below.

Additional areas of MRZ and LRZ (south of the current urban boundary) identified in the Spatial Plans to the east of the Takapō / Tekapo River

2.23. The high-level ecological assessment identified that development may be problematic in some areas in this location due to lizard values and at least one ephemeral wetland. Ecological surveys are therefore considered necessary to assess ecological values prior to any rezoning. It is intended that the zoning of this area is revisited as part of Stage 3 of the District Plan review, once surveys are completed.

New areas of LRZ identified in the Spatial Plans in Te Kopi-O-Ōpihi / Burkes Pass

2.24. The infrastructure assessment identified insufficient wastewater and water capacity to provide for further expansion of this settlement. It is intended that the zoning of this area is revisited as part of Stage 3 of the District Plan review, once further assessment of the feasibility of upgrades that would be required is undertaken.

New area of industrial zoning identified in the Spatial Plans in Twizel, east of the State Highway

2.25. The high-level ecological assessment identified that ecological surveys are required before determining if development in this area is appropriate. Given its location on the east side of the State Highway, there are also traffic effects that need to be considered prior to development occurring, which was a concern raised in community feedback. It is intended that the zoning of this area is revisited as part of Stage 3 of the District Plan review, once further assessment is undertaken of the potential traffic effects and the site's ecological values.

3. Strategic Directions

3.1. The following Strategic Directions, proposed in Plan Change 20, are relevant to this topic:

ATC-O1

The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*
2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for;*
3. *the amenity values and character of different areas are maintained or enhanced.*

MW-O1 Mana Whenua Involvement

Mana whenua are able to:

1. *be actively involved in decision making that affects their values and interests to the extent to which they wish to be involved;*
2. *exercise their kaitiakitaka responsibilities; and*
3. *carry out customary activities in accordance with tikanga.*

NE-O1 Natural Environment

The values of the natural environment that make the District unique, contribute to its character, identity and economic well-being, and have significant intrinsic values, are recognised and provided for, and where appropriate, protected and enhanced. This includes values associated with:

1. *mahika kai resources;*
2. *night sky darkness;*
3. *outstanding natural features and landscapes;*
4. *significant indigenous biodiversity; and*
5. *water bodies and their margins.*

UDF-O1 Urban Form and Development

The District's townships and settlements grow and develop in a consolidated way that:

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

4. Current Approach

Residential Zones

4.1. The Operative Plan includes four Residential Zones. The Residential 1 Zone covers the majority of the residential areas of Albury, Fairlie, Kimbell, Takapō / Lake Tekapo, Te Kopi-O-Ōpihi / Burkes Pass, and Twizel. The Residential 2 Zone contains land, which because of its location on or near main roads, has been identified as being particularly suitable for visitor accommodation and the Residential 3 and 4 Zones, which apply to Twizel, provide for areas of low-density residential development.

4.2. The level of density (minimum allotment size) provided in each of the residential zones is as follows:

Table 3: Residential Zones Allotment Sizes

Zone	Minimum Allotment Size	
Residential 1	Front Lots – 400m^2	Rear Lots – 500m^2
Residential 2	250m^2	
Residential 3	2000m^2	
Residential 4	4000m^2	

Residential 1 and 2 Provisions

4.3. The Residential 1 Zone is the District's main residential zone and allows for residential activity, home occupation and visitor accommodation for up to six guests as permitted activities, provided the standards are complied with. Any other unspecified activities are also permitted provided they meet the standards. Activities not meeting the standards are typically assessed as discretionary or non-complying activities.

4.4. The Residential 2 Zone is a higher density zone and allows for greater intensity of residential activity, home occupation and visitor accommodation than the Residential 1 Zone. Visitor accommodation activity, for example, is a permitted activity for any number of guests provided the standards are complied with. All visitor accommodation in the Residential 2 Zone within Takapō / Lake Tekapo requires land use consent as a Restricted Discretionary Activity subject to design/amenity controls. All new residential development in the Residential 2 Zone is required to comply with the Lake Tekapo Design Guide (Appendix P). Similar to the Residential 1 Zone any activity not provided for in the zone is permitted provided the standards are met. Activities not meeting the standards are typically assessed as discretionary or non-complying activities.

4.5. Visitor accommodation, as defined in the Operative Plan, does not distinguish between more commercial forms of visitor accommodation such as motels and hotels, and short-term rentals of residential units (except for homestays) such as holiday homes.

Residential 3 and 4 Provisions

4.6. The Residential 3 and 4 Zones, introduced by Plan Change 15 in October 2011, are intended to ensure efficient development of residential land in Twizel and provide opportunities for

different lifestyle options in residential living. These zones are more spacious, given the minimum allotment size of 2,000m^2 and 4,000m^2 respectively; increased setbacks (10-20m from most boundaries, versus 2-3m generally in the Residential 1 and 2 Zones) lower building coverage (20-25% and 10-15% respectively, versus 40-50% and 65-75% respectively in the Residential 1 and 2 Zones), to preserve the characteristics of each zone.

4.7. Similar to the Residential 1 Zone, residential activity, home occupations, and visitor accommodation for up to six people are permitted activities in the Residential 3 and 4 Zones. All other activities are also permitted provided they meet the standards. Activities not meeting the standards are assessed as discretionary or non-complying, consistent with the Residential 1 and 2 Zone provisions.

4.8. The rule and policy framework for the Residential 3 and 4 Zones is essentially identical except for the minimum allotment size and total building coverage.

Approach to Built Form

4.9. Built form in all Residential Zones is generally controlled through Performance Standards including residential density, height, recession planes, setbacks, and building/hard surface coverage. The Residential 1, 3, and 4 Zones are generally consistent in approach and allow for one residential unit and one minor unit per site for residential activity and visitor accommodation for up to six guests, but vary in terms of density, setbacks and coverage relative to the character of the individual zones.

4.10. The Residential 2 Zone in comparison does not restrict the number of dwellings to be constructed on a site provided each residential unit has a minimum site area of 250m^2 exclusive of access.

4.11. It is noted that the bulk and location standards vary depending on the specific activity. The residential standards, for example, differ from the visitor accommodation standards and the standards for other activities such as minimum setbacks and building coverage.

4.12. With respect to urban design, the finishing and painting of all new and existing buildings in a colour or colours set out in the Mackenzie District Council Colour Palette is encouraged in all residential zones. There is however no rule framework to support this. The Rural Residential 1 Zone in comparison requires all new buildings to have a reflectivity index of no more than 40%.

4.13. Development in the Residential 2 Zone in Takapō / Lake Tekapo or on land legally described as Lot 2 DP 455053 between Lakeside Drive and State Highway 8, is required to comply with the Lake Tekapo Design Guide contained in Appendix P and all new visitor accommodation in the Takapō / Lake Tekapo Residential 2 Zone requires resource consent as a Restricted Discretionary Activity in respect of design and appearance. Outside of these areas there are no design rules or guidelines for development in the Residential 1, 3 and 4 Zones or the Rural Residential 1 Zone.

Relationship Between Provisions

4.14. The issues, objectives and policies for Residential Zones are essentially split into two themes: residential activities; and non-residential activities. In general, the objectives and policies are

focussed on maintaining and enhancing amenity and safety outcomes in the residential zones and are generally enabling of residential and non-residential activities provided the pleasantness and amenity of residential areas is maintained. Direction is not included about the actual outcomes sought for each of the residential zones and what level of activity is anticipated in each of the zones. In addition, while certain activities are discouraged in residential areas (Policy 2A) the rule framework allows for all activities as a permitted activities provided the standards limiting the scale and intensity of the activity are met.

Business Zones

4.15. The Operative Plan includes three different 'Town Centre' zones – Village Centre Zone (VCZ), Lake Tekapo Village Centre 1 Zone (VCZ1) and Lake Tekapo Village Centre 2 Zone (VCZ2). The VCZ is located in both Fairlie and Twizel, while the VCZ1 and VCZ2 are only located in Takapō / Lake Tekapo, with VCZ1 applied to the eastern side of the commercial area and VCZ2 to the western side. The two key distinctions between VCZ and VCZ1/VCZ2, are that:

- VCZ1/VCZ2 are subject to a consent requirement for consideration of urban design matters; and
- the types of activities anticipated in the VCZ1/VCZ2 area are more targeted - with particular types of commercial activity provided for as restricted discretionary activities (and therefore subject to design considerations only) with others defaulting to a discretionary activity status; whereas in the VCZ the default activity status is permitted.

4.16. The distinction between the VCZ1 and VCZ2 zone appears to relate to a greater focus on fine-grained retail and cafes and restaurants in VCZ1. This is demonstrated through:

- additional requirements in VCZ1 relating to the scale of retail and active frontage;
- a restriction on visitor accommodation and other commercial activities (other than retail and cafes and restaurants) being located at the ground floor level in VC1; and
- recreation and community activities also being anticipated in VCZ2.

4.17. The Tourist Zone (TZ) is located in Twizel in two areas - to the south of the VCZ, and on the north side of Ostler Road near the intersection with SH8; and in Takapō / Lake Tekapo – located on the eastern side of the township. It is intended to "*provide a focus for visitor oriented activities*". However, the rule framework is almost identical to that of the VCZ.

4.18. The Travellers Accommodation Zone (TAZ) is located in Fairlie – a small area at western edge of township, and in Twizel – on the western side of Wairepo Road (at the towns eastern edge) and another area in south-east of Twizel Township. The Zone Purpose indicates that these areas are suited to use for visitor accommodation. However residential activities are also anticipated through the rule framework.

4.19. There are Industrial zones in each main township. Commercial activities, visitor accommodation and residential activities are limited in this zone.

4.20. Fairlie is the only township with the Service Zone, located on west side of Gray Street, adjoining the VCZ to the west. The rule framework for this area is similar to that of the Industrial Zone, except that it is focussed on specified types of less intensive industrial activities, and residential activities are also anticipated in this area.

Approach to Built Form in Business Zones

4.21. Built form is controlled in the VCZ1 and VCZ1 in Takapō / Lake Tekapo with respect to consideration of urban design matters. This also applies to built form within the TZ and TAZ in Takapō / Lake Tekapo. Lower height limits apply within VCZ1/VCZ2 – of 8m, compared to 10.5m in the VCZ and TZ. As noted above, within VCZ1 there are also additional requirements aimed at ensuring an active frontage between buildings and public areas.

4.22. Recession plane requirements are only applied in the VC and TZ, where they adjoin a residential zone. However, it is noted that in some zones, residential development is subject to meeting the built form standards outlined in the residential chapter.

4.23. Screening of materials and goods from public view is generally required in all zones, as is landscaping along road boundaries, albeit the specific requirements differ between zones.

4.24. Internal setbacks generally apply from residential zone boundaries in all business zones, and some setbacks also apply from Recreation zones. Varying road setbacks also apply in most zones, whereas in others the standards allow for buildings to be built up to the road frontages. Verandahs are also required in all cases in VCZ1 and VCZ2, and along specified road frontages in VCZ.

4.25. In the VCZ and TZ, there are also requirements relating to discharges and dust.

4.26. In addition to the above, there are some location specific rules applying particular setbacks or limiting built form in specified no build areas.

Relationship Between Provisions

4.27. The issues, objectives, policies and rules are generally driven by two key topics: consolidating business activities; and managing amenity values. The former relates to both business activities more broadly, as well as including specific direction in relation to consolidating Takapō / Lake Tekapo and Twizel's central commercial areas in order to provide a vibrant, compact and pedestrian-friendly centre. The latter relates to both managing the amenity values within business zones, as well as the potential impacts of activities within the zone on the amenity of surrounding residential areas.

4.28. At the objective level, there is a lack of clear direction about the outcomes sought for business areas, both collectively and also in terms of the distinctions between zones. While some detail is provided in the 'Zone Statement' for each zone, it is generally limited and, in any case, not supported at the objective and policy level.

5. Issues

Investment Logic Map (ILM)

5.1. The ILM development for the District Plan review identified four key problems which the Plan Review should address. Of particular relevance to this topic are:

- *Uncoordinated & fragmented development is enabled, disrupting social & economic wellbeing, putting pressure on infrastructure.*
- *The outdated & permissive nature of the plan, results in inconsistent and ad hoc decision making, creating perverse & undesirable outcomes.*

5.2. The ILM process further noted that this includes (amongst other things) that the Operative Plan does not give effect to all relevant higher order documents, including the National Planning Standards, nor does it reflect the Mackenzie Spatial Plans. A lack of strong policy direction for some issues and zones is also acknowledged, as is the reliance on numerous assessment matters. It is also specifically identified that there are issues associated with how visitor accommodation is managed.

Complexity

5.3. There are seven business zones in the District Plan[1] and four residential zones. As noted in the 'Current Approach' section above, there are limited distinctions between some of these, and a lack of direction at the objective and policy level to clearly differentiate the different outcomes sought in each. There is an opportunity to rationalise the number of zones and use other methods – such as spatial control tools – to maintain any site or area-specific distinctions that are appropriate to carry forward.

5.4. There is also an opportunity to rationalise some of built form standards that differ slightly between zones – such as taking a consistent approach to things like screening and landscaping in business zones.

Township Growth

5.5. Townships within the District are expected to grow over the life of the District Plan and beyond. It is important to manage this growth to ensure it is co-ordinated and integrated with existing development and infrastructure, and located in appropriate areas. In recognition of the need to plan for and manage anticipated growth, the Council prepared the Mackenzie Spatial Plans which provides a high-level blueprint for the future, showing where growth should go to ensure it happens in a positive and sustainable way. There are various matters identified in the Spatial Plans that need to be implemented through the District Plan, in order to achieve the vision and outcomes sought in the Spatial Plans, including changes to the zoning of residential and business areas.

5.6. The Spatial Plans also include the identification of land for residential development outside the current urban boundary in Albury, Fairlie, Kimbell, Takapō / Lake Tekapo, Te Kopi-O-Ōpihi

[1] This excludes the Tourist G Zone, which is being considered as part of the Special Purpose zones.

/ Burkes Pass and Twizel. There is a need to further investigate the appropriateness of specific areas proposed. This is necessary to ensure development of these areas can be integrated with infrastructure, and that they do not contain values or constraints of such significance that their development would not be appropriate. In particular, the expansion in four areas in Takapō / Lake Tekapo and one in Twizel extend into areas that are identified as part of the Mackenzie Basin Outstanding Natural Landscape "ONL" and within the Mackenzie Basin sub-zone, where much remaining indigenous vegetation has high ecological value. Accordingly, any intention to extend urban boundaries into the ONL requires fine grained, robust analysis to understand the specific landscape and ecological values of each site and determine whether the sites have capacity to absorb development, and if so, to what extent.

Visitor Accommodation

5.7. There are a range of issues associated with visitor accommodation. The Plan currently treats residential visitor accommodation (e.g. holiday homes) the same as other more commercial forms of visitor accommodation such as motels and hotels. The effects of a standalone house being rented out for short term visitor accommodation are however considered to be different to the effects of multiple purpose-built visitor accommodation facilities and purpose built motels and hotels (in terms of appearance, traffic volumes, carparking etc). The parking requirements for visitor accommodation activities for example are the same for a single stand-alone dwelling and multiple visitor accommodation units and hotels (one space per five guests and one space per two staff), whereas motels are required to have one space per unit.

5.8. Another issue is that there has been a significant increase in the amount of housing stock being used for short-term visitor accommodation in residential areas. This is particularly evident in Takapō / Lake Tekapo and Twizel where there is a high percentage of unoccupied homes and multiple homeowners, i.e. those who own more than one home in New Zealand (Mackenzie Housing Stocktake, May 2020) with many holiday homes being let out as visitor accommodation during the periods when the landowner is away. This is also evident in the number of resource consents and building consents for visitor accommodation activity in residential zones. Visitor accommodation within residential areas can have both positive and adverse effects including:

- Economic – An adequate supply of visitor accommodation units is important to the long-term growth of the local economy and tourism sector.
- Appearance and Design – Multiple purpose-built visitor accommodation buildings on a site tend to have a different appearance to residential units and can appear more motel like and repetitive in nature. The intensification of visitor accommodation in residential areas can also result in poor design outcomes including limited or low-quality landscaping. The effects of a standalone residential unit being rented out for short term accommodation in comparison are less apparent.
- Loss of Privacy and Residential Character – Visitor accommodation has different characteristics when compared to residential activities. Visitors can be more social, noisy, and inconsiderate of neighbours compared to occupiers of permanent residential development. Another concern raised as part of the Spatial Planning

Project is residential zones are becoming dominated by visitor accommodation activities and are no longer an area for permanent residents given the erosion of feeling of being in a neighbourhood.

- Increase in Traffic Movements – More people coming and going and arriving and departing at different hours of the day. This is particularly evident for multiple visitor accommodation buildings on a site.
- Lack of Sufficient On-Site Parking.

5.9. Visitor accommodation is generally provided for in the Business Zones and the Residential 2 Zone. The rule framework in the Business Zones tends to be extremely permissive and while visitor accommodation is generally provided for, limited purpose-built visitor accommodation facilities have been constructed. The development of the Takapō / Lake Tekapo Tourist Zone, for example, is characterised by a combination of residential and visitor accommodation development.

5.10. Another issue is that the inconsistency between the residential and visitor accommodation standards has resulted in an increase in buildings on residential sites particularly in the Residential 1, 3 and 4 Zones. A landowner for example can construct as a permitted activity on a single site, one primary dwelling for residential use, one minor unit for residential use and three one-bedroom visitor accommodation units each hosting two guests, provided the bulk and location standards for residential and visitor accommodation are met.

Workers Accommodation

5.11. Community feedback during the Spatial Plans development identified an issue with the lack of supply of affordable workers accommodation to service the tourism industry. The Operative Plan does not specifically provide for workers accommodation in any of the residential or business zones. Workers accommodation is instead assessed as residential activity, provided the length of stay is greater than three months. Where the length of stay is less than three months the activity is assessed as visitor accommodation.

5.12. There are no specific thresholds to control the scale of workers accommodation in the residential zones. Residential activity/workers accommodation is instead permitted for any number of people provided the bulk and location standards are met. Workers accommodation at a larger scale can have both positive and adverse effects, similar to those for short term visitor accommodation. Despite the rule framework being generally permissive, limited purpose-built workers accommodation buildings have actually been constructed. This may be due to the amount of housing stock being used for short-term visitor accommodation and the increased potential revenue for visitor accommodation as buildings can be rented per night rather than on a weekly basis.

Tourist Zone

5.13. The TZ provisions are permissive, allowing for a range of activities to establish, and are almost identical to that of the VCZ. If developed in line with the current framework, a range of commercial activities could be established in this area, drawing people away from, and undermining the core town centre area.

Out of Step with Best Practise

5.14. The Plan takes a somewhat unusual approach of applying, in several cases, different built form standards to different types of built form. For example, residential activities in some business zones are required to meet built form standards applicable only to residential activities, rather than those applying to buildings for other activities. As noted above, different standards are applied to visitor accommodation activities in residential zones than those applied to residential activities. In addition to the specific issues this raises in relation to visitor accommodation noted above, this approach does not take into account that use of buildings can change, nor that effects of built form are not usually altered by the building use. The more commonly used approach is to apply one set of built form standards to any built form within a zone, regardless of the use of that built form.

5.15. There are also some rules applied in the VCZ and TZ that relate to regional council functions (discharges and dust) and which are managed under the regional plan. It is appropriate to remove these types of controls from the District Plan.

6. Technical Input and Consultation

Technical Input

6.1. The Council received high-level landscape and ecological assessments in relation to the potential rezoning of areas beyond the current urban boundary in Takapō / Lake Tekapo and Twizel (as identified in the Spatial Plans) and which are within the Mackenzie Basin Outstanding Natural Landscape and within the Mackenzie Basin Subzone. This was to determine if the values associated with any of the specifically proposed areas is such that urban expansion would not be appropriate. These assessments identified that in some locations there is capacity for some development, but that within these areas, specific development needs further consideration. These areas have been identified in PC21 as Future Development Areas (DEV1 and DEV2). In other locations, desk-top ecological assessments have identified that ecological surveys are required before determining if development is appropriate. These areas have not been included in PC21, but are intended to be revisited in Stage 3 of the District Plan review.

6.2. Advice was sought from Environment Canterbury regarding whether there were any hazards precluding urban expansion proposed in the Spatial Plans. No hazards were considered to be of such significance that they precluded rezoning.

6.3. The Council's infrastructure team provided advice on infrastructure constraints. In general, these were not considered to be of such significance that they precluded rezoning but have been included as relevant considerations in the Future Growth Areas. In addition, limitations on infrastructure capacity in Te Kopi-O-Ōpihi / Burkes Pass require further consideration and therefore additional residential zoning in Te Kopi-O-Ōpihi / Burkes Pass has not been included in PC21. It is intended that this is revisited in Stage 3 of the District Plan review, subject to further consideration of how infrastructure limitations might be addressed.

6.4. Urban design advice has also been provided in relation to the rule framework applying within the Medium Density Residential Zone and the Takapō / Lake Tekapo Precinct, alongside the preparation of a Design Guide which is included as part of PC21.

Consultation

6.5. In accordance with Schedule 1, clause 3(1), consultation was undertaken with the Minister for the Environment, other Ministers of the Crown who may be affected the plan change, adjoining local authorities who may be affected, the regional council, and tangata whenua.

6.6. Mana Whenua, via Aoraki Environmental Consultants Limited staff being part of the project team, have been involved in the background work associated with, and drafting of, the provisions proposed in PC21.

6.7. During the development of the plan change, community engagement was undertaken on Stage 2 of the District Plan. A summary of key information was provided through the Council's online engagement platform, allowing for interested parties to provide comment by email. An online survey was also developed and promoted through a number of channels. Drop-in sessions were also held in Fairlie, Takapō / Lake Tekapo and Twizel. Meetings were also held with key stakeholders. The summary material was promoted to the community using a range of Council channels, including:

- Mailout to full ratepayer database
- Council placements in print media
- Council newsletter (Mackenzie Messenger)
- Social media posts (Facebook and LinkedIn)
- Targeted social media advertising
- Email to stakeholders

6.8. This provided the community the opportunity to comment on matters addressed in this stage of the Plan Review. While this included the ability to provide any feedback, comments were specifically sought on identified key issues, including: identification and management of visitor accommodation; provision for workers accommodation; management of medium density areas; and zoning changes proposed in the Spatial Plans.

6.9. The following feedback, in broad terms, was received on visitor accommodation:

- No one raised concerns with defining and managing residential-based visitor accommodation separately.
- There was support for applying the same built form controls to any building regardless of its use.
- Key feedback was that the approach taken should "avoid another Riverside".
- While there was mixed feedback on whether residential visitor accommodation should be provided for in all residential zones, the majority supported this approach.
- While there was mixed feedback, a majority supported residential visitor accommodation being enabled but subject to controls (as opposed to having no controls).
- Many people support the current limitation on the number of guests, but there were a large number of comments that this is not currently, and should be better, enforced.
- Several people commented on the need to have better controls/requirements for on-site parking.

6.10. The approach proposed in PC21 takes into account this feedback.

6.11. In terms of workers accommodation, feedback indicated that there is no strong preference for managing workers accommodation separately to other types of residential activity. While some parties were concerned that treating it differently would not provide for integrated communities and that controls would essentially disincentivise it being provided; others were concerned with large groups or workers near their house and the need to have appropriate controls to mitigate effects. Taking into account this feedback, PC21 does not propose to manage workers accommodation on a separate basis and instead the same framework will apply to workers accommodation as applies to other types of residential activity.

6.12. Regarding the proposed zoning of the rural settlements of Albury, Kimbell and Te Kopi-O-Ōpihi / Burkes Pass, the majority of survey respondents indicated that they would prefer separate zonings for residential and business activity, consistent with the Spatial Plans (as opposed to applying a Settlement Zone across the whole settlement). Key stakeholders in Kimbell also had a preference for delineated zones with a desire for commercial zoning along the highway. Taking into account this feedback, PC21 does not propose to introduce a Settlement Zone.

6.13. In addition to the above, a facilitated workshop was held in Takapō / Lake Tekapo, to help inform a review of the Plan provisions and Design Guide applying to the Takapō / Lake Tekapo. Feedback obtained at this workshop and through other community feedback has been taken into account in the urban design advice and recommendations that have in turn informed the drafting of the proposed provisions.

7. Scale and Significance

7.1. Section 32(1)(c) of the RMA requires that the s32 evaluation report contains a level of detail that corresponds with the scale and significance of the of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

7.2. The following have been considered in determining the scale and significance of the effects anticipated from the implementation of the PC21 provisions:

- The geographic area of the District impacted by PC21 extends to all currently zoned residential and business areas, in addition to some areas of rural land on the edge of townships which are proposed to be rezoned residential.
- The effects of development of urban areas also impact on landowners with properties adjoining these urban zones and more broadly affect those who visit or utilise these areas.
- There is a reasonable degree of change from the current provisions as PC21 proposes to introduce new zones, but there are a number of existing provisions proposed to be carried forward. Where changes are proposed, these largely relate to responding to known issues; reflecting technical advice received; rationalising the current approach in various ways; and updating the provisions to reflect best practise.
- The provisions will in some cases introduce new consenting requirements, particularly in terms of non-residential activities in residential zones, and non-commercial activities in commercial zones, and non-industrial activities in the General Industrial Zone. However, these are also expected to provide clearer direction, resulting in greater certainty for developers and the wider community about what is anticipated in each zone. They are also not considered to impose significant costs on landowners.
- The proposed approach to managing urban areas is not inconsistent with the approaches taken in other district plans.
- PC21 is largely implementing the Mackenzie Spatial Plans, which have been subject to extensive community consultation and reflect the agreed options for managing growth.
- PC21 does not generally relate to resources that are matters of national importance under s6 of the RMA, except in relation to zoning of areas currently located within the Mackenzie Basin ONL.

7.3. The scale and significance of the proposed provisions introduced by PC21 is overall considered to be moderate-high.

8. Evaluation of objectives – Residential Zones

Introduction

8.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives proposed in the Residential zone chapters are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Table 4: Residential Zones Objectives

Proposed 'Zone Purpose' Objectives
LLRZ-O1 *The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity.* *LRZ-O1* *The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.* *MRZ-O1* *The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Assessment
These objectives are considered the most appropriate way to achieve the purpose of the Act because they: • address the current lack of direction at the objective level by outlining the specific purpose of each of the residential zones. • will give effect to the purpose of the RMA by managing natural and physical resources in residential areas in a way that provides for the community's well-being (s5(2)). • will assist in maintaining and enhancing the amenity values and qualities of the residential zones (s7(c) and s7(f)), by providing clear direction on their anticipated purpose.

- will assist the Council in achieving integrated management of the use and development of land and to carry out its functions under s31 by providing direction for the subsequent framework.
- align with the description in the National Planning Standards for each zone.
- will give effect to the CRPS by providing sufficient housing choice across zones and by encouraging activities that support and are consistent with the character and amenity of the residential areas.
- align with the Strategic Directions, by providing a range of living options to meet the needs of the community and by enabling activities that are important to the community's social, economic and cultural wellbeing where they are consistent with the character and amenity values of the residential zones.
- reflect community consultation undertaken as part of the Spatial Plans on the anticipated character and amenity values of residential areas.
- will not result in unjustifiably high costs on the community or any part of the community.
- have an acceptable level of uncertainty or risk associated with them.

An alternative option considered was to retain the status quo. The existing residential objectives are split into two themes: residential activities (Residential Objective 1); and non-residential activities (Residential Objective 2) and generally aim to maintain and enhance the amenity and safety outcomes in the residential zones, to protect the surrounding natural and physical environment and to meet the needs of the community.

While the existing objectives broadly align with the requirement to manage adverse effects of activities (s5(2)(c) there is no distinction between residential areas and no clear direction regarding the outcomes sought for each of the residential zones. As such, it is not clear what qualities and amenity values are to be maintained and enhanced in each of the residential zones (under ss7(c) and 7(f) of the RMA). The proposed objectives are therefore anticipated to address the resource management issues identified and will give effect to the relevant planning documents including the National Planning Standards.

Proposed Character and Amenity Values Objective

LLRZ-O2

The Large Lot Residential Zone is a desirable low density living environment, which:

1. *contains predominantly detached residential units on large lots;*
2. *maintains a predominance of open space over built form; and*
3. *provides on-site amenity and maintains the spacious character and amenity values of adjacent sites.*

LRZ-O2

The Low Density Residential Zone is a desirable suburban living environment, which:

1. *contains predominantly one to two story detached residential units; and*
2. *provides on-site amenity and maintains the suburban character and amenity values of adjacent sites.*

MRZ-02

The Medium Density Residential Zone is a desirable, higher density, residential living environment, which:

1. *contains a range of housing typologies including semi-detached, terraced housing and low rise apartments;*
2. *is well designed with good design outcomes; and*
3. *provides on-site amenity and maintains the anticipated amenity values of adjacent sites.*

Relevant Strategic Directions

ATC-O1 Live, Work, Play and Visit

The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*

2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and*
3. *the amenity values and character of different areas are maintained or enhanced.*

UDF-O1 Urban Form and Development
The District's townships and settlements grow and develop in a consolidated way that:

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Assessment

These objectives are considered the most appropriate way to achieve the purpose of the Act because they:

- provide clear direction about the character and outcomes sought in each of the residential zones.
- provide direction on how adverse effects of activities within the Residential Zones are to be manged (s5(2)(c).
- will assist in maintaining and enhancing amenity values and qualities of the residential zones (s7(c) and s7(f)).
- will assist the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in the residential zones are to be controlled.
- will assist in giving effect to the CRPS by encouraging greater housing choice and diversity of built form across zones and by providing direction to avoid conflicts between activities.
- align with the Strategic Directions, in terms of ensuring that the amenity values and character of different areas are maintained or enhanced.
- reflect community consultation undertaken as part of the Spatial Plans on the anticipated character and amenity values of residential areas.
- will not result in unjustifiably high costs on the community or any part of the community.
- have an acceptable level of uncertainty or risk associated with them.

Retention of the status quo is not considered appropriate as the existing objectives do not distinguish between residential areas. There is therefore no clear direction regarding the amenity outcomes sought for each of the residential zones. Nor the amenity values that are to be maintained or enhanced. The character of each of residential zone is considered to be different and therefore warrants a specifically targeted objective.

Proposed Commercial Visitor Accommodation Objective

PREC2-O1
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.

PREC2-O2
Development within Commercial Visitor Accommodation Precinct is well designed and maintains the character and amenity values of the underlying residential zone.

Relevant Strategic Directions

ATC-O1 Live, Work, Play and Visit
The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*
2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and*

3. *the amenity values and character of different areas are maintained or enhanced.*

UDF-O1 Urban Form and Development
The District's townships and settlements grow and develop in a consolidated way that:

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Assessment

These objectives are considered the most appropriate way to achieve the purpose of the Act because they:

- provide clear direction about the purpose and character sought in the Commercial Visitor Accommodation Precinct.
- will help address some of the key resource management issues identified in relation to the provision of visitor accommodation in the residential zones.
- provide direction on how adverse effects are to be manged (s5(2)(c) and will assist in maintaining and enhancing amenity values and qualities of the underlying residential zones (s7(c) and s7(f)).
- will give effect to higher order documents including the CRPS by enabling intensive visitor accommodation activities in appropriate locations and by providing direction that will help to avoid conflicts.
- align with the Strategic Directions, in terms of ensuring that the amenity values and character of the underlying residential zones are maintained and by allowing for commercial visitor accommodation opportunities to meet the needs of the community and visitors to the district in areas identified through the Spatial Plans process.
- reflect community consultation undertaken as part of the Spatial Plans.
- will not result in unjustifiably high costs on the community or any part of the community.
- do not have an acceptable level of uncertainty or risk associated with it.

An alternative option is to retain the status quo. The Operative Plan does not include objectives focussed on visitor accommodation activities in the residential zones. Visitor accommodation activity is instead assessed under Residential Objective 2 (Non-Residential Activities) which is focussed on meeting the needs of the community while maintaining and enhancing the amenity and safety outcomes in the residential zones. No direction is therefore given regarding the anticipated location of intensive visitor accommodation activities, or the character or amenity values sought. Specific objectives focussed on commercial visitor accommodation activities are considered more appropriate to address the key resource management issues identified above. The precinct also reflects community consultation undertaken as part of the Spatial Plans and will give effect to higher order documents.

Summary

8.2 Overall, the proposed objectives for the Residential Zones and Visitor Accommodation Precinct will provide clearer direction about the outcomes sought in each of the residential zones. In doing so, they are considered to more appropriately articulate how: the physical resources in this zone will be managed in a way that provides for the community's well-being; and the amenity values and qualities of the zone and surrounding areas that are to be maintained and enhanced. They align with the Strategic Direction objectives and will give

effect to the relevant direction in the CRPS. They are therefore considered the most appropriate way to achieve the purpose of the RMA.

9. Evaluation of objectives – Commercial and Mixed Use Zones

Introduction

9.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives proposed in the Commercial and Mixed Use Zones chapters are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Table 5: Commercial and Mixed Use Zones Objectives

Proposed 'Zone Purpose' Objectives
NCZ-O1 Purpose *The Neighbourhood Centre Zone contains a range of primarily small-scale commercial and community activities that support the surrounding residential area.* *LFRZ-O1 Purpose* *The Large Format Retail Zone provides primarily for large-scale retail activities.* *MUZ-O1* *The Mixed Use Zone contains residential activities, along with a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential and rural neighbourhood or visitors.* *TCZ-O1 Purpose* *The Town Centre Zone is the primary retail destination for comparison and convenience shopping in the District, and is a focal point for the community, providing for a range of community and community-focused activities, along with activities that support the vibrancy of these areas.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Assessment
These objectives are considered the most appropriate way to achieve the purpose of the Act because they: • Address the current lack of direction at the objective level by clearly outlining the specific purpose of each of the Commercial and Mixed Use Zones. • Will assist in managing the physical resources in these zones in a way that provides for the community's well-being (s5(2)). • Will assist in maintaining and enhancing amenity values and qualities of the Commercial and Mixed Use Zones (s7(c) and s7(f)) through providing clear direction on their anticipated purpose. • Assist the Council to carry out its functions under s31 by providing direction for the subsequent framework that will provide integrated management of effects, and control the actual and potential effects, of the use, development or protection of land in these zones. • Align with the description in the National Planning Standards for each zone. • Will assist in giving effect to the CRPS in terms of enabling particular types of business activities in appropriate locations, and providing direction that will help to avoid conflicts between incompatible activities. • Align with the Strategic Directions, in terms of providing for particular types of business activities to meet community needs in areas identified through the Spatial Plans process. • Are consistent with feedback from consultation on the Spatial Plans. • Will not result in unjustifiably high costs on the community or any part of the community. • Have an acceptable level of uncertainty or risk associated with them. An alternative option considered was to retain the status quo. This approach seeks: consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas (Business Objective 1); and Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and workers (Business Objective 2). With respect to Takapō / Lake Tekapo, an objective is also include seeking a compact, pedestrian-friendly and co-ordinated Village Centre that is vibrant and provides for a wide range of activities and community focus (Business Objective 5) and for Twizel, the reinforcement of the role and function of community and commercial activities within the Twizel Village Centre, to provide for a vibrant, compact and pedestrian friendly Village Centre (Business Objective 6). These objectives are not considered appropriate, as they do not distinguish between the different roles intended for each type of business zone, and in particular they do not reflect the requirement under the National Planning Standards for industrial zones to be managed in a separate chapter from commercial and mixed use zones. It also provides limited direction about the specific role of this Zone.
Proposed 'Character' Objectives
NCZ-O2 Character *The Neighbourhood Centre Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.* *LFRZ-O2 Character* *The adverse effects of activities and built form within the Large Format Retail Zone are managed in a way that:* 1. *recognises the functional and operational requirements of activities within it;* 2. *maintains a reasonable level of amenity within the zone; and* 3. *maintains the amenity values anticipated in adjoining areas.* *MUZ-O2 Character* *The Mixed Use Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.*

TCZ-O1 Character *The Town Centre Zone is a vibrant, pedestrian-focused environment with attractive and functional buildings and public areas of a moderate scale, which maintains the amenity values anticipated in within and beyond the zone.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Assessment
These objectives are considered the most appropriate way to achieve the purpose of the Act because they: • Provide clear direction about the character sought in each Commercial and Mixed Use Zone. • Seek to articulate how adverse effects of activities on the environment within each Zone are to be managed (s5(2)(c)). • Will assist in maintaining and enhancing amenity values and qualities of each zone as well as other areas impacted by effects of activities within the zone (s7(c) and s7(f)). • Assist the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in this zone are to be controlled. • Will assist in giving effect to the CRPS in terms of providing direction that will help to avoid conflicts between incompatible activities. • Align with the Strategic Directions, in terms of ensuring that the amenity values and character of different areas are maintained or enhanced. • Will not result in unjustifiably high costs on the community or any part of the community • Have an acceptable level of uncertainty or risk associated with them. An alternative option considered was to retain the status quo. This approach seeks: consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas (Business Objective 1); Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and workers (Business Objective 2); and Residential areas where amenity is not adversely affected by business activities located in the vicinity (Business Objective 3). The status quo is considered less appropriate, as it does not distinguish between different business zones. In particular, the amenity values and character of each commercial zone is considered to be different from each other to warrant a specifically targeted objective for each. The proposed objective is also considered to better articulate the type of area that each commercial zone is expected to be.

Summary

9.2. Overall, the proposed objectives for the Commercial and Mixed Use Zones are considered to provide clearer direction about the outcomes sought in each of these zones, than the current objectives do. In doing so, they are considered to more appropriately articulate how: the physical resources in this zone will be managed in a way that provides for the community's well-being; and how the amenity values and qualities of each zone and surrounding areas are to be maintained and enhanced. They align with the Strategic Direction objectives and will give effect to the relevant direction in the CRPS. They are therefore considered the most appropriate way to achieve the purpose of the RMA.

10. Evaluation of objectives – General Industrial Zone

Introduction

10.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives proposed in the General Industrial Zone chapter are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Table 6: General Industrial Zone Objectives

Proposed Zone Purpose Objective
GIZ-O1 Purpose *The General Industrial Zone provides primarily for industrial activities and other compatible activities, as well as activities that support the functioning of industrial areas.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Assessment
The objective is considered the most appropriate way to achieve the purpose of the Act because it: • Addresses the current lack of direction at the objective level by clearly outlining the purpose of the General Industrial zone. • Will assist in managing the physical resources in this zone in a way that provides for the community's well-being (s5(2)). • Will assist in maintaining and enhancing amenity values and qualities of the General Industrial Zone (s7(c) and s7(f)) through providing clear direction on its anticipated purpose. • Assists the Council to carry out its functions under s31 by providing direction for the subsequent framework that will provide integrated management of effects, and control the actual and potential effects, of the use, development or protection of land in this zone. • Aligns with the description in the National Planning Standards for this zone. • Will assist in giving effect to the CRPS in terms of enabling particular types of business activities in appropriate locations, and providing direction that will help to avoid conflicts between incompatible activities, including reverse sensitivity effects. • Aligns with the Strategic Directions, in terms of providing for particular types of business activity to meet community needs in areas identified through the Spatial Plans process. • Is consistent with feedback from consultation on the Spatial Plans. • Will not result in unjustifiably high costs on the community or any part of the community. • Has an acceptable level of uncertainty or risk associated with it.

An alternative option considered was to retain the status quo. This approach seeks: consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas; and Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and workers. This is not considered appropriate, as it does not distinguish between different business zones, and in particular does not reflect the requirement under the National Planning Standards for industrial zones to be managed in a separate chapter from commercial and mixed use zones. It also provides limited direction about the specific role of this Zone.

Proposed Character Objective

GIZ-O2 Character

The adverse effects of activities and built form within the General Industrial Zone are managed in a way that:

1. *recognises the functional and operational requirements of activities within it;*
2. *maintains a reasonable level of amenity within the zone; and*
3. *maintains the amenity values anticipated in adjacent zones.*

Relevant Strategic Directions

ATC-O1 Live, Work, Play and Visit

The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*
2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and*
3. *the amenity values and character of different areas are maintained or enhanced.*

UDF-O1 Urban Form and Development

The District's townships and settlements grow and develop in a consolidated way that:

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Assessment

The objective is considered the most appropriate way to achieve the purpose of the Act because it:

- Provides clear direction about the character sought in the General Industrial Zone
- Seeks to articulate how adverse effects of activities within the Zone on the environment are to be managed (s5(2)(c)).
- Will assist in maintaining and enhancing amenity values and qualities of both the General Industrial Zone as well as other areas impacted by effects of activities within the Zone (s7(c) and s7(f)).
- Assists the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in this zone are to be controlled.
- Will assist in giving effect to the CRPS in terms of providing direction that will help to avoid conflicts between incompatible activities, including reverse sensitivity effects.
- Aligns with the Strategic Directions, in terms of ensuring that the amenity values and character of different areas are maintained or enhanced.
- Will not result in unjustifiably high costs on the community or any part of the community
- Has an acceptable level of uncertainty or risk associated with it.

An alternative option considered was to retain the status quo. This approach seeks: consolidated and convenient business areas and the efficient use of buildings, land and infrastructure in business areas (Business Objective 1); and Business areas where physical amenities and activities within these areas create a pleasant and safe environment for shoppers, visitors and

workers (Business Objective 2); and Residential areas where amenity is not adversely affected by business activities located in the vicinity (Business Objective 3). This is not considered appropriate, as it does not distinguish between different business zones. In particular, the amenity values and character of the General Industrial Zone are considered to be different from those of commercial zones. The proposed objective is also considered to better articulate the type of area the General Industrial Zone is expected to be.

Summary

10.2. Overall, the proposed objectives for the General Industrial Zone are considered to provide clearer direction about the outcomes sought in this Zone than the current objectives do. In doing so, they are considered to more appropriately articulate how: the physical resources in this zone will be managed in a way that provides for the community's well-being; and the amenity values and qualities of the zone and surrounding areas that are to be maintained and enhanced. They align with the Strategic Direction objectives and will give effect to the relevant direction in the CRPS. They are therefore considered the most appropriate way to achieve the purpose of the RMA.

11. Evaluation of objectives – Takapō / Lake Tekapo Precinct (PREC1)

Introduction

11.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives proposed in PREC1 – Takapō / Lake Tekapo Precinct chapter are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Table 7: Takapō / Lake Tekapo Precinct Objective

Proposed Objective
PREC-O1 Takapō / Lake Tekapo Precinct *Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *NE-O1 Natural Environment* *The values of the natural environment that make the District unique, contribute to its character, identity and well-being, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* 1. *mahika kai resources;* 2. *night sky darkness;* 3. *outstanding natural features and landscapes;* 4. *significant indigenous biodiversity; and* 5. *water bodies and their margins.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Assessment
The objective is considered the most appropriate way to achieve the purpose of the Act because it: • Seeks to sustain the character derived from natural and physical resources in Takapō / Lake Tekapo for future generations (s5(2)(a)). • Takes into account the surrounding ONL and the impact that development may have on it, assisting in protecting this landscape from inappropriate use and development (s6(b)). • Will assist in maintaining and enhancing amenity values and qualities of this township (s7(c) and s7(f)).

- Assists the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in this area are to be controlled.
- Assists the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in these areas are to be controlled.
- Will assist in giving effect to the CRPS because it seeks to maintain and enhance the sense of identity and character of this particular urban areas and to encourage the maintenance and enhancement of amenity values;
- Aligns with the Strategic Directions, in terms of ensuring that the amenity values and character of this area is maintained; the values of the surrounding natural environment and its influence on the character of the existing Township are recognised and provided for; with new development respecting the values of the surrounding environment.
- Will not result in unjustifiably high costs on the community or any part of the community
- Has an acceptable level of uncertainty or risk associated with it.

An alternative option considered was to retain the status quo. This approach seeks to provide for a compact, pedestrian-friendly and co-ordinated Village Centre that is vibrant and provides for a wide range of activities and community focus (Business Objective 5). This objective is more focussed on the purpose of the zone, (which is now covered in TCZ-O1) rather than being focused on the particular character of the Takapō / Lake Tekapo township. A character-specific objective is considered more appropriate to give effect to the CRPS and Strategic Objectives that are specific to character.

Summary

11.2. Overall, the proposed objective for PREC1 - Takapō / Lake Tekapo Precinct is considered appropriate to achieve the purpose of the RMA. It seeks to ensure that Development with Takapō / Lake Tekapo aligns with the purpose and principles of the RMA and the CRPS, and achieves the relevant Strategic Directions, taking into account the specific amenity values and character of this area, as well as the values associated with the surrounding natural environment.

12. Evaluation of objectives – Development Areas (DEV1 & DEV2)

Introduction

12.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives proposed in DEV1 – Takapō / Lake Tekapo West Future Development Area and DEV2 – Takapō / Lake Tekapo North-West Future Development Area chapters are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Table 8: Development Areas Objectives

Proposed Objectives
DEV1-O1 Comprehensive Development *The Takapō / Lake Tekapo West Development Area is developed to provide residential living opportunities and other compatible activities in a comprehensive manner, which maintains a high level of open space character, is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.* *DEV2-O1 Comprehensive Development* *The Takapō / Lake Tekapo North-West Future Development Area is developed for residential activities in a comprehensive manner, providing for a range of housing options and densities and other supporting activities, that is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit 1. *The Mackenzie District is a desirable place to live, work, play and visit, where:* 2. *there are a range of living options, businesses, and recreation activities to meet community needs;* 3. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 4. *the amenity values and character of different areas are maintained or enhanced.* *NE-O1 Natural Environment* *The values of the natural environment that make the District unique, contribute to its character, identity and well-being, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* 1. *mahika kai resources;* 2. *night sky darkness;* 3. *outstanding natural features and landscapes;* 4. *significant indigenous biodiversity; and* 5. *water bodies and their margins.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;*

2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Assessment

The objectives are considered the most appropriate way to achieve the purpose of the Act because they:

- Seek to provide for use and development within particular areas, to provide for the community's wellbeing, in a way that sustains the important natural and physical resources in Takapō / Lake Tekapo for future generations (s5(2)(a)) and manages adverse effects on the surrounding environment (s5(2)(c)).
- Recognise the locations of these sites within the current Mackenzie Basin ONL and the impact that development may have on it, assisting in protecting this landscape from inappropriate subdivision, use and development (s6(b)).
- Recognise the potential ecological values associated with some areas of these sites, ensuring the protection of any areas of significant indigenous vegetation and significant habitats of indigenous fauna (s6(c)).
- Will assist in maintaining and enhancing amenity values and qualities of this township (s7(c) and s7(f)).
- Assists the Council to carry out its functions under s31 by providing direction on how the actual and potential effects, of the use, development or protection of land in these areas are to be controlled.
- Will assist in giving effect to the CRPS because it:
    - Provides an indication of where growth is generally anticipated, in locations which will achieve consolidated and sustainable growth attached to the existing urban area;
    - Assists in enabling people and communities, including future generations, to provide for their wellbeing, including through providing housing choice to meet expected needs identified through the Spatial Plans process;
    - Ensures development occurs in a way that avoids adverse effects on significant natural resources and integrates with infrastructure; and
    - Will ensure that the sense of identity and character of this particular urban area is maintained.
- Aligns with the Strategic Directions, in terms of:
    - contributing to the provision of a range of housing options;
    - ensuring that the amenity values and character of the Takapō / Lake Tekapo area is maintained;
    - recognising those values of the surrounding natural environment that contribute to the character and identify of the Township, and ensuring they are provided for in any development of these areas;
    - ensuring new development respects the values of the surrounding environment, is supported by appropriate infrastructure, and responds to the needs of the community in terms of housing.
- Will not result in unjustifiably high costs on the community or any part of the community
- Has an acceptable level of uncertainty or risk associated with it.

An alternative option considered was to retain the status quo, by not including objectives for these areas (meaning only the relevant rural objectives would apply). This approach was

not considered more appropriate as it would not provide any guidance around where township growth is considered to be generally appropriate to meet the outcomes sought.

A further alternative approach considered was to rezone these areas in accordance with the specific zones indicated in the Spatial Plans, thus applying the relevant objectives for the respective zones within these areas. However, high-level landscape and ecology assessments, while indicating that there is capacity for some development in these locations, identify specific areas that need further consideration. The location and nature of development therefore requires more detailed consideration, in order to ensure that any development in these areas meet the outcomes sought in the Strategic Directions.

Summary

12.2. Overall, the proposed objectives for the Development Areas are considered to be the most appropriate way to achieve the purpose of the RMA and the relevant Strategic Directions. They provide an indication of the suitability of particular areas of land for future growth, while also indicating the outcomes sought for development of those areas which require further detailed consideration.

13. Evaluation of proposed policies, rules and other methods – Residential Zones

Introduction

13.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

13.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

13.3. The proposed provisions relating to the Residential Zones, have been grouped, for the purposes of this assessment, as follows:

- Provisions that relate to the residential zoning of areas and how activities, excluding visitor accommodation, within the Residential Zones are managed.
- Provisions that relate to the management of visitor accommodation activities in the Residential Zones, including the mapping of the Commerical Visitor Accommodation Precinct.
- Provisions that relate to the effects of activities, including built form, and how they are manged in Residential Zones.

Management of Activities Excluding Visitor Accommodation

13.4. The policies in the residential zones seek to provide direction on the types of activities that are anticipated in each of the residential zones, and activities which are not suitable. This direction is reflected in the activity status of different activities and the rule framework.

13.5. The relevant provisions that are assessed in this section are:

Table 9 – Residential Zone Mapping, Policies and Activity Rules

Maps	Where Applied	Reason
Large Lot Residential (LLRZ)	Areas identified LLRZ within the Spatial Plans in Fairlie, Kimbell, Takapō / Lake Tekapo and Twizel.	Consistent with the Spatial Plans and the intention of the zone as outlined in its description in the National Planning Standards.
Low Density Residential (LRZ)	Areas identified LRZ within the Spatial Plans in Albury, Fairlie, Kimbell, Takapō / Lake Tekapo, Te Kopi-O-Ōpihi / Burkes Pass and Twizel	Consistent with the Spatial Plans and the intention of the zone as outlined in its description in the National Planning Standards.

	Areas identified as 'Light Industrial' within the Spatial Plans in Albury	The areas identified in the Spatial Plans relate to existing industrial activities. These activities can continue to operate under existing use rights. However, applying an industrial zone to them would allow for other industrial activities to be established on these sites in future, which could adversely affect the amenity values and character of the adjoining residential sites. The LRZ framework does however acknowledge existing industrial activities located in residential zones and provides a consent pathway for their expansion.
	Current 'Tourist Zone' in Takapō / Lake Tekapo.	Applying LRZ as the underlying zoning (with a Commercial Visitor Accommodation Precinct) reflects the established density in this area.
	Whitestone Contracting Yard Ohau Road Twizel - Lot 4 DP 52250	This site is shown in the Spatial Plan as part of Open Space area, and is also currently zoned open space. However, it is currently used as a contracting yard, not for open space purposes. Given its location surrounded by residential zoning, it is considered appropriate to include it in the residential low density zone, consistent with the surrounding area. This does not affect the current land use, but indicates its suitability in future for residential development consistent with its surrounds.
	Area identified as 'Natural Open Space' in Fairlie, on western edge of the township north of School Road, adjoining expanded LRZ area.	It has been identified that there is an existing house in this area. Community feedback also indicated that while there was support for additional open space provision as part of the development of this area, the particular location in the Spatial Plan may not be the most suitable area for open space. Rather than identifying a specific area, it is considered more appropriate to include requirements at time of subdivision to provide open space and connections.
Medium Density Residential (MRZ)	Areas identified MRZ within the Spatial Plans in Fairlie, Takapō / Lake Tekapo and Twizel.	Consistent with the Spatial Plans and the intention of the zone as outlined in its description in the National Planning Standards.
	Areas identified as 'Visitor Accommodation' in the Spatial Plans which are currently zoned Tourist (excluding the Tourist Zone in Takapō / Lake Tekapo) or have underlying residential zoning.	Applying MRZ as the underlying zoning (with a Commerical Visitor Accommodation Precinct) reflects the anticipated density in this area.
	The area identified as 'High Density Residential / Mixed Use' zone in Takapō	There is no specific "high density residential/ mixed use" option in the

	/ Lake Tekapo in the Spatial Plans, but excluding area at the bottom of the terrace, between the Lakeside Drive/State Highway 8 corner and the no-build areas.	National Planning Standards. The intent of this area outlined in the Spatial Plans is that it will contribute to the provision of a range of housing types to meet changing needs and preferences and to offer opportunities "*for a combination of residential living and complementary commercial and/or visitor accommodation activities*." This area is particularly appropriate for commercial activities at ground floor level along Lakeside Drive, which are of a type that interact with the road, for example small-scale retail and food and beverage. Taking this into account, it is considered most appropriate to apply TCZ to the land adjoining Lakeside Drive where it is close to the existing town centre, and to apply MRZ to the balance of the land.
Policies	**LLRZ-P1, LRZ-P1 and MRZ-P1 – Residential Activities** *Enable residential activities within a range of residential unit types and sizes.* **LLRZ-P2 – Compatible Activities** *Provide for activities other than residential activities where:* 1. *they are ancillary to a residential activity;* 2. *they are consistent with the anticipated character, amenity values and purpose of the zone; and* 3. *the effects of the activity are compatible with the amenity of adjoining sites.* **LRZ-P2 and MRZ-P2 – Compatible Activities** *Provide for activities other than residential activities where:* 1. *they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone;* 2. *they service the local community and do not detract from the purpose or character of the Neighbourhood Centre or Town Centre Zones;* 3. *the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites.* ***LLRZ-P3 and LRZ-P3*** *Provide for workers accommodation which exceeds the density requirements, where:* 1. *the scale and design of the workers accommodation maintains the character and amenity values of the surrounding area;* 2. *sufficient parking and servicing is provided on-site;* 3. *parking and vehicle manoeuvring areas are appropriately designed; and* 4. *road safety and efficiency is maintained.* **LRZ-P4 and MRZ-P3 – Retirement Living** *Provide for retirement living and retirement villages, where:* 1. *the scale, form, composition and design of the retirement living or village maintains the character and amenity values of the surrounding area;* 2. *they are designed to provide safe, secure convenient, and comfortable living conditions for residents, with good on-site amenity and facilities;*	

	3. *any parking and vehicle manoeuvring provided on-site is appropriately designed; and* 4. *road safety and efficiency is maintained.* **LLRZ-P4 – Other Non-Residential Activities** *Avoid non-residential activities and buildings not provided for in LLRZ-P2, unless:* 1. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 2. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.* **LRZ-P5 – Other Non-Residential Activities** *Avoid non-residential activities and buildings not provided for in LRZ-P2 or LRZ-P4, unless:* 1. *the activity is an expansion of an existing activity;* 2. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 3. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.* **MRZ-P4 – Other Non-Residential Activities** *Avoid non-residential activities and buildings not provided for in MRZ-P2 or MRZ-P3, unless:* 1. *the activity is an expansion of an existing activity;* 2. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 3. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.*
Rules	**LLRZ-R1, LLRZ-R2, LLRZ-R3, LLRZ-R4, LLRZ-R6, LLRZ-R7, LLRZ-R8, LLRZ-R9, LLRZ-R10, LLRZ-R11, LLRZ-R13, LLRZ-R14** **LRZ-R1, LRZ-R2, LRZ-R3, LRZ-R4, LRZ-R6, LRZ-R7, LRZ-L8, LRZ-L9, LRZ-L10, LRZ-L11, LRZ-R13, LRZ-R14** **MRZ-R1, MRZ-R2, MRZ-R3, MRZ-R5, MRZ-R6, MRZ-R7, MRZ-R8, MRZ-R9, MRZ-R10, MRZ-R12, MRZ-R13**
	Permitted Activities **LLRZ –** *Residential Activity, Residential Units, Minor Units, Buildings and Structures Not Otherwise Listed, Home Business (scale thresholds), Recreation Activities and Community Gardens, Education and Childcare Facilities (scale thresholds).* **LRZ –** *Residential Activity, Residential Units, Minor Units, Buildings and Structures Not Otherwise Listed, Home Business (scale thresholds), Recreation Activities and Community Gardens, Education and Childcare Facilities (scale thresholds), community facilities (scale thresholds).* **MRZ –** *Residential Activity, Residential Units (on sites over 400m^2), Buildings and Structures Not Otherwise Listed, Home Business (scale thresholds), Recreation Activities and Community Gardens, Education and Childcare Facilities (scale thresholds), community facilities (scale thresholds).*
	Restricted Discretionary Activities **LLRZ –** *Education and Childcare Facilities (above scale thresholds)* **LRZ –** *Education and Childcare Facilities (above scale thresholds), Retirement Villages, Community Facilities (above scale thresholds), Expansion to Existing Industrial Activities.*

	MRZ – *Supplementary Residential Units or units on sites less than 400m², Education and Childcare Facilities (above scale thresholds), Retirement Villages, Community Facilities (above scale thresholds), Expansion to Existing Industrial Activities.*
	Discretionary Activities **LLRZ –** *Home Business (above scale thresholds), Commercial Activities, Community Facilities, Retirement Villages and Activities Not Otherwise Listed* ***LRZ –*** *Home Business (above scale thresholds), Commercial Activities and Activities Not Otherwise Listed* ***MRZ –*** *Home Business (above scale thresholds), Commercial Activities and Activities Not Otherwise Listed*
	Non-Complying Activities **LLRZ –** *Industrial Activities* **LRZ** *– New Industrial Activities* **MRZ** *– New Industrial Activities*
Definitions	*Ancillary activity, commercial activity, community facility, educational facility, home business, industrial activity, minor residential unit, residential activity, residential unit, retirement village.*

13.6. The following table identifies the strategic directions and objectives that are relevant to the assessment of the group of provisions set out in Table 9 above, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 10: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Relevant Objective
LLRZ-O1 *The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity.*

LRZ-O1
The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.

MRZ-O1
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.

	Benefits	**Costs**
Environmental	Ensures activities establishing in the residential zones are consistent with the purpose, character and amenity values of the zones.	Provides greater opportunities for some activities which can have different effects from residential use such as traffic, parking and noise. The effects of these activities are however considered to be generally compatible with the residential character and amenity values of the zone.
Social	Provides for residential growth and increased housing choice across the different zones. Provides for retirement villages and other compatible activities that support the wellbeing of the community including recreation activities, education and childcare services. Avoids the establishment of non-residential activities that are considered to be out of character in the residential zones and ensures development does not detract from the purpose or character of the surrounding commercial and industrial zones. Recognises and provides for existing non-residential activities that service the community. Provides certainty for communities as to the anticipated development and character of residential areas.	The provisions may alter the residential amenity and character of existing residential areas by enabling greater opportunities for some activities.
Economic	Provides for diversity of housing choice across the different residential zones and introduces opportunities for other activities to establish that support the wellbeing of the community	The framework is more restrictive towards some activities than the current plan. This may lead to additional costs in terms of lost opportunity to establish activities or the costs associated with a resource consent process.
Cultural	None identified.	None identified.

Efficiency
The proposed provisions will be efficient in achieving the relevant objectives by enabling activities that achieve the outcomes sought in each of the zones and by requiring a resource consent for other activities where the effects of the activity are to be assessed on a case-by-case basis. The direction given in the policy framework and associated rules will provide greater efficiency for plan users regarding the character and level of activities anticipated in each of the zones.
Effectiveness
The proposed provisions are considered the most effective at achieving the objectives as they provide for a range of living opportunities across the residential zones and will manage activities within residential areas to maintain the character and amenity values of each zone.
Alternative Approach 1
Continuation of the current policies and rules.
Appropriateness Assessment
The current policy and rule framework does not include clear direction regarding the actual outcomes sought for each of the residential zones. For example, while some non-residential activities are discouraged in residential areas (Policy 2A) the rule framework allows for all activities as a permitted activity provided the standards limiting the scale and intensity of the activity are met. Targeted provisions that are focussed on the outcomes sought in each of the zones will provide greater clarity for plan users and will set clear expectations for landowners regarding the character and amenity values sought in each of the residential zones. The proposed rule framework is also targeted towards activities that are considered compatible in residential zones such as education and childcare facilities, recreation activities, community facilities and retirement villages. Whereas other non-residential activities that are considered to be generally out of character in residential areas are discouraged. The current policy and rule frame is therefore considered to be not as efficient or effective in achieving the objectives.
Alternative Approach 2
Use of prohibited activity status for new industrial activities in the residential zones.
Appropriateness Assessment
The use of a prohibited activity status for new industrial activities in the residential zones is considered to be an effective way of achieving the outcome sought in the residential zones. However, it would never allow for industrial activities to be established and does not reflect other district plans. The proposed non-complying activity status is considered more appropriate as it provides a pathway for consideration of the appropriateness of these activities through the resource consent process and allows for consent to be granted in circumstances where the effects of the activity are consistent with the character and amenity values of the zone or where the activity aligns with the relevant objectives and policies.
Alternative Approach 3
Introduce new workers accommodation rules and treat workers accommodation different to residential activity
The lack of accommodation available for short term workers was raised as a concern by the community as part of the Spatial Plan Project. In attempting to define and manage workers accommodation separately there is however a concern that this would act as a disincentive towards its development as purpose-built accommodation facilities would likely require a consent to maintain the character and amenity of residential areas. Based on community consultation there was also more community support for providing a mix of options for workers and not segregating particular types of workers away from other residential use. In addition, the operative plan does not define and mange workers accommodation separately to residential activity. The proposed provisions which support the establishment of workers accommodation at a policy level is therefore considered more appropriate at achieving the objectives.
Alternative Approach 4
Not providing for minor units in the LRZ and LLRZ
While minor units have benefits for landowners, by providing accommodation for dependent family members or the generation of additional income, the intensification of residential and residential visitor accommodation has had negative effects on the amenity values of the residential zones, as seen in the Riverside Subdivision with the rise of residential visitor accommodation. Setting a

minimum density requirement and not providing for minor units in the LRZ and LLRZ was therefore considered as one way limit the intensity of accommodation occurring in residential zones. This approach however would limit the development potential of residential sites and not allow for accommodation of dependent family members or family units. The proposed provisions which allow for minor units where they are ancillary to or for the purpose of residential accommodation are therefore considered more appropriate at achieving the objectives as they will limit the intensification of residential visitor accommodation occurring (as a main unit and minor unit cannot both be used for residential visitor accommodation) but will allow greater flexibility for landowners. The provision of minor units is also common in other second-generation plans.

Risk of acting or not acting

13.7. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

13.8. The proposed framework is more targeted and outcomes focused compared to the existing plan and will provide certainty for the community as to the anticipated development and character of residential areas. The risk of acting is therefore considered to be low.

Management of Visitor Accommodation Activities

13.9. The policies in the Commercial Visitor Accommodation Precinct and residential zones seek to provide direction on how visitor accommodation is managed in residential areas. This direction is then reflected in the activity status of visitor accommodation activities. Of note:

- residential visitor accommodation activities (e.g. holiday homes) have been defined and treated separately to other commercial forms of visitor accommodation; and
- the Visitor Accommodation Areas in the adopted Spatial Plans have been identified via a Commercial Visitor Accommodation Precinct.

13.10. The relevant provisions that are assessed in this section are:

Table 11 – Visitor Accommodation Policies and Activity Rules and Mapping of the Commercial Visitor Accommodation Precinct

Maps	**Commercial Visitor Accommodation Precinct (PREC2)** - Areas identified as Visitor Accommodation in the Spatial Plans in Fairlie, Takapō / Lake Tekapo and Twizel (excluding the Travellers Accommodation Zones and Special Travellers Accommodation Zones which are not in scope of PC21). **Reason:** There is no Visitor Accommodation-focussed zone identified in the National Planning Standards, and it is more common for commercial visitor accommodation to be addressed within a commercial or residential zone framework. A focus on only commercial visitor accommodation is also considered to be too narrow and may result in inefficient use of land in these areas. Applying an underlying residential zone, with a commercial visitor accommodation precinct, is considered to best reflect the intent of the Spatial Plans to provide for this type of activities within these areas, while also allowing for residential development. It also acknowledges that these areas are expected to retain a residential character.
Policies	**Residential Visitor Accommodation – Residential Zones** **LLRZ-P2 – Compatible Activities** *Provide for activities other than residential activities, where:*

	1. *they are ancillary to a residential activity;* 2. *they are consistent with the character, amenity values and purpose of the zone; and* 3. *the effects of the activity are compatible with the amenity values of adjoining sites.* **LRZ-P2 and MRZ-P2 – Compatible Activities** *Provide for activities other than residential activities, where:* 1. *they are ancillary to a residential activity or are consistent with the character, amenity values and purpose of the zone;* 2. *they service the local community and do not detract from the purpose or character of the Neighbourhood Centre or Town Centre Zones;* 3. *the effects of the activity, including its scale, hours of operation, parking and vehicle manoeuvring are compatible with the amenity values of adjoining sites.* **Residential and Commercial Visitor Accommodation – Residential Zones** **LLRZ-P4 – Other Non-Residential Activities** *Avoid non-residential activities and buildings not provided for in LLRZ-P2, unless:* 1. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 2. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.* **LRZ-P5 – Other Non-Residential Activities** *Avoid other non-residential activities and buildings not provided in LRZ-P2 or LRZ-P4, unless:* 1. *the activity is an expansion of an existing activity;* 2. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 3. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.* **MRZ-P4 – Other Non-Residential Activities** *Avoid other non-residential activities and buildings not provided in MRZ-P2 or MRZ-P4, unless:* 1. *the activity is an expansion of an existing activity;* 2. *any adverse effects of the activity do not compromise the amenity values of the surrounding area; and* 3. *the nature, scale and intensity of the activity is compatible with the character and purpose of the zone.* **Commercial Visitor Accommodation – Commercial Visitor Accommodation Precinct** *Provide for commercial visitor accommodation, where:* 1. *the design and appearance of buildings maintains the character and amenity values of the surrounding area;* 2. *any adverse effects on the amenity values of adjoining residential properties and the surrounding area are avoided where practicable or otherwise mitigated;* 3. *any parking and vehicle manoeuvring on site is appropriately designed; and* 4. *road safety and efficiency is maintained.*
Residential Zones	**Permitted :** *Residential visitor accommodation where no more than one residential unit on a site is used for residential visitor accommodation and the*

	maximum occupancy of a site used for visitor accommodation does not exceed six guests.
	Restricted Discretionary: *Residential visitor accommodation where no more than one residential unit on a site is used for residential visitor accommodation and the maximum occupancy of a site used for visitor accommodation does not exceed twelve guest.*
	Discretionary: *Residential visitor accommodation where more than one residential unit on a site is used for residential visitor accommodation and the maximum occupancy of a site used for visitor accommodation exceeds twelve guests.*
	Discretionary: *Commercial visitor Accommodation.*
Commercial Visitor Accommodation Precinct	**Restricted Discretionary:** *Commercial Visitor Accommodation.*
Definitions	*Commercial visitor accommodation, residential visitor accommodation, visitor accommodation.*

13.11. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 12: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* *1. there are a range of living options, businesses, and recreation activities to meet community needs;* *2. activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* *3. the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* *1. is integrated into, and respects the values of the surrounding natural and physical environment;* *2. achieves good connectivity with other parts of the urban area;* *3. is supported by appropriate infrastructure;* *4. maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* *5. responds to the needs of the community, including diversity in housing and business opportunities.*
Relevant Objectives
LLRZ-O1 *The Large Lot Residential Zone provides primarily for residential living opportunities, and other small scale non-residential activities which are ancillary to residential activity.* *LRZ-O1* *The Low Density Residential Zone provides primarily for residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.*

MRZ-O1
The Medium Density Residential Zone provides primarily for higher density residential living opportunities, and other compatible activities that support and are consistent with the character and amenity values of the zone.

PREC2-O1
The Commercial Visitor Accommodation Precinct provides for higher density visitor accommodation activities and is a desirable residential environment for both residents and visitors.

PREC2-O2
Development within Commercial Visitor Accommodation Precinct is well designed and maintains the anticipated character and amenity values of the underlying residential zone.

	Benefits	**Costs**
Environmental	Ensures visitor accommodation activities establishing in the residential zones are consistent with the purpose, character and amenity values of the zone/precinct.	None identified.
Social	The Commercial Visitor Accommodation Precinct applies to the existing Residential 2, and Tourist Zones which are already identified as being suitable for commercial visitor accommodation activity. The residential visitor accommodation provisions also largely reflect the existing cascade in the Residential 1, 3 and 4 Zones and will therefore maintain the existing character and amenity values of the residential zones. The proposed provisions will limit the scale of visitor accommodation activity occurring in residential zones to protect the amenity of adjoining sites and will encourage the establishment of higher density visitor accommodation in areas that have been identified as being suitable for visitor accommodation activity.	None identified.
Economic	The provisions will provide for residential visitor accommodation in all residential zones which is important to the long-term growth of the local economy and tourism sector and will provide opportunities for the generation of additional income for landowners.	The provisions restrict the scale of residential visitor accommodation occurring, with only one unit on a site being able to be used for visitor accommodation. In addition, the cascade in activity status is being applied to the Medium Density Zone which may hinder development opportunities for land owners or incur additional costs through the consenting process.
Cultural	None identified.	None identified.

Efficiency
The proposed provisions will be efficient in achieving the relevant objectives by enabling visitor accommodation at a scale that maintains the character and amenity values of the residential zones and by requiring resource consent for visitor accommodation activities that have the potential to have adverse effects. The direction given in the policy framework and associated rules will also provide greater efficiency for plan users regarding the character and level of visitor accommodation anticipated in the residential zones and will address the resource management issues identified.
Effectiveness
The proposed provisions are considered the most effective at achieving the objectives as they will manage the scale of residential visitor accommodation activities to maintain the character and amenity values of the residential zones and will provide for the establishment of commercial visitor accommodation activities in areas that based on community consultation have been identified as being suitable for more intensive forms of visitor accommodation activity.
Alternative Approach 1
Continuation of the current policies and rules.
Appropriateness Assessment
The current visitor accommodation policy treats residential visitor accommodation (e.g. holiday homes) the same as other more commercial forms of visitor accommodation such as motels and hotels. The effects of a standalone house being rented out for short term visitor accommodation are however different to the effects of multiple purpose-built visitor accommodation facilities and purpose-built motels and hotels. In addition, the inconsistency between the existing residential and visitor accommodation standards has resulted in an increase in buildings on residential sites particularly in the Residential 1, 3 and 4 Zones that is degrading the amenity values of the residential zones. The proposed rules will treat residential visitor accommodation differently to commercial visitor accommodation activities to maintain the residential amenity values of the residential zones and will limit the intensity of built form by allowing only one unit on a site to be used for residential visitor accommodation. The proposed provisions are therefore more appropriate at achieving the objectives as they will essentially discourage commercial visitor accommodation activities to maintain the anticipated character of the residential zones. Commercial visitor accommodation will only be provided in the Commercial Visitor Accommodation Precinct which contains areas that have been identified by the community as able to absorb a higher intensity of visitor accommodation activity. The majority of people who participated in the pre-engagement consultation also supported this approach.
Alternative Approach 2
Require resource consent for all residential and commercial visitor accommodation
While this approach may be effective in achieving the purpose of the relevant zone, it is not considered to be efficient, particularly where residential visitor accommodation is of a scale/nature that is not noticeably different to a permanent residential activity.
Alternative Approach 3
Permit residential and commercial visitor accommodation in all residential zones without any controls (apart from built form standards)
This approach is not considered to be effective as it will not address the resource management issues identified and would not allow for site-specific consideration of effects where they are different to permanent residential activity. In addition, this approach does not reflect the Spatial Plans and community engagement which identified specific areas that are able to absorb a higher density of visitor accommodation activity.
Alternative Approach 4
Limit the number of visitor nights
Limiting the number of visitor nights would be efficient in achieving the objectives, during the time where the residential unit is not being used for visitor accommodation activity. This approach however would not manage the effects of residential visitor accommodation when in use and is not considered to mitigate the issues identified above. In addition, there was limited support for this option in the consultation process with some people concerned that approach was not an efficient use of houses, while others had concerns that it would result in an inequitable approach between the opportunities provided to owners previously, than those provided for new owners. This approach is also likely to be difficult to monitor and enforce.

Risk of acting or not acting

13.12. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

13.13. The framework proposed will assist in maintaining the amenity values of the residential zones by limiting the scale of visitor accommodation activities occurring in residential areas. In addition, while the existing cascade in activity status is being applied to the Medium Density Zone the commercial visitor accommodation precinct will enable more intensive visitor accommodation to establish in areas that have been identified by the community as being suitable for commercial visitor accommodation. As such, the risk of acting in the manner proposed is considered to be low.

Management of Effects

13.14. The policies in the residential zones seek to provide direction on how activities, including built form, are to be managed to achieve the purpose and to maintain the character and amenity values of the residential zones. This direction is then implemented through the built form standards.

13.15. The relevant provisions that area assessed in this section are:

Table 13 – Residential Policies and Effects Rules

Policies	
	LLRZ-P5 Adverse Effects *Mange development within the Large Lot Residential Zone to ensure:* 1. *built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone;* 2. *larger lot sizes are retained in areas subject to servicing constraints in Specific Control Areas 1 and 2, until such time appropriate services are in place; and* 3. *a predominance of open space over built form is maintained.* **LRZ-P6 Adverse Effects** *Mange development within the Low Density Residential Zone to ensure:* 1. *built form is of a scale and design that is compatible with the character, amenity values and purpose of the zone;* 2. *larger lots sizes are retained in areas subject to servicing constraints in Specific Control Area 3, until such time appropriate services are in place; and* 3. *buildings and structures located in Specific Control Area 4 do not dominate the identified ridgeline when viewed from a public place.* **MRZ-P5 Adverse Effects** *Mange development within the Medium Density Residential Zone to ensure:* 1. *built form is of a scale and design that is consistent with the Medium Density Design Guidelines and is compatible with the character, amenity values and purpose of the zone; and* 2. *within Specific Control Area 5 that the safety and efficiency of State Highway 8 is maintained.*

Standards	LLRZ	LRZ	MRZ
Density	Where the residential unit is connected to a reticulated sewage system or the residential unit is not connected to a reticulated sewage system but the wastewater discharge is authorised by Environment Canterbury – 2,000m^2 Specific Control Area 1 – 4,000m^2 Specific Control Area 2 – 1 hectare	Where the residential unit is connected to a reticulated sewage system – 400m^2 Where the residential unit is not connected to a reticulated sewage system – 1,500m^2 Specific Control Area 3 – 4,000m^2	One residential unit per site, where the site has a minimum site area of 400m^2 – Permitted Supplementary units and sites less than 400m^2 is one residential unit per 200m^2 – Restricted Discretionary
Height	8m Max	8m Max	10m Max, except a gable roof may exceed the maximum height by no more than 1m. All floors shall have a minimum ceiling height of 2.7m.
Height in Relation to Boundary	2.5m + angle	2.5m + angle	3.5m + angle
Setbacks	10m – Res Units 10m – Accessory Buildings and Structures: Road, Accessways and Reserve Boundaries 5m - Accessory Buildings and Structures: Internal Boundaries	2m, except any site with road frontage to Pioneer Drive shall be setback 4.5m	2m, except any site with road frontage to Lakeside Drive shall be setback 4.5m Any building or structure on the true right bank of the Tekapo River shall be setback a minimum of 6m from the edge of the upper terrace
Coverage	25% Max Building Coverage 40% Max Impervious Coverage	40% Max Building Coverage 50% Max Impervious Coverage	40% Max Building Coverage
Ridgeline – Specific Control Area 4	N/A	No buildings or structures shall protrude above the ridgeline extending towards the Tekapo River	N/A
Landscaping	N/A	N/A	30% Min Coverage

Outdoor Living Space	N/A	N/A	Min of 25m^2 at ground level with a min dimension of 3m or a balcony of at least 12m with a min dimension of 2m
Minimum Outlook Space	N/A	N/A	4m x 4m – Principal living rooms 3m x 3m – Principal bedrooms 1m x 1m – Other habitable rooms
Fencing	N/A	N/A	1.8m Max Any part of fence higher than 1.2m shall be visually permeable
Access – Specific Control Area 5	N/A	N/A	All activities shall obtain vehicular access to SH8 from Lakeside Drive
Matters of Discretion	**RES-MD1 Height** **RES-MD2 Height in Relation to Boundary** **RES-MD3 Setbacks** **RES-MD4 Coverage** **RES-MD5 Landscaping** **RES-MD6 Outdoor Living Space** **RES-MD7 Minimum Outlook Space** **RES-MD8 Fencing**		
Definitions	*Access, accessory building, boundary, building, building coverage, building footprint, gross floor area, ground level, habitable room, height, height in relation to boundary, impervious coverage, impervious surface, landscaping, net floor area, net site area, outdoor living space, outdoor storage, road, setback, site, structure.*		

13.16. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 14: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:*

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Relevant Objective

LLRZ-O2

The Large Lot Residential Zone is a desirable low density living environment, which:

1. *contains predominantly detached residential units on large lots;*
2. *maintains a predominance of open space over built form; and*
3. *provides on-site amenity and maintains the spacious character and amenity values of adjacent sites.*

LRZ-O2

The Low Density Residential Zone is a desirable suburban living environment, which:

1. *contains predominantly one to two story detached residential units; and*
2. *provides on-site amenity and maintains the suburban character and amenity values of adjacent sites.*

MDRZ-02

The Medium Density Residential Zone is a desirable, higher density, residential living environment, which:

1. *contains a range of housing typologies including semi-detached, terraced housing and low rise apartments;*
2. *is well designed with good design outcomes; and*
3. *provides on-site amenity and maintains the amenity values of adjacent sites.*

	Benefits	**Costs**
Environmental	The provisions will ensure the character and amenity values of the residential zones are maintained and will appropriately mange adverse effects on the environment. The provisions will limit the level of activity in areas where servicing constraints have been identified until those constraints have been addressed.	The provisions allow for greater built form in some areas, particularly the Medium Density Residential Zone. This has the potential to have adverse effects such as increased building dominance. The Medium Density Standards have however been informed by Urban Design Advice.
Social	Most provisions reflect the existing built form controls and will maintain the character and amenity values of the residential zones. The provisions will contribute to the wellbeing of residents by providing clearer direction and expectations for built form. The provisions will limit the intensity of built form by setting clear density standards.	Areas of infill may result in a change to the residential amenity and character of existing areas.

	Urban design controls in the Medium Density Residential Zone will help ensure development is well-designed and contributes to the character and amenity values of the site and surrounding area.	
Economic	Reductions in built form standards particularly in the Medium Density Residential Zone may increase development opportunities.	Changes to the standards, particularly residential density, will restrict the scale of development opportunities as the built form controls will apply to all buildings no matter their use. In the Medium Density Residential Zone new standards have been introduced based on urban design advice. The new standards may have financial impacts for land owners. The proposed rules may limit some activities from establishing in residential zones.
Cultural	None identified.	None identified.
Efficiency		
Overall, the proposed provisions are considered to be efficient in achieving the outcome sought. The provisions will provide greater efficiencies for plan users through clearer direction and expectations for built form in the residential zones and will protect the amenity and character of residential areas. The proposed provisions will also remove the current issue regarding different built form standards being applied to different activities and will reflect provisions in other second-generation District Plans. The residential character and amenity values of the residential zones will therefore be maintained. In addition, while additional controls have been introduced in the Medium Density Residential Zone, the new controls reflect that a greater level of built form is being enabled and ensures that development in this zone will be undertaken in a way that will meet the outcomes sought. The costs associated with any new controls are therefore considered to be outweighed by the benefits.		
Effectiveness		
The proposed provisions are considered to be effective in achieving the outcome sought in the residential zones as they will: • provide for buildings to be established which are consistent with the character and amenity values of the residential zones; • provide for onsite amenity and will help maintain the character and amenity values of adjacent sites. • ensure the Medium Density Residential Zone is well designed and achieves good urban design outcomes. • give effect to CRPS by enabling greater housing choice across the residential zones. • Will limit the activity in areas where servicing constraints have been identified.		
Alternative Approach		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The existing provisions apply different built form standards to different types of built form. For example, different standards are applied to commercial and visitor accommodation activities in residential zones than those applied to residential activities. This existing approach has had unintended consequences and allowed for increased activity on sites that is essentially out of character in the residential zones. Targeted built form controls that apply to all activities in the residential zones will provide clear expectations for landowners and the community. Provisions that are suitable and that reflect other second generation District Plan have been retained.		

Alterative Approach
Delaying the up zoning of Specific Control Areas 1, 2 and 3
Delaying the up zoning of Specific Control Areas 1, 2 and 3 would be effective in retaining the status quo in areas where servicing constrains have been identified by Councils Engineering Department. Retention of the current zoning however does not signal that intensification in these areas is anticipated. Councils Engineering Department are investigating the serving constraints in these areas and once they have been overcome the Specific Control Areas can be amended via a plan change or variation, which could be included in a subsequent stage of the District Plan review.

Risk of acting or not acting

13.17. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

13.18. The Council has sufficient information about the proposed standards, as they are, to a large degree, a continuation of the current framework. Where changes have been recommended, these are consistent with standards applied in other second-generation District Plans, reflect urban design advice, or are anticipated to address the resource management issues identified.

13.19. Based on the above, it is considered that there is sufficient and certain information to act in the manner proposed, and that the risk of doing so is low.

Overall evaluation of appropriateness

13.20. Overall, the proposed provisions applying to the Residential zones are considered the most appropriate way to achieve the outcomes sought. The proposed framework is more targeted and outcomes focused compared to the existing plan and will provide certainty for the community as to the anticipated development and character of residential areas and how these areas are expected to be developed and managed. Any additional costs associated with changes from the current approach are considered to be outweighed by the benefits, and are considered necessary to ensure the achievement of the objectives.

14. Evaluation of proposed policies, rules and other methods – Commercial and Mixed Use Zones

Introduction

14.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

14.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

14.3. The proposed provisions relating to Commercial and Mixed Use Zones, have been grouped, for the purposes of this assessment, as follows:

- Provisions that relate to the zoning of Commercial and Mixed Use areas and how activities within these zones are managed; and
- Provisions that relate the effects of activities, including built form, within the Zones are managed.

14.4. The specific provisions assessed within each group are set out in more detail below.

Management of Activities

14.5. The relevant provisions that are assessed in this section are:

Table 15 – Commercial and Mixed Use Zones Mapping, Policies and Activity Rules

Maps	Where Applied	Reason
Neighbourhood Centre (NCZ)	Smaller separated commercial areas in Takapō / Lake Tekapo identified as 'Retail' and 'Business Park' in the Spatial Plans.	**Reason:** Consistent with the intention of the Spatial Plan to provide additional smaller scale commercial areas to serve the local community in the Takapō / Lake Tekapo Township. These areas are expected to have different characteristics than those of the town centre areas, and as such they are considered to align best with the description of the Neighbourhood Centre Zone in the National Planning Standards.
Mixed Use (MUZ)	Areas identified as 'Retail' in Spatial Plans in Albury, Kimbell and Te Kopi-O-Ōpihi / Burkes Pass.	There is currently no commercial zoning in these areas, but they do contain some existing commercial activities. The Spatial Plans identified these areas as being appropriate to consolidate these existing activities and provide for further commercial opportunities. Due to the small scale of these settlements, their existing

		mix of uses, and the need to provide greater flexibility for these to transition over time, they are considered to align best with the description of the Mixed Use Zone in the National Planning Standards.
	Additional sites in Kimbell adjoining this area along the State Highway.	A small expansion of the commercial zoning identified in the Spatial Plans (as sought by the landowners) is considered appropriate, as this provides more flexibility as to where commercial activities can establish, while maintaining a consolidated area. The MUZ framework is also flexible, providing for a mix of residential, commercial and visitor accommodation activities in this area, which is consistent with the current mix of land uses.
Large Format Retail (LFRZ)	Areas identified LFRZ within the Spatial Plans in Takapō / Lake Tekapo and Twizel.	Consistent with the Spatial Plans and the intention of the zone as outlined in its description in the National Planning Standards.
Town Centre Zone (TCZ)	Main commercial areas in Fairlie, Takapō / Lake Tekapo and Twizel (identified as 'Retail' in the Spatial Plans).	Consistent with the intention of the zone as outlined in its description in the National Planning Standards. Consistent with the intent of Spatial Plans, noting that while the commercial areas in the Spatial Plans are labelled 'retail', the description of these in the Spatial Plan, as well as the existing activities located in these areas, are broader and include a range of commercial activities.
	The area at the bottom of the terrace, between the Lakeside Drive/State Highway 8 corner and the no-build areas (part of the area identified as 'High Density Residential / Mixed Use' zone in Takapō / Lake Tekapo in the Spatial Plans)	There is no specific "high density residential/ mixed use" option in the National Planning Standards. The intent of this area outlined in the Spatial Plans is that it will contribute to the provision of a range of housing types to meet changing needs and preferences and to offer opportunities *"for a combination of residential living and complementary commercial and/or visitor accommodation activities*." This area is particularly appropriate for commercial activities at ground floor level along Lakeside Drive, which are of a type that interact with the road, for example small-scale retail and food and beverage. Taking this into account, it is considered most appropriate to apply TCZ to the land adjoining Lakeside Drive where it is

		close to the existing town centre, and to apply MRZ to the balance of the land.
Policies	**NCZ-P1 Commercial and Community Activities** *Enable a wide range of small-scale commercial activities and community facilities to establish and operate within the Neighbourhood Centre Zone.* **NCZ-P2 Compatible Activities** *Provide for activities that are not enabled by NCZ-P1 to establish and operate within the Neighbourhood Centre Zone where they:* 1. *are not of a scale or nature which detracts from the purpose or character of the Town Centre Zone; and* 2. *are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area.* **LFRZ-P1 Large-scale Retail Activities** *Enable large scale retail activities and activities of a similar nature to establish and operate within the Large Format Retail Zone.* **LFRZ-P2 Other Activities** *Avoid the establishment of activities that are not enabled by LFRZ-P1 within the Large Format Retail Zone unless they:* 1. *are not retail activities that are more suited to a location within the Town Centre Zone;* 2. *will not detract from the purpose or character of the Town Centre Zone; and* 3. *will not result in reverse sensitivity effects with activities that are anticipated in the zone.* **MUZ-P1 Commercial, Community and Residential Activities** *Enable a wide range of small-scale commercial activities, community facilities and residential activities to establish and operate within the Mixed Use Zone.* **MUZ-P2 Compatible Activities** *Provide for activities that are not enabled by MUZ-P1 to establish and operate within the Mixed Use Zone where they:* 1. *are not of a scale or nature which detracts from the purpose or character of the Town Centre Zone; and* 2. *are compatible with the scale and nature of activities permitted within the zone and the amenity values of the surrounding residential area.* **TCZ-P1 Commercial and Community Activities** *Enable a wide range of commercial activities and community facilities to establish and operate within the Town Centre Zone.* **TCZ-P2 Compatible Activities** *Provide for activities that are not enabled by TCZ-P1 to establish and operate within the Town Centre Zone where they:* 1. *will contribute to the vibrancy of vitality of the Town Centre Zone;* 2. *are compatible with the scale and nature of activities permitted within the zone; and* 3. *are located so that the continuity of retail activities at ground floor level along road frontages and public spaces is maintained.*	

Rules	**NCZ-R2; NCZ-R3; NCZ-R4; NCZ-R5; NCZ-R6; NCZ-R7** **LRFZ-R1; LRFZ-R2; LRFZ-R3; LRFZ-R4; LRFZ-R5; LRFZ-R6; LRFZ-R7; LRFZ-R8; LRFZ-R9; LRFZ-R10** **MUZ-R2; MUZ-R3; MUZ-R4; MUZ-R5; MUZ-R6; MUZ-R7; MUZ-R8; MUZ-R9** **TCZ-R2; TCZ-R3; TCZ-R4; TCZ-R5; TCZ-R6; TCZ-R7**
	Permitted Activities **NCZ –** *Commercial Activities (subject to scale thresholds and type), Community Facilities (subject to scale thresholds) and Educational Facilities.* **LFRZ -** *Retail Activities (subject to scale thresholds and type) and Ancillary Activities.* **MUZ –** *Minor Residential Units, Residential Activities, Residential Visitor Accommodation (subject to scale thresholds), Commercial Activities (with some exceptions and subject to scale thresholds), Community Facilities (expansion of existing) and Educational Facilities.* **TCZ** *- Commercial Activities (subject to type and location), Community Facilities, Educational Facilities and Residential Activities (subject to location).*
	Restricted Discretionary Activities **NCZ –** *Commercial Activities (above scale thresholds) and Community Facilities (above scale thresholds).* **MUZ** *- Residential Visitor Accommodation (above scale thresholds), Commercial Visitor Accommodation, Commercial Activities (above scale thresholds) and new Community Facilities.*
	Discretionary Activities **NCZ –** *Residential Activities, Commercial Visitor Accommodation and Activities not otherwise listed.* **LFRZ –** *Retail Activities (below scale thresholds), Commercial Activities not otherwise listed; Community Facilities; Industrial Activities and Activities not otherwise listed.* **MUZ** *- Service Stations, Industrial Activities and Activities not otherwise listed.* **TCZ** *- Service Stations, Commercial Visitor Accommodation (not meeting location controls), Industrial Activities and Activities not otherwise listed.*
	Non-Complying Activities **NCZ –** *Service Stations; Industrial Activities.* **LFRZ** *- Residential Activities, Commercial Visitor Accommodation and Educational Facility.* **TCZ** *- Residential Activities (not meeting location controls).*
Definitions	*Ancillary activity, commercial activity, commercial visitor accommodation, community facility, educational facility, food and beverage outlet, industrial activity, minor residential unit, residential activity, residential unit, residential visitor accommodation, retail activity, service station, trade-based retail, visitor accommodation, yard-based retail.*

14.6. The policies seek to provide direction on the types of activities that are anticipated in each Zone, and those which are not suitable. This is then reflected in the activity status given to different activities in the rule framework.

14.7. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 16: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit

The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*
2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and*
3. *the amenity values and character of different areas are maintained or enhanced.*

UDF-O1 Urban Form and Development

The District's townships and settlements grow and develop in a consolidated way that:

1. *is integrated into, and respects the values of the surrounding natural and physical environment;*
2. *achieves good connectivity with other parts of the urban area;*
3. *is supported by appropriate infrastructure;*
4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Relevant Objectives

NCZ-O1 Purpose

The Neighbourhood Centre Zone contains a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential or rural neighbourhood or visitors, as well as residential activities.

LFRZ-O1 Purpose

The Large Format Retail Zone provides primarily for large-scale retail activities.

MUZ-O1 Purpose

The Mixed Use Zone contains residential activities, along with a range of primarily small-scale commercial and community activities that serve the convenience needs of the surrounding residential and rural neighbourhood or visitors.

TCZ-O1 Purpose

The Town Centre Zone is the primary retail destination for comparison and convenience shopping in the District, and is a focal point for the community, providing for a range of community and community-focused activities, along with activities that support the vibrancy of these areas.

	Benefits	**Costs**
Environmental	Ensures that activities establishing within each zone are consistent with the purpose of that zone. Provides for consolidated areas for complimentary activities to establish and develop in.	A greater level of activity is anticipated in these zones, with consequential effects on the environment such as increased traffic and noise. However, this is consistent with the status quo.
Social	Provides areas within each township for particular types of activities that are needed to support the wellbeing of the community. Will help to provide vibrant spaces that are attractive to residents, workers and visitors. In the smaller townships, introduces greater opportunities for commercial and community activities to support those townships.	In some cases, introduces a less permissive framework for some activities than currently applies. This could have a consequential impact on social well-being.

	Emphasises the importance of the Town Centre Zone as a community focal point and ensures activities both within the zone and in other zones are managed to maintain that role.	
Economic	In the smaller townships, introduces greater opportunities for commercial and community activities to support those townships. Reinforcing the importance of the Town Centre Zone as a commercial focal point will help to protect existing investment in this area, and help ensure that activities in other commercial areas do undermine its role, and the economic costs that would result from that. The framework prioritises particular types of commercial activities in different areas, allowing for a range of business activities in appropriate locations. Reducing opportunities for some activities within each zone ensures that commercial land is not taken up by activities that might undermine the role and land supply of each zone.	The framework is more restrictive towards some activities than the current Plan. These may have some additional costs in terms of lost opportunity to establish those activities or the costs associated with a resource consent process.
Cultural	None identified.	None identified.
Efficiency		
Overall, the proposed provisions are considered to be efficient in achieving the outcome sought. In particular, while the framework is more restrictive towards some activities than the current Plan, it creates new opportunities for appropriate commercial development in other areas. The benefits of providing greater certainty about what activities are appropriate in each zone, and maintaining the role of each zone, are considered to outweigh any costs of reduced opportunities in some zones.		
Effectiveness		
The proposed provisions are considered to be effective in achieving the outcome sought through providing clear direction and appropriate activity statuses to ensure that each zone contains activities that align with its articulated purpose.		
Alternative Approach 1		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The current policy approach seeks to: encourage the establishment of new businesses primarily within areas where similar types of business activity already exist (Business Policy 1A); and specific to Twizel, to provide for varying levels of commercial activity to meet the wider community's social and economic needs, primarily through the consolidation of such activities within the Twizel Village Centre (Business Policy 6A). The policy direction goes on to include provision for the centre's ongoing vitality and viability; enhancing Twizel's commercial and community self-sufficiency; and enhancing the village centre as a pleasant, attractive and vibrant place for people and businesses. The consolidation of similar types of business activities is still pursued through the proposed framework, but articulated more clearly in terms of what activities are anticipated in each of the zones. In terms of the Twizel-specific policy, aspects of this are also carried through into the proposed framework, but applied to all Town Centre Zones, not just Twizel, as it is considered		

equally necessary, to achieve the outcomes sought, to apply is across the zone. There are also some aspects of the rule package in the current Plan that are not considered to be particularly effective at achieving the outcomes sought, for example providing for residential activities and commercial visitor accommodation at ground floor level.
Alternative Approach 2
Use of prohibited activity status for residential activities and commercial visitor accommodation in the Large Format Retail Zone, or at ground floor level in the Town Centre Zone.
Appropriateness Assessment
The use of prohibited activity status for activities not generally anticipated to achieve LFRZ-O1 or TCZ-O1 is considered to be an effective way of achieving the outcome sought. However, it is considered to be inefficient as it would never allow for these specific activities to be established in these zones. The proposed non-complying activity status is considered more appropriate as it provides a pathway for consideration of the appropriateness of these activities through the resource consent process and allows for consent to be granted in circumstances where these activities align with TCZ-P2.

Risk of acting or not acting

14.8. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

14.9. The framework proposed is broadly similar to the current Plan, but provides for a more targeted framework. The approach proposed is consistent with other district plans. As such, the risk of acting in the manner proposed is considered to be low.

Managing Effects

14.10. The relevant provisions that are assessed in this section are:

Table 17 – Commercial and Mixed Use Policies and Effects Rules

Policies	**NCZ-P3 Adverse Effects** *Manage development within the Neighbourhood Centre Zone to ensure that it:* 1. *provides a high-quality pedestrian environment;* 2. *is well-integrated with roads and public areas and positively contributes to their vibrancy;* 3. *provides a good level of amenity for residents, workers and visitors; and* 4. *is compatible with its residential setting and maintains the anticipated amenity values of any adjoining residential zone.* **LFRZ-P3 Adverse Effects** *Manage the adverse effects of activities within the Large Format Retail Zone to:* 1. *ensure that built form is of a scale that is compatible with the role and function of the zone;* 2. *provide for a good level of amenity for workers within the zone; and* 3. *mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas.* **MUZ-P3 Adverse Effects** *Manage development within the Mixed Use Zone to ensure that it:* 1. *provides a high-quality pedestrian environment;* 2. *is well-integrated with roads and public areas and positively contributes to their vibrancy;*

	3. *provides a good level of amenity for residents, workers and visitors; and* 4. *is compatible with its residential setting and maintains the anticipated of any adjoining residential zone.* **TCZ-P3 Adverse Effects** *Manage development within the Town Centre Zone to ensure that it:* 1. *provides a high-quality pedestrian environment;* 2. *is well-integrated with roads and public areas and positively contributes to their vibrancy;* 3. *provides a good level of amenity for residents, workers and visitors; and* 4. *mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas.*

Rules	**NCZ-R1; LFRZ-R1; MUZ-R1; TCZ-R1**			
	Permitted Activities **All Zones –** *Buildings and Structures (subject to compliance with standards).*			
Standards	**NCZ**	**LFRZ**	**MUZ**	**TCZ**
Height	7.5m with additional 1m for gable roof	12m	8m	10.5m
Height in Relation to Boundary	Applied at all boundaries.	Applied at any residential zone boundary.	Applied at all boundaries.	Applied at any residential zone boundary.
Internal Boundary Setback	2m	7m from any residential, open space or recreation zone. 3m from any rural zone.	2m	3m from any residential zone
Road Boundary Setback	2m	5m	3m	Nil
Outdoor Storage	Screening required and not within road boundary setback	Screening required and not within road boundary setback	Screening required and not within road boundary setback	Screening required and not within road boundary setback
Coverage	45% max building coverage	75% max building coverage	45% max building coverage 50% max site coverage	
Landscaping	Required along residential boundaries and 30% min coverage	Required along zone boundaries and road boundaries	Required along residential boundaries	Required along residential boundaries
Density			As per LRZ (where the residential unit is connected to a reticulated sewage system – 400m^2 Where the residential unit is not connected to	

			a reticulated sewage system – 1,500m^2)	
Verandahs				Required on sites fronting Market Place in Twizel, or Main Street in Fairlie
Street Frontages				50% transparent glazing requirement for ground floor façades facing a road or public space
Matters of Discretion	**CMUZ-MD1 Height** **CMUZ-MD2 Height in Relation to Boundary** **CMUZ-MD3 Internal Boundary Setback** **CMUZ-MD4 Road Boundary Setback** **CMUZ-MD5 Outdoor Storage** **CMUZ-MD6 Coverage** **CMUZ-MD7 Landscaping**			
Definitions	*Accessory building, boundary, building, building coverage, building footprint, gross floor area, ground level, height, height in relation to boundary, impervious coverage, impervious surface, landscaping, net floor area, net site area, outdoor living space, outdoor storage, road, setback, site, structure.*			

14.11. The policies seek to provide direction on how activities, including built development, are to be managed to achieve the anticipated character of each Commercial and Mixed Use zone. This is then implemented through the standards applied to buildings and structures; and to screening and landscaping.

14.12. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 18: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;*

4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and*
5. *responds to the needs of the community, including diversity in housing and business opportunities.*

Relevant Objective

NCZ-O2 Character
The Neighbourhood Centre Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.

LFRZ-O2 Character
The adverse effects of activities and built form within the Large Format Retail Zone are managed in a way that:

1. *recognises the functional and operational requirements of activities within it;*
2. *maintains a reasonable level of amenity within the zone; and*
3. *maintains the amenity values anticipated in adjoining zones.*

MUZ-O2 Character
The Mixed Use Zone contains built form of a scale that reflects the character of the surrounding residential neighbourhood, and which maintains the amenity values anticipated within and beyond the zone.

TCZ-O1 Character
The Town Centre Zone is a vibrant, pedestrian-focused environment with attractive and functional buildings and public areas of a moderate scale, which maintains the amenity values anticipated in within and beyond the zone.

	Benefits	**Costs**
Environmental	The provisions will ensure on-site amenity for occupants and visitors, as appropriate to each Zone Ensures that adverse effects on the surrounding environment are appropriately managed, including taking into account the sensitivity of other zones.	None identified.
Social	Appropriate management of effects will help to ensure that the amenity values and character both within and beyond the zone are maintained or enhanced. Managing development to maintain the desired character for each zone will result in pleasant spaces for residents and visitors.	None identified.
Economic	The standards applying to built form are appropriate to enable development consistent with the purpose of each zone. This includes reducing the setback required for residential zones in the Town Centre Zone.	The standards applying to built form will restrict the scale of development opportunities. However, this is generally consistent with the current restrictions, so does not result in increased costs from those applying under the status quo. In the Town Centre Zone, a new standard is proposed to require a minimum level of glazing along road-facing ground floor facades. This may

		have some financial impact, albeit it is expected to be minimal.
Cultural	None identified.	None identified.
Efficiency		
Overall, the proposed provisions are considered to be efficient in achieving the outcome sought. While some additional controls are proposed, the costs associated with these are considered to be outweighed by the benefits.		
Effectiveness		
The proposed provisions are considered to be effective in achieving the outcome sought through providing an appropriate balance between enabling built form of a scale that is consistent with the purpose of each zone, while appropriately managing its effects on the surrounding area.		
Alternative Approach		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The current policy approach seeks to: avoid or minimise the adverse effects of activities in business areas so as to ensure these areas and adjoining areas remain pleasant, attractive and safe (Business Policy 2A); to maintain the existing scale of buildings and enhance the character of business areas (Business Policy 2B); and to minimise the adverse effects of activities in business areas on the amenity of adjoining residential areas (Business Policy 3A). The Lake Tekapo Village Centre Policies also include various character-related direction applying to built form. While the current policies are broadly consistent with the proposed approach, the proposed policy framework articulates this more clearly and is specific to each Commercial and Mixed Use zone. There are also some aspects of the rule package in the current Plan that are considered to be less effective at achieving the outcomes sought, for example the lack of a targeted control to require active frontages in the Town Centre Zone. With respect to the Lake Tekapo policies, it is considered that there are aspects of these that are relevant to all Town Centre zones, which are therefore captured in TCZ-P3. Other aspects which are specific to the character of the Township are considered to be better addressed through a specific policy targeted to the proposed precinct.		

Risk of acting or not acting

14.13. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

14.14. The Council has sufficient information about the proposed standards, as they are, to a large degree, a continuation of the current framework. Where changes have been recommended, such as the introduction of a minimum glazing requirement in the Town Centre Zone and a reduced setback from residential zones, these are consistent with standards applied in other second generation District Plans.

14.15. Based on the above, it is considered that there is sufficient and certain information to act in the manner proposed, and that the risk of doing so is low.

Overall evaluation of appropriateness

14.16. Overall, the proposed provisions applying to the Commercial and Mixed Use zones are considered the most appropriate way to achieve the outcomes sought. To a large extent they are consistent with the current approach but provide a more targeted policy framework that provides greater certainty to landowners and the public about how these areas are expected to be developed and managed. Any additional costs associated with changes from the

current approach are considered to be outweighed by the benefits, and are considered necessary to ensure the achievement of the objectives.

15. Evaluation of proposed policies, rules and other methods – General Industrial Zone

Introduction

15.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

15.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

15.3. The proposed provisions relating to the General Industrial Zone have been grouped, for the purposes of this assessment, as follows:

- Provisions that relate to the zoning of General Industrial areas and how activities within the General Industrial Zone are managed; and
- Provisions that relate the effects of activities, including built form, within the Zone is managed.

The specific provisions assessed within each group are set out in more detail below.

Management of Activities

15.4. The relevant provisions that are assessed in this section are:

Table 19 – General Industrial Zone Mapping, Policies and Activity Rules

Maps	Where Applied	Reason
General Industrial Zone (GIZ)	Areas identified as Industrial in the Spatial Plans in Fairlie, Takapō / Lake Tekapo and Twizel.	Consistent with the intention of the zone as outlined in its description in the National Planning Standards.
Policies	**GIZ-P1 Industrial Activities** *Enable a range of industrial activities and activities of a similar scale and nature to industrial activities, to establish and operate within the General Industrial Zone.* **GIZ-P2 Other Activities** *Avoid the establishment of activities that are not enabled by GIZ-P1 within the General Industrial Zone unless they will not result in reverse sensitivity effects with activities enabled by GIZ-P1, and they:* *1. have a functional need or operational need to establish in the zone; or* *2. are commercial activities which support the needs of workers within the zone and will not detract from the purpose or character of the Town Centre Zone.*	
Rules	**GIZ-R2; GIZ-R3; GIZ-R4; GIZ-R5; GIZ-R6; GIZ-R7**	
	Permitted Activities *Industrial Activities (subject to type), Yard-Based Retail, Trade-Based Retail, Service Stations, Food and Beverage Outlets (subject to scale) and activities ancillary to these (with some controls).*	
	Restricted Discretionary Activities	

	NCZ – *Heavy Industrial Activities.*
	Discretionary Activities *Commercial Activities not otherwise listed, Community Facilities and Activities not otherwise listed.*
	Non-Complying Activities *Residential Activities, Commercial Visitor Accommodation, Educational Facilities.*
Definitions	*Ancillary activity, commercial activity, commercial visitor accommodation, community facility, educational facility, food and beverage outlet, heavy industrial activity, industrial activity, residential activity, retail activity, service station, trade-based retail, visitor accommodation, yard-based retail.*

15.5. The policies seek to provide direction regarding the types of activities that are anticipated in the Zone, and those which are not suitable. This is then reflected in the activity status given to different activities in the rule framework.

15.6. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 20: Assessment Against Relevant Objectives

Relevant Strategic Directions		
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*		
Relevant Objective		
GIZ-O1 Purpose *The General Industrial Zone provides primarily for industrial activities and other compatible activities, as well as activities that support the functioning of industrial areas.*		
	Benefits	**Costs**
Environmental	Ensures that activities establishing within the Zone are consistent with the purpose of the Zone. Provides for consolidation of activities that are expected to have a greater level of adverse effects, in appropriate areas.	The types of activities anticipated in the Zone are those which are expected to have a greater level of adverse effects on the environment. However, this is consistent with the status quo.

Social	Provides areas within each main township for particular types of activities that are needed to support the wellbeing of the community. Reduces the potential for activities within the Industrial Zone to undermine the role of the Town Centre Zone and the negative impact that would have on the community's social well-being.	Introduces a less permissive framework for community activities than currently applies.
Economic	The clearer framework, including management of reverse sensitivity effects, will provide greater protection to the ongoing operation of established industrial activities in this Zone. Reducing opportunities for non-industrial activities within the Zone ensures that the supply of industrial land is not reduced. Reduces the potential for activities within the Industrial Zone to undermine the role of the Town Centre Zone and the economic costs that would result from that.	The framework is more restrictive towards some activities than the current Plan. These may have some additional costs in terms of lost opportunity to establish those activities or the costs associated with a resource consent process.
Cultural	None identified.	None identified.
Efficiency		
Overall, the proposed provisions are considered to be efficient in achieving the outcome sought. In particular, while the framework is more restrictive towards some activities than the current Plan, the benefits of providing greater certainty about what activities are appropriate in the Zone are considered to outweigh any costs of this.		
Effectiveness		
The proposed provisions are considered to be effective in achieving the outcome sought through providing clear direction and appropriate activity statuses to ensure that the Zone contains activities that align with its articulated purpose.		
Alternative Approach 1		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The current policy approach seeks to: encourage the establishment of new businesses primarily within areas where similar types of business activity already exist (Policy 1A); and enable industrial and service activities to establish and operate in the business centres without being adversely affected by activities which require a higher standard of amenity (Policy 2C). While this is broadly consistent with the proposed approach, the proposed policy framework articulates this more clearly and is specific to the General Industrial Zone. There are also some aspects of the rule package in the current Plan that are not considered to be particularly effective at achieving the outcomes sought, for example the permitted activity status for recreational and community activities.		
Alternative Approach 2		
Use of prohibited activity status for residential activities and commercial visitor accommodation.		
Appropriateness Assessment		
The use of prohibited activity status for activities not generally anticipated to achieve GIZ-O1 is considered to be an effective way of achieving the outcome sought. However, it is considered to be inefficient as it would never allow for such activities to be established in this Zone. The proposed non-complying activity status is considered more appropriate as it provides a pathway for		

consideration of the appropriateness of these activities through the resource consent process and allows for consent to be granted in circumstances where these activities align with GIZ-P3.

Risk of acting or not acting

15.7. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

15.8. The framework proposed is broadly similar to the current Plan, but provides for a more targeted framework. The approach proposed is consistent with other district plans. As such, the risk of acting in the manner proposed is considered to be low.

Managing Effects

15.9. The relevant provisions that are assessed in this section are:

Table 21 – General Industrial Policies and Effects Rules

Policies	**GIZ-P3 Adverse Effects** *Manage the adverse effects of activities within the General Industrial Zone to:* 1. *ensure that built form is of a scale that is compatible with the purpose of the zone;* 2. *provide for a reasonable level of amenity for workers within the zone; and* 3. *mitigate the effects of activities within the zone on areas outside it, particularly more sensitive zones, so that it does not compromise the amenity values anticipated in adjoining areas.*
Rules	**GIZ-R1**
	Permitted Activities *Buildings and Structures (subject to compliance with standards).*
Standards	
Height	12m
Height in Relation to Boundary	Applied at any residential zone boundary.
Internal Boundary Setback	7m from any residential, open space or recreation zone. 3m from any rural zone.
Road Boundary Setback	5m; or 10m from the boundary of Ostler Road.
Outdoor Storage	Screening required and not within road boundary setback
Coverage	75% max building coverage
Landscaping	Required along zone boundaries and road boundaries
Definitions	*Boundary, building, building coverage, ground level, height, height in relation to boundary, landscaping, outdoor storage, road, setback, site, structure.*

15.10. The policy seeks to provide direction on how activities, including built development, are to be managed to achieve the anticipated character of the General Industrial Zone. This is then implemented through the standards applied to buildings and structures; and to screening and landscaping.

15.11. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 22: Assessment Against Relevant Objectives

Relevant Strategic Directions		
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* *1. there are a range of living options, businesses, and recreation activities to meet community needs;* *2. activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* *3. the amenity values and character of different areas are maintained or enhanced.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* *1. is integrated into, and respects the values of the surrounding natural and physical environment;* *2. achieves good connectivity with other parts of the urban area;* *3. is supported by appropriate infrastructure;* *4. maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* *5. responds to the needs of the community, including diversity in housing and business opportunities.*		
Relevant Objectives		
GIZ-O2 Character *The adverse effects of activities and built form within the General Industrial Zone are managed in a way that:* *1. recognises the functional and operational requirements of activities within it;* *2. maintains a reasonable level of amenity within the zone; and* *3. maintains the amenity values anticipated in adjacent zones.*		
	Benefits	**Costs**
Environmental	The provisions will ensure on-site amenity for occupants appropriate to the Zone Ensures that adverse effects on the surrounding environment are appropriately managed, taking into account the sensitivity of other zones.	The provisions allow for greater built form than that provided in other zones. However, the standards are intended to appropriately manage the effects of this, and are largely consistent with the status quo.
Social	Appropriate management of effects will help to ensure that the amenity values and character both within and beyond the zone are maintained or enhanced.	None identified.
Economic	The standards applying to built form are appropriate to enable development consistent with the purpose of the Zone.	An additional setback from rural zones is proposed, and a 1m increase in the landscaping required along any zone boundary. This will slightly reduce where buildings can be situated on some sites within the Zone and result in slightly increased costs for landscaping.

Cultural	None identified.	None identified.
Efficiency		
Overall, the proposed provisions are considered to be efficient in achieving the outcome sought. While some additional controls are proposed, the costs associated with these are considered to be outweighed by the benefits.		
Effectiveness		
The proposed provisions are considered to be effective in achieving the outcome sought through providing an appropriate balance between enabling built form of a scale that is consistent with the purpose of the Zone, while appropriately managing its effects on the surrounding area.		
Alternative Approach		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The current policy approach seeks to: avoid or minimise the adverse effects of activities in business areas so as to ensure these areas and adjoining areas remain pleasant, attractive and safe (Business Policy 2A); to maintain the existing scale of buildings and enhance the character of business areas (Business Policy 2B); and to minimise the adverse effects of activities in business areas on the amenity of adjoining residential areas (Business Policy 3A). While this is broadly consistent with the proposed approach, the proposed policy framework articulates this more clearly and is specific to the General Industrial Zone. There are also some aspects of the rule package in the current Plan that are considered to be less effective at achieving the outcomes sought, for example the lack of internal setbacks from rural zones, and a lower landscaping requirement along zone boundaries.		

Risk of acting or not acting

15.12. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

15.13. The Council has sufficient information about the proposed standards, as they are, to a large degree, a continuation of the current framework. Where changes have been recommended, such as an internal setback from rural zones boundaries, and a wider landscaping strip along zone boundaries, these are consistent with standards applied in other second generation District Plans.

15.14. Based on the above, it is considered that there is sufficient and certain information to act in the manner proposed, and that the risk of doing so is low.

Overall evaluation of appropriateness

15.15. Overall, the proposed provisions applying to the General Industrial Zone are considered the most appropriate way to achieve the outcomes sought. To a large extent they are consistent with the current approach but provide a more targeted policy framework that provides greater certainty to landowners and the public about how these areas are expected to be developed and managed. Any additional costs associated with changes from the current approach are considered to be outweighed by the benefits, and are considered necessary to ensure the achievement of the objectives.

16. Evaluation of proposed policies, rules and other methods – Takapō / Lake Tekapo Precinct

Introduction

16.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

16.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

16.3. The proposed provisions relating to the Takapō / Lake Tekapo Precinct (i.e. all provisions in the Takapō / Lake Tekapo Precinct chapter and mapping of the area), have been grouped together for the purposes of this assessment.

Design Standards

16.4. The relevant provisions that are assessed in this section are:

Table 23 – Design Policies and Standards

Maps	Where Applied	Reason
Takapō / Lake Tekapo Precinct (PREC1)	All residential, commercial and mixed use and industrial zones in Takapō / Lake Tekapo.	The Spatial Plan identified a need for design guidelines to be developed for the township to maintain and enhance the character in Takapō / Lake Tekapo, particularly in relation to heights in higher density areas. In reviewing the existing Lake Tekapo Design Guide (Appendix P), including design controls, urban design advice is that it is appropriate to apply the revised guide and controls to all of the urban area. This reflects that there is generally good consistency of character traits across the town that are worthy of maintaining and enhancing, and a need to avoid development that is unrepresentative of these traits that might undermine the overall character of the township.
Policies	**PREC1-P1 Development** *Control the scale, appearance and location of buildings to ensure that:* *1. the built form character of the Township is maintained and enhanced;* *2. development is integrated with the landscape setting, including the topography, landform, and views to and from the area;* *3. key viewshafts within and through land on the south side of State Highway 8 are protected, and accessibility to the Domain and lake are maintained; and* *4. views to the lake from properties on the north side of State Highway 8 are maintained.*	
Rules	**PREC-R1**	

	Permitted Activities *Buildings and Structures (subject to compliance with standards) within the any residential zone, commercial and mixed use zone, or General Industrial Zone.*
	Restricted Discretionary Activities *Buildings and Structures (subject to compliance with standards) within the Town Centre Zone.*
Standards	
Materials and Colours	Cladding and roof material must be from specified materials. Paints must be in range of browns, greens, greys or black, with a light reflectivity value between 5% and 35%.
Roofs	Primary roof forms for flat or monopitch roofs must have an angle up to 20 degrees, or a gable of between 20 & 65 degrees. Secondary roof forms shall be equivalent or lower.
Building Scale	Walls limited to 20m in total length in any residential zone and 40m in the TCZ. Walls must have a recess where longer than 14m in continuous length in any residential zone and 18m in the TCZ, LFRZ and GIZ. 2m minimum separation distance required between buildings in any residential zone and 4m in the TCZ.
Height	7.5m with additional 1m for gable roof in MRZ and TCZ. 5m in Specific Control Area 1. 12m in Specific Control Area 2.
No build areas	No building or structures to be located within an identified No Build Area.
Garages	Must be setback from primary building façade where attached, and setback from residential unit by 2m where detached.
Fencing	Fences adjoining a road or public space must be located beyond the primary building façade.
Retaining Walls and Level Changes	Retaining walls adjoining a road or public space limited to 1m max height, must be of natural materials with a minimum terraced step or embankment of 500mm between retaining walls. Embankment or bunds can be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level.
Appendices	Takapō / Lake Tekapo Character Design Guide.
Definitions	*Boundary, building, ground level, height, height in relation to boundary, road, setback, site, structure.*

16.5. These provisions seek to control built development within the Takapō / Lake Tekapo Precinct to ensure that it is sympathetic to the character of the town and the surrounding landscape. The following is proposed:

- Buildings and structures in the residential area are permitted, where they meet design standards that are expected to achieve the outcomes sought. These include controls on materials, scale, and boundary treatments. Where these standards are not met, resource consent will be assessed against the proposed Takapō / Lake Tekapo Character Design Guide to ensure that they still meet the design outcomes sought.
- Buildings in the Town Centre Zone will require resource consent as a restricted discretionary activity, to allow for consideration of the design of the building against the proposed Takapō / Lake Tekapo Character Design Guide.

16.6. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 24: Assessment Against Relevant Objectives

Relevant Strategic Directions		
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* *1. there are a range of living options, businesses, and recreation activities to meet community needs;* *2. activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* *3. the amenity values and character of different areas are maintained or enhanced.* *NE-O1 Natural Environment* *The values of the natural environment that make the District unique, contribute to its character, identity and well-being, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* *1. mahika kai resources;* *2. night sky darkness;* *3. outstanding natural features and landscapes;* *4. significant indigenous biodiversity; and* *5. water bodies and their margins.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* *1. is integrated into, and respects the values of the surrounding natural and physical environment;* *2. achieves good connectivity with other parts of the urban area;* *3. is supported by appropriate infrastructure;* *4. maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* *5. responds to the needs of the community, including diversity in housing and business opportunities.*		
Relevant Objective		
PREC-O1 Takapō / Lake Tekapo Precinct *Development within Takapō / Lake Tekapo maintains the distinctive character and identity of the Township and is complementary to the surrounding landscape.*		
	Benefits	**Costs**
Environmental	Helps ensure development is complementary to, and does not undermine the values associated with the surrounding Outstanding Natural Landscape	While the standards are intended to ensure design meets the outcomes sought, they do not control all aspects of development.
Social	Managing development to maintain the character of the Township will result in retention of those aspects of the township that make it special for residents and visitors.	None identified.
Economic	Maintenance of the character of the Township will ensure it remains a desirable location to visit and invest in, which in turn has economic benefits for local businesses.	The proposed standards introduce controls that do not currently apply to the current Residential 1 and Industrial zoned areas. There are costs associated with the requirement for resource consent for development within the Town Centre. However, this is consistent with the status quo.

Cultural	Helps ensure development is complementary to cultural values associated with the surrounding Outstanding Natural Landscape and the Lake.	None identified.
Efficiency		
While the proposed provisions introduce additional standards than currently apply, these are considered necessary to achieve the outcomes sought and the benefits associated with maintaining the Township's character is considered to outweigh the costs. In particular, the provisions are targeted to each area, with the lowest level of control in less sensitive areas (LFRZ and GIZ), and the greatest level of control in the Town Centre Zone, due to its greater visual prominence and the larger number of people that visit it, and due to the likely greater scale of built development. The application of minimum design controls in the Township's residential, large format and industrial areas, while additional to the status quo, are an efficient way to control the main aspects of design that affect the character of development, while still providing a permitted pathway within these areas.		
Effectiveness		
The proposed provisions are considered to be an effective way to achieve the outcomes sought. As noted above, a targeted approach is proposed with greater control applied within the Town Centre where greater management is considered necessary to ensure design outcomes are met. This approach also aligns with the urban design advice received (refer to Appendix XX), except for some recommendations relating to the LFRZ and GIZ where their application is considered to be less effective at achieving the outcomes sought for these zones.		
Alternative Approach 1		
Continuation of the current policies and rules.		
Appropriateness Assessment		
The current Plan includes several policies relating to Lake Tekapo Village (Lake Tekapo Village Centre Policies). These include policies that are considered to relate more to the role of the Town Centre (Lake Tekapo Village Centre Policies a), b), k), l)), or to management of effects generally (policies c), d), j) m)) rather than being specific to the character of the Township, and which are equally applicable to the other Townships. Those more specific to character are considered to be captured, where relevant in the proposed policies (for example e), f), g), h), i), k)). With respect to the rule framework, it is noted that the Plan contains the Lake Tekapo Design Guide in Appendix P. It currently applies to some, but not all zones within the Takapō / Lake Tekapo area, including that it does not apply to the current Residential 1 Zone. The Guide is also a mix of outcomes and directions, principles and considerations for built development and standards/rules. An issue with the current approach is that some rules require 'compliance' with the Guide, but it is unclear what aspects of the Guide this relates to. This approach is therefore considered to be inefficient. The lack of control in the wider residential area could also lead to development that is not consistent with the current character, and therefore risks the achievement of the outcomes sought.		
Alternative Approach 2		
Introduce a consent requirement for any buildings or structures within the Township.		
Appropriateness Assessment		
This option would involve requiring a restricted discretionary activity consent for development in any zone within the Takapō / Lake Tekapo township to ensure consistency with the Takapō / Lake Tekapo Character Design Guide. This would be consistent with the current requirements for the Town Centre Zone, but would be more onerous than is currently the case for residential and industrial areas. In these areas, urban design advice has recommended the application of minimum design controls as being sufficient to maintain the character, without the need for a qualitative assessment of all new buildings. This option is therefore considered to be less efficient.		
Alternative Approach 3		
Do not incorporate the Design Guide within the District Plan.		
Appropriateness Assessment		
Under this option the proposed Takapō / Lake Tekapo Character Design Guide would sit outside the District Plan as a non-statutory document. While it could only be referred to in any resource consent		

process, this would only be to the extent that it related to the relevant policies, objectives or matters of discretion, and it would hold no statutory weight. As such, there is a risk that it would be less effective.

Risk of acting or not acting

16.7. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

16.8. The Council has obtained advice from Boffa Miskell on the proposed provisions (contained in Appendix XX). This has included advice on the proposed controls, as well as a review of the Design Guide. This advice was, in turn, based on input from the community. Design controls, in terms of both permitted built form standards and qualitative resource consent processes, are also commonly used in district plans to maintain the character of specific areas. Based on this, there is considered to be sufficient information on which to base the proposed provisions and the risk of acting in the manner proposed is low.

Overall evaluation of appropriateness

16.9. Overall, the proposed Takapō / Lake Tekapo Precinct provisions are considered to be the most appropriate way to achieve the Precinct objective. The proposed approach is considered to appropriately target the design controls and consent requirements in different areas, to provide the most efficient and effective approach overall.

17. Evaluation of proposed policies, rules and other methods – Development Areas

Introduction

17.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

17.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

17.3. The proposed provisions relating to the Takapō / Lake Tekapo West Future Development Area and Takapō / Lake Tekapo North-West Future Development Area (i.e. all provisions in these chapters and the mapping of these areas), have been grouped together for the purposes of this assessment.

Future Development Policies

17.4. The relevant provisions that are assessed in this section are:

Table 25 – Future Development Area Policies

Maps	Where Applied	Reason
Takapō / Lake Tekapo West Future Development Area (DEV1) and Takapō / Lake Tekapo North-West Future Development Areas (DEV2)	Areas identified in the Spatial Plans to the west of the current Takapō / Lake Tekapo township for residential development beyond the current urban boundary. Note, underlying rural zoning is still applied.	Residential expansion within these areas is anticipated in the Spatial Plans. Given the location of these within the Mackenzie Basin ONL and sub-zone, where much remaining indigenous vegetation has high ecological value, high-level landscape and ecological assessments were sought to determine if the values associated with any of these areas is such that urban expansion would not be appropriate. These assessments indicate that there is capacity for some development in these locations, but both identify areas or aspects that need further consideration. There are also some infrastructure capacity constraints. Identification of these areas as Future Development Areas, with a policy framework requiring that a master plan be developed before rezoning, and directing what the master plan must address, signal that development is anticipated, while allowing for more site-specific assessment to be undertaken of the exact location and nature of appropriate development. This is consistent with the Spatial Plan, which

		anticipated mixed densities of development in these areas, allowing flexibility in which parts of the overall sites' development should be avoided. This would also allow for servicing capacity to be considered in more detail. To develop these areas a plan change or variation would be required, which could be included in a subsequent stage of the District Plan review. Until this, the current rural zoning will continue to apply to the land..
Policies	**DEV1-P1 Master Plan** *Prior to the rezoning of the Takapō / Lake Tekapo West Future Development Area to enable any residential or commercial visitor accommodation activities, require a comprehensive Master Plan, which achieves the matters set out in DEV1-P2 to DEV1-P4, to be prepared and incorporated into the District Plan.* **DEV1-P2 Landscape** *Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo West Future Development Area by:* 1. *clustering buildings in areas where existing topography is better able to absorb the change, to retain a predominantly open character and limit the need for extensive screen planting to mitigate built development;* 2. *locating development in low-lying areas and avoiding development on the top ridgelines of the terraces, to avoid intrusion into the skyline when viewed from the township and lake;* 3. *minimising earthworks and changes to the landform to maintain the undulating landform; and* 4. *limiting planting to maintain the openness of the area.* **DEV1-P3 Ecology** *Identify invertebrate, bird, lizard and vegetation values and design any development to maintain these values.* **DEV1-P4 Infrastructure** *Ensure that any development in the Takapō / Lake Tekapo West Future Development Area is able to be serviced by reticulated water and wastewater.* **DEV2-P1 Master Plan** *Prior to the rezoning of the Takapō / Lake Tekapo North-West Future Development Area to enable any residential development, require a comprehensive Master Plan, which achieves the matters set out in DEV2-P2 to DEV2-P4, to be prepared and incorporated into the District Plan.* **DEV2-P2 Landscape** *Maintain the landscape values associated with the setting of the Takapō / Lake Tekapo North-West Future Development Area by:* 1. *containing development on the lake side of the ridge to reduce the visual prominence of development from the approach along State Highway 8 from Twizel;* 2. *minimising earthworks and recontouring to maintain the natural contours of the land; and* 3. *provision of landscape buffer planting along the State Highway 8 frontage and Godley Peaks Road frontage to assist in containing/minimising visual effects of development.*	

	DEV2-P3 Ecology *Identify invertebrate, bird, lizard and vegetation values and manage development to maintain these values.* **DEV1-P4 Infrastructure** *Ensure that any development in the Takapō / Lake Tekapo North-West Future Development Area is able to be serviced by reticulated water and wastewater.*

17.5. These provisions seek to provide direction on the matters that need considered before the rezoning of the identified areas, taking into account high-level technical assessments of the appropriateness of the development of these areas. The policies will guide the preparation of a Master Plan for these areas and be relevant to any future plan changes relating to the rezoning of these areas. Until rezoned, these areas will be subject to the rules and policies in the rural chapter.

17.6. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Table 26: Assessment Against Relevant Objectives

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* *NE-O1 Natural Environment* *The values of the natural environment that make the District unique, contribute to its character, identity and well-being, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* 1. *mahika kai resources;* 2. *night sky darkness;* 3. *outstanding natural features and landscapes;* 4. *significant indigenous biodiversity; and* 5. *water bodies and their margins.* *UDF-O1 Urban Form and Development* *The District's townships and settlements grow and develop in a consolidated way that:* 1. *is integrated into, and respects the values of the surrounding natural and physical environment;* 2. *achieves good connectivity with other parts of the urban area;* 3. *is supported by appropriate infrastructure;* 4. *maintains the character of each township, and its attractiveness to residents, businesses and visitors; and* 5. *responds to the needs of the community, including diversity in housing and business opportunities.*
Relevant Objectives
DEV1-O1 Comprehensive Development

The Takapō / Lake Tekapo West Development Area is developed to provide residential living opportunities and other compatible activities in a comprehensive manner, which maintains a high level of open space character, is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.

DEV2-O1 Comprehensive Development
The Takapō / Lake Tekapo West Development Area is developed for residential activities in a comprehensive manner, providing for a range of housing options and densities and other supporting activities, that is appropriate to its landscape setting, protects important ecological values and is integrated with infrastructure.

	Benefits	**Costs**
Environmental	Helps ensure development is complementary to, and does not undermine the landscape and ecological values of these areas.	Urban growth will inevitably impact on the surrounding environment.
Social	Managing development to maintain the values of these areas will result in these areas being developed in a way that ensures those things that make the township special for residents and visitors are retained. Provides future opportunities for additional housing development in Takapō / Lake Tekapo which will bring more people to the Township and help support the Township and wider District.	None identified.
Economic	Provides a clear signal of where development is considered generally appropriate, subject to achievement of identified matters. This provides greater certainty for the landowner and the community. Provides future opportunities for additional housing development in Takapō / Lake Tekapo. Managing development to maintain the values of these areas will ensure that any expansion of the Township retains its desirability as a location to visit and invest in, which in turn has economic benefits for local businesses.	The direction in the policies will require further assessments to be undertaken, as well as the preparation of a Master Plan, and there are costs associated with these.
Cultural	Helps ensure development will protect the cultural values associated with the Outstanding Natural Landscape and indigenous biodiversity within these sites.	None identified.

Efficiency

Overall, the benefits of the proposed provisions are considered to outweigh the costs. In particular, while the direction in the policies will necessitate further assessments to be undertaken, these are considered necessary to ensure the achievement of the outcomes sought in the District Plan. It is

acknowledged that there is a level of inefficiency in the approach, in that a further plan change will be required to rezone these areas, prior to development being able to commence.
Effectiveness
The proposed provisions are considered to be an effective way to achieve the outcomes sought. They clearly identify those matters that are required to be achieved in the rezoning of these areas, to achieve the overarching outcomes sought.
Alternative Approach
Do not include any policies.
Appropriateness Assessment
In absence of policy direction, a plan change to rezone these areas could still be pursued and considered against the current policy framework of the District Plan. However, this approach would provide less certainty for any applicant or the community and is therefore not considered to be as appropriate as the proposed approach.

Risk of acting or not acting

17.7. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

17.8. The Council has obtained high-level landscape and ecological advice regarding the urban development of these areas and this has informed the content of the provisions. The current framework will also continue to apply to these areas until these matters are addressed through a further plan change. Based on this, there is considered to be sufficient information on which to base the proposed provisions and the risk of acting in the manner proposed is low.

Overall evaluation of appropriateness

17.9. Overall, the proposed future development provisions are considered to be the most appropriate way to achieve the Development Area objectives. It is acknowledged that there is a level of inefficiency in the approach, in that a further plan change will be required to rezone these areas, prior to development being able to commence. However, this is considered to be more appropriate than providing no guidance on the future development of these areas, as it takes into account technical advice received and provides greater guidance to developers and the community.

18. Conclusion / Reasons

18.1. This evaluation has been undertaken in accordance with Section 32 of the RMA. It has provided an assessment of the appropriateness of the provisions within proposed Plan Change 21, which relates to Residential, Commercial and Industrial Zoning and Zone Frameworks, at achieving the purpose of the Act. This has included considering their efficiency and effectiveness, their alignment with relevant direction in other statutory documents, and their contribution towards achieving the Strategic Directions.

18.2. Plan Change 21 seeks to largely implement the zoning framework set out in the Mackenzie Spatial Plans, which were developed with the community to provide for the growth of the District's townships. Where PC21 differs from the Spatial Plans, this is as a result of a more appropriate approach having been identified through the preparation of this plan change.

18.3. The framework applying to each zone, precinct and development area seeks to provide clearer direction about the outcomes sought in each of these areas, with a corresponding framework that is more targeted and outcomes focused compared to the existing plan. This is considered to be a more efficient and effective approach to managing activities within each area and will provide certainty for the community as to the anticipated development and character of each. The management of built development in each area seeks to incorporate aspects of the current Plan where no issues have been identified with the current approach, while rationalising standards to provide a targeted approach, and taking into account technical advice, particularly in relation to the Takapō / Lake Tekapo Precinct and the Medium Density Residential Zone.

18.4. Overall, the objectives are considered to be the most appropriate to achieve the purposes of the RMA and the higher level proposed Strategic Directions. Taking into account efficiency and effectiveness, including costs and benefits, the proposed provisions are considered to be the most appropriate way to achieve the objectives.

Boffa Miskell

Memorandum

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Attention:	Aaron Hakkaart, Mackenzie District Council
Cc:	Louise Taylor / Liz White, Consultant Planners
Reference:	Medium Density Residential Zone Rule Memo
From:	Tim Church / Stephanie Griffiths, Urban Designers
Date:	9th August 2022
Project No:	BM220319

Introduction

Mackenzie District Council is progressing a review of its Operative District Plan and this work relates to Stage 2 - Enabling the Spatial Plans, which applies to all relevant urban zones.

The Mackenzie Spatial Plans were adopted in September 2021 and provide a blueprint for the growth and future development of the District's townships. This includes the identification of areas of medium density residential developments. These represent more intensive development than is anticipated under the Operative District Plan or established in these areas. There is a risk that if not designed and managed well, these more intensive and complex developments can lead to poor amenity outcomes.

Boffa Miskell have been engaged by Mackenzie District Council (MDC) to 'road test' the draft medium density built form standards to demonstrate the typical on-the-ground outcomes that would be delivered by any proposed standards, and providing recommendations for alternate standards where they are considered to deliver a more appropriate outcome.

A similar memorandum will be prepared for the mixed-use town centre zone.

Methodology

To recommend a draft set of rules for Mackenzie's medium density zones, we undertook an iterative three-step process, as follows.

Step 1: Pulling together a range of medium density rules that apply to other similar zones, including NPS-UD Medium Density Residential Standards (that apply to all Tier 1 councils), the medium density rules of Central Otago District Council (draft), Queenstown Lakes District Council and Christchurch City Council as well as the existing rules within the R2 zones.

Step 2: Creating a 3d model of a 'typical' superlot in Takapō | Tekapo, Twizel and Fairlie in City Engine GIS software. Within this model, we ran a range of scenarios, testing the maximum building envelope that would result from recession plane angles, height from boundaries, setbacks, building height and site coverage. Testing these rules along an entire street allows us to visualise the individual and cumulative impacts of the maximum building envelopes. We methodically tested each set of rules that were identified during Step 1 and developed a recommended set of rules.

Step 3: Taking a 'typical' individual lot in Takapō | Tekapo, Twizel and Fairlie, and testing whether we could design a high level, 'best practice' medium density development within the recommended rules identified within Step 2. This manual process tested minimum lot size, building height, setbacks, site coverage, minimum landscaped area, outdoor living space and minimum outlook space. We took an iterative approach and, based on the findings of Step 3, some rules were retested in Step 2.

Below is a summary of the rules we tested, recommended rules and associated rationale. An illustrative overview of the recommended rules sniped from City Engine are provided in Appendix 1. Please note that we can provide more documentation of rules, if required.

Recommended Approaches for Medium Density Zone Rules

RULE	RULES TESTED	RECOMMENDED RULE	RATIONALE
MINIMUM LOT SIZE	• 180sqm • 200sqm • 250sqm (as per existing R2 rules) **Please note these are gross lot sizes areas.*	200sqm – Fairlie, Twizel and Takapō | Tekapo	The existing 250sqm minimum lot sizes is too large to promote semi-detached or terraced housing options and would likely not achieve medium density outcomes. 180sqm - 200sqm provides for a range of medium density building typologies, while encouraging more compact semi-detached or terraced housing options. The predominant medium density zone lot size in Fairlie is 1,000sqm (20sqm x 50sqm), which can readily be subdivided into 200sqm sections (refer to figure 4). The predominant medium density lot size in Twizel is smaller at 680sqm (17sqm x 40sqm), which also suits 200sqm sections (refer to figure 5).
BUILDING HEIGHT	• 8m (as per existing R2 rules) • 8.5m • 9m • 10m • 11m • 11m + 1m	7.5m + 1m gable roof allowance (2 storeys) – Takapō | Tekapo 10m + 1m gable roof allowance (three storeys) – Fairlie and Twizel	In Fairlie and Twizel there are two options that should be considered in relation to maximum building height: allowing a maximum of either 2-storey or 3-storey buildings. The pros of 3-storey buildings include: • Enables a range of building typologies: including semi-attached, terraces, apartments (that do not require a lift); • Efficient use of land; • By building 'up' rather than 'out' there is more potential for on-site open space; • Potential for an accessible unit at ground level; and • Potential for more 'eyes on the street' and increased safety. The cons of 3-storey buildings include: • More visually apparent at street level; • Potential loss of views/privacy from existing houses; • Potential loss of sunlight to existing houses; • More obvious change in character, 11m in Fairlie and Twizel allows for 3-storey units with good internal amenity (i.e. floor to ceiling heights of 2.7m). This sits between the minimum 2.4m and high-quality 2.7m floor to ceiling heights. This provides for good sunlight access and internal spaciousness for residents, while managing affordability of units. Given it is possible to achieve a 4-storey flat roofed dwelling within an 11m height limit (with minimum floor to ceiling heights of 2.4m), we recommend adding an additional provision specifying the maximum storey number of 3 storeys. The additional fourth storey would likely result in less acceptable visual dominance and privacy amenity outcomes. Note that 3-storey buildings

			would not always fit on an average lot, and may require amalgamation. An alternative way of providing up to three storeys is by having a maximum building height of 10m with a 1m gable roof exemption. This would achieve the same outcome. For Takapō | Tekapo there is greater potential that taller medium density buildings will block existing upper level views to the lake from neighbouring properties up-slope from the zone. To protect existing views, there are two potential options: 1. Enable buildings up to 11m (3 storeys), but increase side setbacks to create viewshafts between buildings (refer to figure 8); or 2. Limit buildings to 8.5m (2 storeys) to protect panoramic views above the buildings (refer to figure 9). Our testing identified that the medium density lots do not have consistent lot boundaries extending through blocks and increasing the side setbacks is unlikely to create sufficient viewshafts. Given it is also possible to amalgamate lots into larger aggregated sites, a reliance on side setbacks could further reduce viewing opportunities. Therefore, the recommended maximum building height is 8.5m (2 storeys) in Takapō | Tekapo, particularly on sloping sites above six degrees. Similarly, an alternative way of providing up to two storeys in Takapō | Tekapo is by having a maximum building height of 7.5m with a 1m gable roof exemption. This would achieve the same outcome. The current R2 rule for building height is 8m. Whilst this would allow for two-storeys, it is unlikely that this would enable high-quality 2.7m floor to ceiling heights and a gabled roof. 8.5m is slightly more enabling and would lead to better built form outcomes.
HEIGHT IN RELATION TO BOUNDARY	• 2.5m + angles set out in Schedule 1 (as per existing R2 rules) • 3.5m + angles set out in Schedule 1 • 4m + 60 degrees	3.5m + angles set out in Schedule 1 Not applicable to sloping sites	The variable recession plane angles applying to the different orientations is equivalent to the existing MDC R2 zone provisions and consistent with CCC, QLDC and CODC medium density zone provisions that are more restrictive than the MDRS. This is likely to provide an acceptable level of solar access to neighbouring sites and provide a greater sense of openness between sites, while allowing for 2-level, semi-detached street fronting units. The existing 2.5m starting height provides for a 2-storey building between 4-8m from the boundary. This promotes buildings being located towards the middle of the site rather than fronting the street. With a 2.5m starting height, medium density developments are likely to only be able to achieve one unit fronting the street. The 3.5m starting height provides for a 2-storey building between 2 and 3m from the boundary and a 3-storey building between 4.5-6.5m from the boundary. The recession planes comfortably provide for a 2-storey infill development and a more enabling, step-up to 3-storey units (if appropriate)

			on an aggregated site or comprehensive development. With a 3.5m starting height, medium density developments are likely to be able to achieve two units fronting the street. Sloping sites above six degrees, exclusively in Takapō | Tekapo, are recommended to be exempt from height in relation to boundary rules. This is due to their likely orientation towards the lake view (in this case largely north facing) and are unlikely to have living spaces placed on their side boundaries. This may also help offset potential capacity limitations from a reduced height standard.
SETBACKS	Front: • 1.5m • 2m (as per existing R2 rules) • 2.5m Internal Boundary Setback: • 2m (as per existing R2 rules)	Front – 2m Internal – 2m *No Change*	A front setback of 2m enables a built form that addresses the street, while allowing enough space for a functional front yard (e.g. access way, bin storage), while providing for low fencing or planting strips. It also encourages private outdoor living spaces to be positioned to the side or year, minimising public / private interface issues (CPTED related). North facing lots on sloping sites in Takapō | Tekapo may need greater front setbacks to manage the slope. This rule will have to work in tandem with the character provisions. 2m setback along side and rear boundaries is achievable within recession planes, and will likely contribute to a greater sense of openness between sites.
BUILDING COVERAGE	• 40% • 45% • 50% • 65% (including hard surfaces)	40% (buildings only, excluding hard surfaces)	This provides for a more open and spacious feel within the Mackenzie context. Our testing of the 45-50% building coverage provided for potentially large and continuous built forms that would be likely be too urban. A 65% building coverage including hard surfaces is not appropriate as it could enable sites achieving between 45-50% building coverage. The 40% building coverage is not dissimilar to the existing rule of 65% building coverage including hard surfaces, as together with the minimum landscaped area, the maximum building coverage including hard surfaces equates to 70%. However, it ensures that the built form itself is limited and will still ensure an open and spacious feel.
MINIMUM LANDSCAPED AREA	• 20% • 25% • 30%	30%	This provides for adequate coverage of both buffer and screen planting between buildings, fencelines, car parking and access ways with opportunities for more substantial landscape areas to support larger tree planting.
OUTDOOR LIVING SPACE	• 16sqm (min 4m dimension) • 20sqm (min 3m dimension) • 25sqm (min dimension 3m) (as per existing R2 rules)	25sqm with a minimum dimension of 3m Above ground floor – 12sqm balcony, with min dimension of 2m *No Change*	This provides for more usable outdoor living spaces, enabling provision for a mix of paved and soft landscape areas (e.g. outlook and screening) and utility and storage spaces for larger recreation or household equipment. This also provides a greater sense of openness in a Mackenzie context, while potentially managing the location of built form on the site. Outdoor living areas on sloping sites in Takapō | Tekapo could potentially be reduced and/or reallocated to balconies, as living areas tend to be

	• 30sqm (min 4m dimension)		on upper levels to maximise views and larger, flat platforms create more earthworks.
MINIMUM OUTLOOK SPACE	Principal Living Room – 6m x 4m, 4m x 4m Principal Bedroom – 3m x 3m All Habitable Rooms – 1m x 1m	Principal Living Room – 4m x 4m Principal Bedroom – 3m x 3m All Habitable Rooms – 1m x 1m	Outlook spaces are intended to provide for: • Visual privacy and outlook between habitable rooms of different buildings on the same or neighbouring sites, encouraging reorientation or offsetting of direct facing windows • Managing visual dominance • Ensuring a sense of space for residents
VISUALLY PERMEABLE FENCING		1.2m solid fence within road boundary setback. Between 1.2-1.8m needs to be visually permeable.	It is likely that lots on the northern side of blocks will result in front yards being the primary private open spaces for residents (ensuring they have sunlight access). It is therefore important that a front fence rule is put in place to balance privacy and security for residents with maintaining the open feel of the Mackenzie area and a positive streetscape experience (e.g. addressing passive surveillance, activation, etc).

Appendix 1: Maximum Theoretical Building Forms

Infill Development:

Mix of Infill and Aggregated Development:

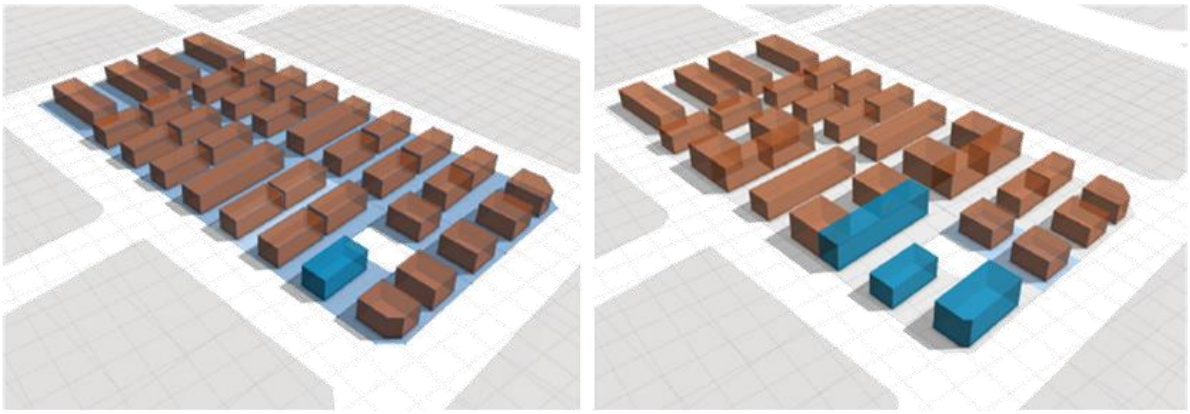

Figure 1: Maximum theoretical building form on a representative urban block in Fairlie that results from recommended rules. Infill development is shown at 2 storeys and mix of infill and aggregated development shows a range of 2 and 3 storey developments.

Infill Development:

Mix of Infill and Aggregated Development:

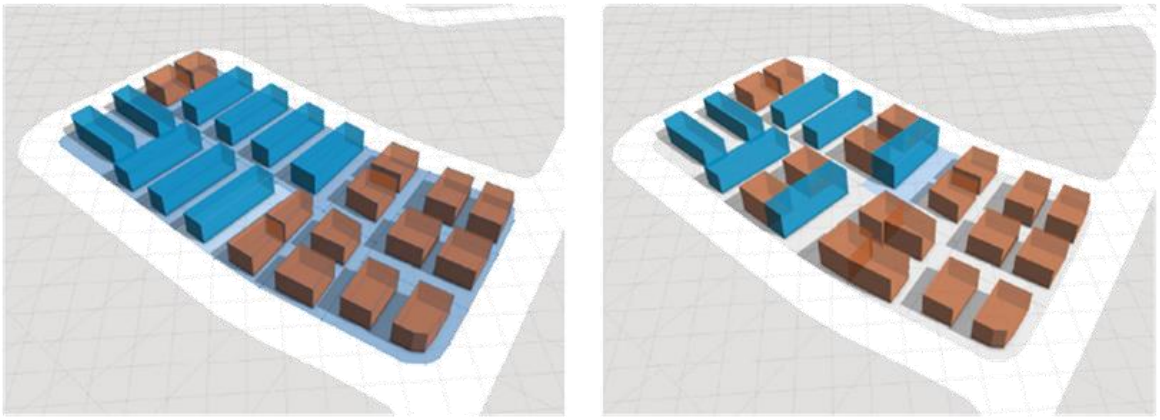

Figure 2: Maximum theoretical building form on a representative urban block in Twizel that results from recommended rules. Infill development is shown at 2 storeys and mix of infill and aggregated development shows a range of 2 and 3 storey developments.

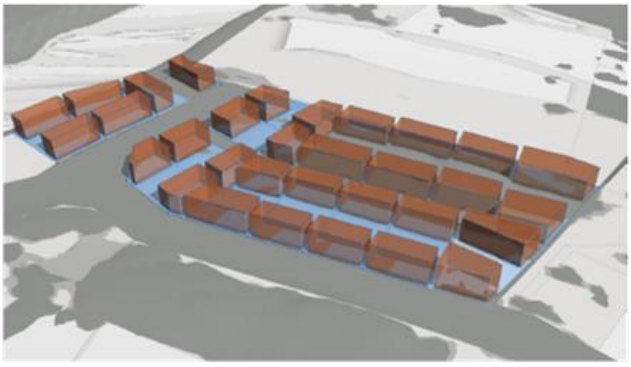

Figure 3: Maximum theoretical building form on a representative urban block in Takapō | Tekapo that results from recommended rules.

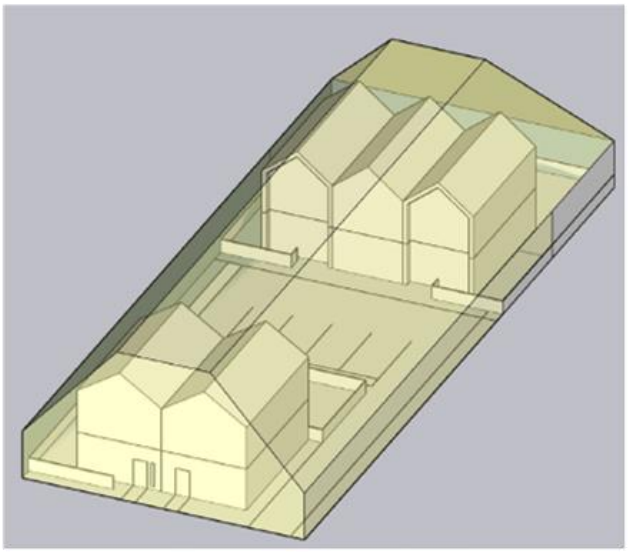

Figure 4. A 2-storey 5-unit development in Fairlie on a 1,000sqm site.

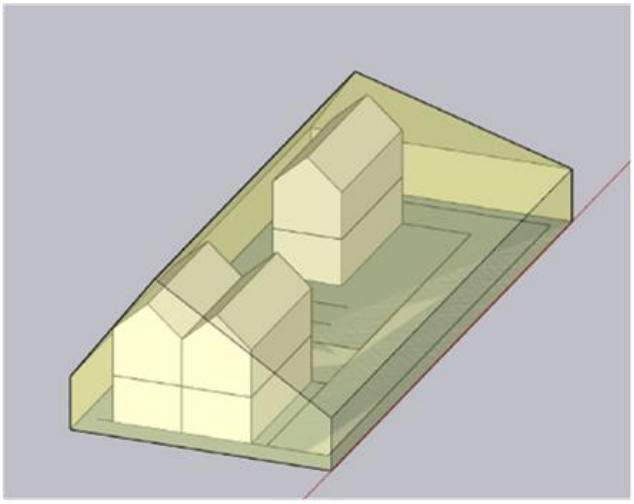

Figure 5. A 2-storey 3-unit development in Twizel on a 680sqm site.

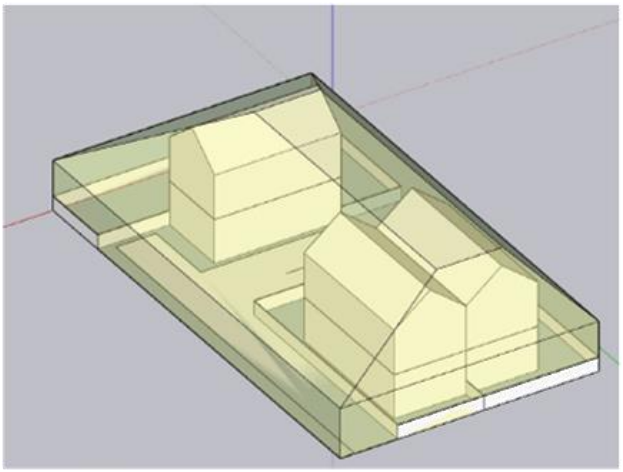

Figure 6. A 2-storey 3-unit development in Takapō | Tekapo on a 580sqm site.

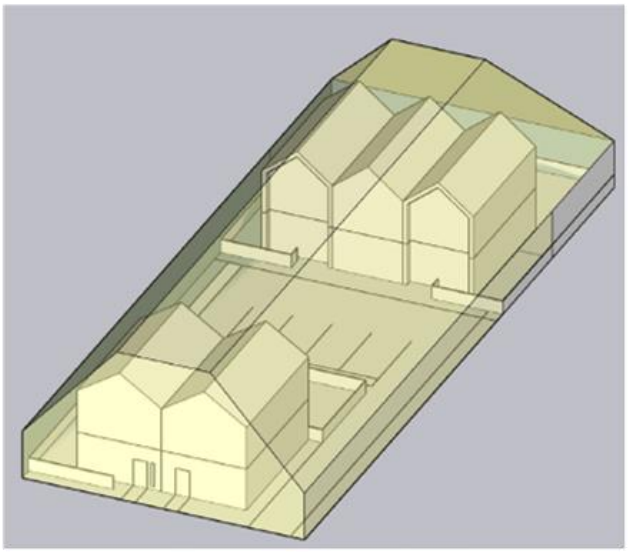

Figure 7. A 2-storey 5-unit development in Takapō | Tekapo on a 1,000sqm site.

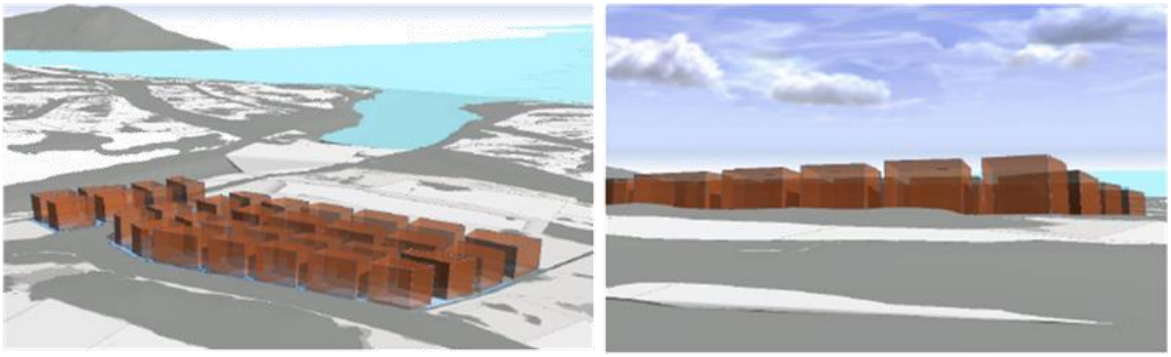

Figure 8. Maximum building envelope in Takapō | Tekapo that results from an 11m maximum building height with 2m side setbacks.

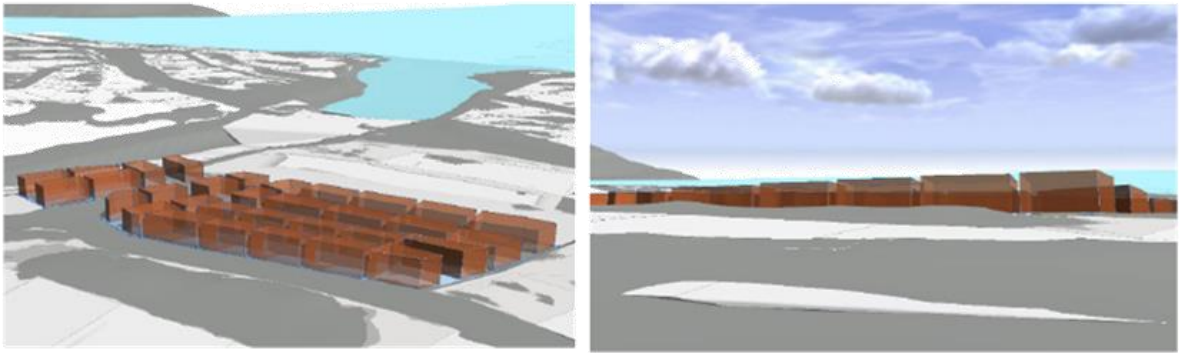

Figure 9. Maximum building envelope in Takapō | Tekapo that results from an 8.5m maximum building height with 1m side setbacks.

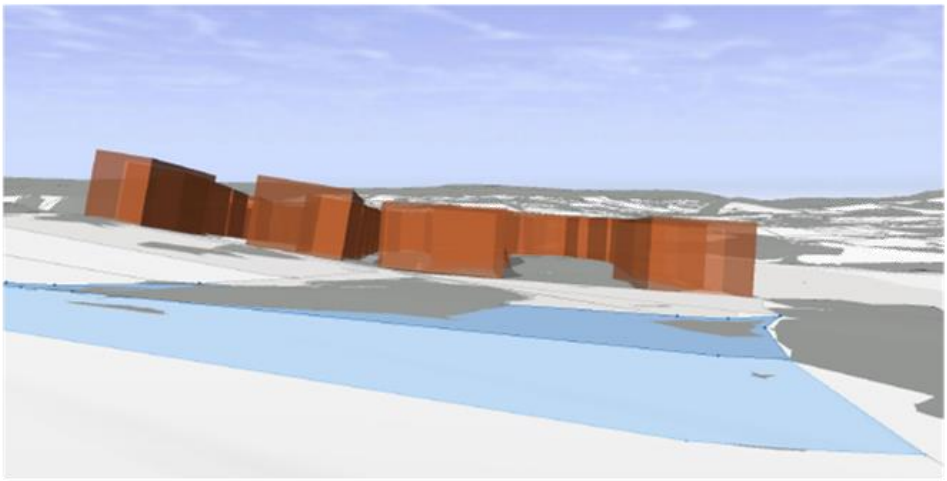

Figure 10. Sloping sites potentially provide rear properties within the zone views to Lake Tekapo.

Schedule 1: Recession Plan Angles



Boffa Miskell

Memorandum

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Attention:	Aaron Hakkaart, Mackenzie District Council
Cc:	Louise Taylor / Liz White, Consultant Planners
Date:	9th August 2022
From:	Tim Church / Stephanie Griffiths (Urban Designers) Katie Chilton / Sean Eustice (Landscape Architects)
Message Ref:	Takapō | Tekapo Character Rule Recommendations
Project No:	BM220319

Introduction

Boffa Miskell have been engaged by Mackenzie District Council (MDC) to review and update the existing Lake Tekapo Design Guide.

This Guide was completed in 2007, and currently applies to some but not all zones within the Takapō | Tekapo area. The Guide is also a mix of outcomes and directions, principles and considerations for built development and standards/rules. An issue with the current approach is that some rules require 'compliance' with the Guide, but it is unclear what aspects of the Guide this relates to.

We understand the MDC District Plan Review Team has made the decision to remove the rules from the design guide. The purpose of this memo is to recommend a list of potential rule approaches that could be included under Takapō | Tekapo character provisions within a forthcoming plan change. These would be supported and complemented by the revised 'Takapō | Tekapo Character Design Guide'.

The recommended rule approaches are based on a site visit to Takapō | Tekapo, undertaken on Friday, 22nd April 2022 to record and analyse the existing residential and commercial character; a review of the Lake Tekapo Design Guide, documented in our memo issued on 10th June 2022; and the outcomes from a stakeholder workshop, held on Wednesday, 22nd June 2022.

Refer to Appendix 1 for Current Plan Standards for Tekapo (supplied).

Recommended Approaches to Takapō | Tekapo Character Rules

ISSUE	EXISTING RULES	RECOMMENDED RULES	RATIONALE
APPLICATION EXTENT	Village Centre 1 & 2 Special Traveller's Accommodation Residential 2 Zones	Town Centre Medium Density Residential Low Density Residential Large Lot Residential Large Format Retail Industrial The rule approaches are recommended to be expanded to cover all existing and proposed urban areas within the Takapō | Tekapo Spatial Plan with general character rules applied across the whole town with some targeted at residential or commercial related zones.	Existing zones where the rules currently apply are largely restricted to more intensive development areas, focused on some parts along of the lake edge or along the Takapō | Tekapo River. However, these are not consistently distributed, do not cover some established parts of the town or include some highly visible development on sloping land south of SH8. Site analysis of the existing areas within the town indicated there is generally good consistency of character traits across the town that are worthy of maintaining and enhancing. Although, it was found that there are examples of development across all parts of the town that are unrepresentative of these traits that undermined its overall character, not just in those zones where the current provisions apply. There was also a consensus at the stakeholder workshop that all parts of the town, existing and proposed, should be considered, providing rules are simple and targeted at the priority themes they identified. It has been assumed that most, commercial, commercial visitor accommodation and medium density residential developments would likely go through at least a restricted discretionary activity resource consent process where the Takapō | Tekapo Character Design Guide could also be referred to for more complex and intensive developments. As such, the recommended character rules are more generic and widely applicable. It is recommended that the application of character related rules for industrial developments are more appropriately targeted at the road frontage interface, such as the treatment of administration blocks that usually sleave larger span buildings behind.
BUILDING SCALE	Existing built form standards, including a Continuous Building Length rule within RES2 zone that 16m+ walls require 0.5m offset.	Residential Zones: • *Any part of a building should be no greater than 20m in length with a minimum 2m separation distance between buildings.* • *Any continuous façade length should be no greater than 14m without a minimum 1m deep x 2m long facade and roofline recess.* Commercial, Large Format Retail and Industrial Zones: • *Any part of a building should be no greater than 40m in length with a minimum 4m separation distance*	Site analysis of the town indicated that building bulk is predominantly reduced in a variety of ways, either by creating two or more primary forms linked together by secondary forms, or by splitting the building into multiple 'cells' with secondary links. Most building forms are well proportioned rectangular footprints and visually manageable building lengths, creating discrete profiles. Other typical approaches break the primary roof line into smaller modules through use of a different roof type or orientation. When viewing across developments positioned on sloping areas, a distinct 'layering' of built forms is evident as a result. However, there are some buildings with more square proportions or excessively long facades that appear incongruous from these predominant proportions and disrupt this layering effect.

		between buildings, except in Large Format Retail and Industrial Zones. • *Any continuous façade length should be no greater than 18m without a minimum 1m deep x 2m long facade and roofline recess. In the Large Format Retail and Industrial Zones, this only applies to buildings addressing roads or publicly accessible open space frontages or ancillary parts of buildings such as offices or showrooms.*	Most existing built form standards do not have building scale provisions other than the height / recession plane envelope and building setbacks (except for RES 2). This means that building scale can change relative to lot size, which varies considerably across the town. Building footprint analysis undertaken in GIS has informed the recommended building lengths for residential and commercial zones. As a general character approach, it is acceptable to have an urban form and an associated legible hierarchy of built form that reflects the nature of the activity across an 'urban transect', spanning from a human-scaled (urban) environment through to a larger vehicle-scaled (peri-urban) environment. The anticipated character traits within the proposed new Large Format Retail and Industrial Zones, located on the edge of Takapō | Tekapo, are likely to be at the latter end where standards are more relaxed to accommodate a coarser grain of built form. However, modulating buildings addressing roads or publicly accessible open space frontages or ancillary parts of buildings (e.g. offices or showrooms) that typically sleave larger span buildings can be effective ways to manage perceived building scale within the wider town context. Building scale was identified as a high priority at the stakeholder workshop.
ACCESSORY BUILDINGS AND GARAGES	• *Village Centre and RES2 - To use the same exterior cladding as the main building.* • *The height should be below 3.5 metres and the area should be no more than 5 square metres. The building should be located to the rear or side of the main building and will not be visible from the lakeside or the road. The roof pitch will be a shallow angle, no more than 40o.* • *STAZ - The buildings will be located in a way that is not visible from the lakeside or the road.*	Residential Zones: • *Garages should be detached or separated by a secondary link from the primary building form by a minimum of 2m or set back at least 0.5m from the primary building façade.*	Site analysis identified a predominance of residential garages that are visually separated or recessive to the primary residential building forms. Otherwise, most integral garages are recessive to the primary building form by being set back behind the frontage or set deeply within a base level of a two storey dwelling. Both recommended rule approaches complement the perceived Building Scale issue addressed above. Site analysis undertaken did not identify accessory buildings, such as storage sheds, as a current issue that undermined the character of development frontages.
ROOF FORMS	• *40^0 in Village Centre zones and STAZ* • *RES2 - a mono pitch roof, almost flat but enough of a slope for run off and to cope with snow. For those buildings on a flatter site high country styled rooflines are encouraged.*	General: • *Primary roof forms should have either a flat or monopitch roof angle up to 20 degrees or a symmetrical gable of between 20 – 65 degrees. In the Large Format Retail and Industrial Zones, this only applies to ancillary parts of buildings such as offices or*	Site analysis identified that there is a wide variety of roof types, pitch angles and orientation. Gabled roofs between the angles of 20-40 degrees predominate with shallower monopitch and steeper A-Frame roofs common. Shallow or asymmetrical gabled roof forms and hipped roofs were identified as outliers. In the Large Format Retail and Industrial Zones, this only applies to ancillary parts of buildings (e.g. offices or showrooms), given gables on some larger span buildings would likely need to be shallower.

		showrooms. Hipped roof forms are not permitted. • *Secondary roof forms (e.g. linking structures, lean-tos, verandahs, accessory buildings and garages) should be equivalent or lower in pitch and not project above the primary roof form.*	Buildings tend to have a steeper primary roof form(s), supported by a shallower angled secondary roof forms linking or modulating these. Secondary roof forms are common architectural features, but have the potential to dominate the typical simplicity of one or more primary building forms within developments. The recommended rule provides opportunity for a diversity of roof forms, while ensuring the pitch is applied consistently to each roof typology and avoids some under-represented roof forms.
ARCHITECTURAL FEATURES	• *Village Centre - Satellite dishes, aerials, air conditioning units, extraction units and all other necessary services should be placed in non prominent places and be of a colour that is visually unintrusive against the backdrop. For example grey/white if set back against the skyline, the colour of the building if set back against the building.* • *STAZ - Features that will be discouraged include satellite dishes, aerials, air conditioning units and other services. These shall be hidden and made un-intrusive by either screening or selected colouring so as to blend in with the background.* • *RES2 - The dwelling frontage shall be kept clear of waste pipes, drain vents, soil stacks and satellite dishes. These shall not be visible against the wall of the residential dwelling as seen from the street or the lakeshore.* • *All new commercial development along roads or accessways should have road-facing verandahs, consistent in height and style with verandahs on neighbouring properties. (Note actual rule is to provide a veranda along the full extent of the frontage, which is related to its neighbour so as to provide continuous pedestrian cover; with a minimum height of 3 metres*	No rules recommended	Site analysis undertaken did not identify utilities as a current issue that undermined the character of development frontages. Similarly, the inclusion of verandas in commercial developments were not identified as a predominant feature. Both aspects can be covered in the proposed character design guide. Common architectural features including linking structures, lean-tos, verandahs, are addressed in-part under proposed Building Scale and Roof Form rules above and can also be supported through the proposed character design guide.

	and a maximum of 4 metres above the footpath and set back no further than 600mm from the kerb line where established.)		
WINDOWS AND OPENINGS	• *The majority of openings and glazing shall have a vertical orientation, with at least 60% of all glazing predominately vertical in dimension.*	No rules recommended	Site analysis identified that windows are generally more vertical than horizontal. Larger window openings generally achieve this by breaking the window into vertical panes separated by mullions. However, some buildings have floor to ceiling and /or full façade width glazing that capture greater views or are required to display retail offerings. This issue was not identified as a priority at the stakeholder workshop and can be adequately addressed through the character design guide.
CLADDING MATERIALS, COLOUR	• *70% of exterior cladding should comprise at least two of the following materials.* - *Natural unpainted timber* - *Painted timber weatherboard* - *Schist* - *Boulders or large rocks* - *Corrugated iron/colour steel* - *Cob (adobe blocks or rammed earth.)* • *Exterior Colours:* *Roofs, Walls and Trim:* *08B17, 08B19, 08B21, 08B23, 08B25, 08B27, 08B29, 10C37, 10B25, 10C39, 12B21, 12B23, 12C39, 12B29, 08C33, 08C35, 08C37, 06D44, 18B21, 18B23, 18B25, 18B27, 16C33, 16C35, 20C37, 20C39, 20C40* *Walls and Trim Only (Reflectivity value too high for roofs)* *00A01, 00A03, 02A03, 10A01, 08B15, 12B15, 18B15, 22C31, 10C31, 08C31, 10B15* *Trim and Accents (Only to be used in small proportions to add visual interest at close range.)* *06D43, 08E51, 08E53, 08E55, 08E56, 22D41,*	General: • *Exterior cladding should only comprise the following materials with a mix of at least two materials: natural unpainted or stained weatherboards and similar cladding materials (such a timber and board batten), painted plaster style materials, cob (adobe blocks or rammed earth.), painted or weathering steel (including Colorsteel and Corten), alluvial stone (moraine and riverstone).* • *Paint colours should be recessive with a maximum LRV (light reflectivity value) between 5 % - 35% and are to be in the range of browns, greens, greys and black.* • *No use of roof tiles is permitted.* • *Buildings within the Industrial or Large Format Retail Zones only need to apply the above standards up to building facades addressing roads or publicly accessible open space frontages or ancillary parts of buildings such as offices or showrooms.*	Site analysis identified that buildings generally used higher quality natural materials, such as stone, timber and steel, on the primary building form / façade. However, some isolated developments either used monolithic cladding or introduced incongruous cladding, such as brick and painted weatherboard, not commonly found. In other instances, the use and mix of different types of stone (e.g. Schist and Limestone), reduced the clarity of the local alluvial stone vernacular. As such, Schist sourced from Otago has been removed from the list. It is recommended that the intent of the cladding rule be largely rolled-over from existing rule, except to remove the 30% discretionary use of other materials, as most existing developments seem to comply with this list. This does not preclude the ability to use other structural materials behind external cladding or renders, such as concrete block. Buildings also tended to apply a natural colour palette with recessive tones to maintain subservience to the landscape context. The use of colour codes, based on one paint supplier, is understood to have been problematic and complicated to consent. Other councils with similar alpine / high-country landscape contexts utilise a Light Reflectance Value (LRV), which would tend towards darker colours. The additional inclusion of generic colour tones prevents some brighter colours that may comply with the LRV, but are not typically found in the town (e.g. reds). Unpainted steel finishes (e.g. galvanised corrugated iron / Zincalume) are also excluded. While found in some high-country / rural buildings that incorporate other character traits of the town, this material use is rare and could result in glare that undermines the town's overall landscape integration. However, weathering steel (e.g. Corten steel) with a naturalistic finish and non-reflective surface has been included as an unpainted option. Cladding Materials and Colour were identified as a high priority at the stakeholder workshop.

	22C37, 20C40, 04E53, 04E55, 04E56, 04D43, 04D44, 04D45, 04D39, 16C37		
RETAINING WALLS AND LEVEL CHANGES	No existing provisions	General: • *Frontages along roads and publicly accessible open spaces requiring retaining walls should be a maximum of 1m in height of natural material construction or cladding (e.g. timber, moraine / river stone and steel) with a minimum terraced step or embankment of 500mm between retaining walls.* • *Embankments and bunds should be no steeper than 1:3 (33%) with bunding no higher than 1.2m above road level.*	Site analysis identified that most of the township is built on sloping land and many development frontages are highly visible from roads, open spaces and the lakefront, given 'amphitheatre' nature of town. Retaining walls and embankments are widely used to manage changes in level with larger level changes typically managed in a series of smaller steps. Limiting height changes to 1m enables more naturalistic design approaches to be used and minimises the need for added safety railings not typically found. In a few instances, extensive earthworks are used to create large platforms that are inconsistent with rolling landscape qualities around the town and stepped retaining walls or moderate sloping embankments minimise opportunities for this along road and open space frontages. The use of timber decks and balconies are more typical design solutions for managing sloping land around the town.
FENCING AND SCREENS	No existing provisions	General: • *Frontages along roads and publicly accessible open spaces should be kept clear of fences up to the primary building facades, except in Medium Density Zones.*	Site analysis identified that existing site boundaries are largely open in character with a predominance of no fencing to front boundaries. Some fencing is present in the more established parts of town, but much less so in more recent developments. The lack of fencing maintains a sense of openness and character, reflective of the wider Te Manahuna | Mackenzie Basin. Front yards are often planted with native planting reinforcing this character. There is also a greater ability to view other built form character traits without fencing. In some instances, bunding has been used as an alternative to fencing that can enable greater privacy or screening of car parking areas, while appearing more in keeping with the landscape character. The focus of the rule on road and open space frontages enables activities, such as safe children's play and containing pets onsite, to be accommodated within other internal boundaries. However, it is likely that Medium Density Zone lots on the northern side of blocks will result in front yards being the primary private open spaces for residents (ensuring they have sunlight access). It is therefore important that the front fence rule is retained to balance privacy and security for residents with maintaining the open feel of Takapō | Tekapo.
PLANTING / LANDSCAPING	• *Landscaping is required for all commercial development and associated development* • *STAZ – Encouraged but not required. Landscaping will use localised vegetation encouraging an undergrowth under*	No rules recommended	Site analysis identified that the town has pockets of distinctly different landscape characteristics defined by planting maturity, mix of native and exotic related to period styles. Recent residential developments feature a predominance of endemic grass and shrub planting, more in keeping with the open and natural character of the Te Manahuna | Mackenzie region and more reflective of Mana Whenua values of the area.

	the existing trees. All landscape planting shall be of species common to the Mackenzie Basin. • *RES2 – Encouraged but not required. The use of species prevalent in the Mackenzie Basin is encouraged.*		While planting is an important character trait within a distinctive mix of built form and landscape features, there is currently no plant pallet to reference and we understand it would be difficult to enforce consent compliance over time. However, planting and landscaping approaches can be covered in the design guidance. Planting was identified as a mid-level priority at the stakeholder workshop.

Appendix 1: Current Plan Standards for Tekapo (supplied)

In VC, all new buildings and extensions to existing buildings greater than 15% require an RDA consent. In TZ and TAZ, all new buildings and extensions to existing buildings greater than 10m^2 require CA consent.

Matter	Current Rule
Building and hard surface coverage	RES1 – 40-50% RES2 – 65% TZ - 50% TAZ – 45%
Height	VC, RES & TAZ – 8m (Except on a specific site where it is 5m on the terrace top, or 12m/point of terrace top where below terrace) 12m in STAZ TZ – 10.5m
Recession planes	Refer App H
Internal boundary setback	RES – Generally 2m, some exceptions VC & TZ – 5m from RES boundary (plus some other site-specific requirements) TAZ – 3m
Road boundary setback	RES – Generally 2m, some exceptions TAZ – 3m
Continuous building length	RES2 – 16m+ walls require 0.5m offset.
Landscaping	VC – 2m strip along Res boundaries. RES2 - 10% and along road frontage required where a VA activity. TZ – Landscaping required along road boundaries and zone boundaries. TAZ - 10% and along road frontage required
Frontage	VC1 - 75% of the site frontage at ground level shall be devoted to display windows

Light

Introduction

Artificial outdoor lighting allows people to undertake a range of activities beyond daylight hours, as well as being used for safety and security purposes. However, if not carefully designed, artificial lighting can be a nuisance to the occupiers and users of adjoining sites and cause adverse safety effects on the transport network.

Outdoor lighting can also adversely affect the ability to view the night sky. Mackenzie District is home to the Aoraki Mackenzie International Dark Sky Reserve, one of the world's premiere accredited International Dark Sky Reserves. It attracts local, national and international visitors who come to view the dark night sky. The Reserve is also the site of Mt John Observatory, operated for research in astronomy by the University of Canterbury. The maintenance of dark sky is essential for the accreditation of the Reserve to continue, for the continuation of this tourist attraction and for research activities to continue.

Whilst astronomy, considered a scientific discipline, and astrology, considered to be folklore, are two different things in Western thought, they are often intertwined and interdependent in Māori culture. Ngāi Tahu and local rūnanga believe mountains, lakes and sky (the landscape) are interwoven, binding the earth and sky together not just in the physical sense but also in a spiritual sense. In order to remember, make sense of, and pass on precise astronomical knowledge, it was often woven into stories which adopted the mythical nature of astrology.

Māori used astronomy in everyday practices such as food gathering and planting, and it was believed the stars governed their good or bad fortune. Early Māori navigators made use of their understanding of the changing night sky patterns, along with familiarity of natural patterns of clouds, winds, waves, tides and bird movements to navigate their way across the seas and through the land. For Ngāi Tahu and local rūnanga, the stars were an integral part of the journey to Takapō / Lake Tekapo as the patterns resembled specific constellations full of meaning. When Matariki is seen, then game is preserved, for it marked the season when such food supplies were to be procured and preserved in fat for the colder winter months. Therefore, from a Ngāi Tahu and rūnanga perspective, the night sky is an integral part of the natural and cultural landscape.

The provisions for lighting seek to provide for adequate lighting to support activities and provide a safe environment, while protecting the values of the night sky and minimising potential adverse effects beyond the site.

Objectives and Policies

Objectives	
LIGHT-O1	**Outdoor Lighting**
Outdoor lighting allows activities to occur beyond daylight hours and provides safety and security for activities, while: 1. protecting views of the night sky; and 2. managing light spill to maintain amenity values and the safe operation of the transport network.	

Policies	
LIGHT-P1	**Managing Outdoor Lighting**
Manage the location, design and operation of outdoor lighting to ensure: 1. it does not distract or interfere with traffic; and 2. it is compatible with the zone in which any light spill or glare is received.	
LIGHT-P2	**Night Sky Darkness**
Require outdoor lighting to minimise, as far as practicable, the potential for upward light spill that would adversely affect the ability to view the night sky.	

Rules

LIGHT-R1	**Outdoor lighting**	
All Zones	**Activity Status: PER** **Where:** 1. The following outdoor lighting may not be used between 10.00pm and 6.00am: a. searchlights b. floodlighting of an area that is not in use or of an activity that is not in operation. c. outdoor illumination of any public recreational facility d. outside illumination of any building for aesthetic purposes by floodlight e. any outdoor illumination in which light is produced by metal halide, mercury vapour or fluorescent lighting, unless these lamps were installed prior to 1 January 1979 in any Commercial or Residential Zone in Takapō / Lake Tekapo or 1 March 1986 in all other zones. **And the activity complies with the following standards:** LIGHT-S1 to LIGHT-S5	**Activity status when compliance is not achieved: RDIS** **Matters of discretion are restricted to:** LIGHT-MD1 **Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LIGHT-R2	**Security Lights**	
All Zones	**Activity Status: PER** **Where:** 1. Security lights must be fitted and controlled with a motion sensor.	**Activity status when compliance is not achieved: RDIS** **Matters of discretion are restricted to:** LIGHT-MD1

	And the activity complies with the following standards: LIGHT-S1 to LIGHT-S5.	**Activity status when compliance with standard(s) is not achieved:** Refer to relevant standard(s).
LIGHT-R3	**Skylights**	
All Zones	**Activity Status: PER** **Where:** 1. There is no spill of light through the skylight after 10pm. *Note: Compliance with this rule may be achieved through use of a blind or other light covering; or by use of glass that does not emit internal light.*	**Activity status when compliance is not achieved: RDIS** **Matters of discretion are restricted to:** LIGHT-MD1

Standards

LIGHT-S1	**Direction**	**Activity Status where compliance not achieved:**
All Zones	1. All fixed exterior lighting shall be directed away any adjacent roads, residential properties and lakes.	**RDIS** **Matters of discretion are restricted to:** LIGHT-MD2
LIGHT-S2	**Shielding**	**Activity Status where compliance not achieved:**
All Zones	1. All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source, so that all the light shines below the horizontal.	**RDIS** **Matters of discretion are restricted to:** LIGHT-MD1
LIGHT-S3	**Colour Temperature**	**Activity Status where compliance not achieved:**
All Zones	1. The correlated colour temperature of outdoor lighting shall not exceed 2500 K.	**RDIS** **Matters of discretion are restricted to:** LIGHT-MD1
LIGHT-S4	**Lamp Types**	**Activity Status where compliance not achieved:**
All Zones	1. Only Light-emitting diode, low pressure sodium and high pressure sodium lamps shall be used.	**RDIS** **Matters of discretion are restricted to:** LIGHT-MD1
LIGHT-S5	**Horizontal and vertical illuminance**	**Activity Status where compliance not achieved:**
All Zones	1. The maximum level of light spill from outdoor lighting shall not exceed the horizontal or vertical illuminance levels measured on any	**RDIS** **Matters of discretion are restricted to:** LIGHT-MD2

	adjoining site in the receiving zone set out in LIGHT - TABLE1, excluding roads.	

LIGHT-TABLE1

Receiving Zone	2200 to 0600	0600 to 2200
Any Rural or Rural-Residential zone	1 lux	5 lux
Any Residential zone Any Recreation or Open Space zone Any Special Purpose Zone	2 lux	10 lux
Any commercial and mixed use or industrial zone	5 lux	25 lux

MATTERS OF DISCRETION

LIGHT-MD1

a. The individual and cumulative effects on the ability to view the night sky.
b. The effectiveness and practicality of any measures proposed to mitigate the effects of light spill.
c. Whether the lighting is necessary for operational or functional purposes.

LIGHT-MD2

a. Whether the lighting is necessary for operational or functional purposes.
b. Adverse effects on:
    i. the amenity anticipated in the receiving zone;
    ii. the well-being, health and safety of people; and
    iii. traffic safety.
c. The extent to which light spill or glare may impact on activities occurring on an adjoining property.



Mackenzie District Plan

Plan Change 22 – Light

September 2022

Proposed Plan Change 22 is part of Stage 2 of the review of the Mackenzie District Plan and includes in its scope the following changes to the Mackenzie District Plan. Changes to other provisions of the Mackenzie District Plan are not within the scope of Plan Change 22.

1. Primary Changes

1.1. Insert the following new chapter, as contained in **Appendix 1**, in the 'General District-Wide Matters' section, in 'Part 2 – District-Wide Matters':

- Light

2. Consequential Changes

2.1. Amend "Section 12 – Signs, Outdoor Lighting and Aerial Distractions" as set out in **Appendix 2**.

SECTION 12 - SIGNS, ~~OUTDOOR LIGHTING~~ AND AERIAL DISTRACTIONS

Introduction

Signs

The purpose of signs and other forms of outdoor advertising is to provide information to the general public and to attract trade and business. The nature of information which is conveyed includes: availability of goods and services, notice of forthcoming events, directions to traffic and pedestrians, and identification of particular sites or premises. Signs are important within the district for the information they provide. However, there is the possibility that signs and other forms of outdoor advertising may have adverse environmental effects, particularly on visual amenities, and may conflict with traffic and pedestrian safety in the District.

The standards of visual amenity vary between different parts of the District, and are generally defined by the range and nature of land uses in an area. Those areas which are perceived as having a consistent and uncluttered visual amenity, such as the residential or rural areas, are more susceptible to the potential adverse effects of signage. In contrast in areas where the visual amenity is more diverse, such as commercial or industrial areas, the potential adverse effects of signs are limited by the existing mix of visual elements. In addition, different areas of the District have variable needs for signs. In commercial and industrial areas signs are necessary and accepted features, as they attract customers to the business, and allow the easy identification of a site. Because of the range in needs and the visual sensitivity of different parts of the District, consideration needs to be given to different standards for signage in different areas.

~~Outdoor Lighting~~

~~Outdoor lighting is required by the people of the District for a variety of reasons. These reasons include street and road lighting, private residential lighting, outdoor advertising, security lighting in business and residential areas, search lights, illumination of recreational lighting, decoration or display of public amenities and air traffic control. Lighting on private property can spill onto neighbouring land and roads causing annoyance, and in some cases, danger particularly if the light is intense. In addition an abundance of outdoor lighting can adversely affect people's ability to view the night sky and affect the ability for effective research to be undertaken at Mt John University Observatory.~~

Aerial Distractions

Aerial Distractions are those activities which are visible from the highway visual protection corridor and include such activities as laser light displays, searchlights, helipads, and associated aircraft movements, advertising blimps, bungy jumping and hang-gliding and similar types of leisure activities. These activities can adversely affect motorist's attention if not appropriately controlled.

Issues

The following are the resource management issues relevant to signs, advertising~~,~~ and aerial distractions ~~and outdoor lighting~~ in Mackenzie District. The objectives and policies which address these issues are

then referred to. Finally when the Council intends to implement the objectives and policies associated with the issue by means other than District Plan Rules, these means are listed.

Issue 1 - Signs, Aerial Distractions and Traffic Safety

Description

The potential adverse effects of signs, aerial distractions or outdoor advertising on traffic safety include:

- distraction of drivers' attention due to inappropriateness of the location, design, size, or type of sign or aerial distraction.
- poor location or design of sign or aerial distractions causing impulsive driver action, such as stopping or sudden turning movements without giving adequate warning signals.
- confusion caused by accumulation of too many signs in one area.

These effects have their greatest impact on roads such as arterial routes and State Highways where the potential for traffic accidents is greater because of the larger volumes of traffic regularly using these roads. All signage situated within a State Highway is subject to bylaw controls of Transit New Zealand. In addition as State Highways and roads are designated for their transportation purpose, signs and other activities which have purposes related to the road are permitted as of right as an integral part of the road.

Because of the concerns of the roading authorities to maintain a high level of traffic safety and efficiency, roading signs are generally well designed and cause little or no problems in terms of driver distraction. However other signs on or near roads do have the potential to endanger road users as mentioned above. In addition poorly constructed signs could endanger public safety.

Relevant Objectives and Policies

- Objective 1, Policy 1A and Policy 1C

Issue 2 - Maintaining the Amenity of Areas Within the District

Description

The need for controls on signs ~~and outdoor lighting~~ in the District is important to ensure that the potential visual effects of these do not adversely affect the amenity of the District. Because of their different characteristics, residential and rural areas are more susceptible than commercial and industrial areas to the potential impacts of signs ~~and glare from lighting~~. Therefore different forms of control are required to maintain and enhance the visual amenity of different areas.

Relevant Objectives and Policies

- Objective 1, Policy 1B and Policy 1D

~~Issue 3 - Maintaining the Ability to View the Night Sky~~

~~Description~~

~~The type, nature and location of lighting can adversely affect people's ability to view the night sky. This issue is of great significance in Mackenzie District due to the existence of the Mt John University Observatory.~~
~~Due to its latitude and longitude Mt John is a unique facility at both the local, national and international level. Light pollution in the skies around Mt John increases the "noise" in observation; limits the observation of faint objects; and restricts the range of astrophysical and atmospheric physics research which can occur at Mt John. The ability to clearly view the night sky is also an amenity of the District. Consequently if these values and the value of Mt John for research purposes is to be maintained, outdoor lighting in the vicinity of the observatory needs to be limited.~~

~~Relevant Objectives and Policies~~

- ~~Objective 2, Policy 2A~~

Signs~~,~~ and Aerial Distractions ~~And Outdoor Lighting~~ - Objectives And Policies

Objective 1 - ~~Outdoor Lighting~~ Aerial Distractions And Signs

~~Outdoor Lighting,~~ Signs and Aerial Distractions which avoid or mitigate adverse effects on public safety, convenience, and the visual amenity of the District.

Reasons

- Because signs provide information and can add colour and vibrancy to places it is desirable to limit signs only to the extent that is compatible with public safety, convenience, access and the maintenance of amenity in certain areas.
- ~~Because Outdoor Lighting is required for reasons such as road lighting, security and general amenity at night it is desirable to limit outdoor lighting only to the extent necessary to avoid unwanted glare and illumination and traffic hazards being created.~~
- Because some activities create an aerial distraction it is desirable to limit these activities so that they minimise distraction to drivers.

Policy 1A - Traffic Safety

To prevent the display of signs~~,~~ or aerial distractions ~~or outdoor lighting~~ which may adversely affect traffic safety by causing confusion or distraction to, or obstructing the views, of motorists or pedestrians.

Explanation and Reasons

- As for Objective 1
- It is appropriate that the location, size and design of signs~~,~~ and the control of aerial distractions ~~and the intensity of outdoor lighting~~ be controlled to minimise the potential for driver distraction and dangerous driving.

- Signs with minimum wording ensure the effectiveness of signs.

Implementation Methods

- Signs on or over roads
- Signs obstructing views, resembling signals, confusing materials
- Verandah signs
- Minimum distance between signs
- Minimum visibility
- Minimum letter size
- Minimum distance from pedestrian crossing or intersection
- Minimum distance from curve
- Signs on parked vehicles
- Discretionary activity signs
- ~~Maximum intensity of outdoor lighting~~
- ~~Directing outdoor lighting away from roads~~
- Discretionary Activity - Aerial Distractions
- Exercising control over signs and advertising within the road reserve as the road controlling authority.

Policy 1B - Amenity Controls

To prescribe standards controlling the number, size, location and nature of signs ~~and the intensity and direction of light spillage~~ in different areas of the District, in accordance with the character and amenity of the areas and the community's desire to maintain and/or enhance that character or amenity.

Explanation and Reasons

- As for Objective 1
- It is desirable that the character and amenity of rural and residential areas in particular be maintained and remain essentially non-commercial. As signs are indicative of commercial activity it is therefore appropriate to limit the number, type and location of signs in residential and rural areas, and to limit some signs in business areas which are not characteristic of these areas eg, sky signs.
- ~~Lighting spill onto neighbouring properties can be of concern in areas where people live. In residential areas in particular where there is limited separation between houses there is potential for light and glare nuisance for neighbours. It is appropriate therefore to control where outside light is directed and in residential areas to limit the intensity of lighting.~~
- Lake Tekapo is unique in that few towns have such a beautiful natural setting. Signage has a large role to play in ensuring the appearance of the town does not detract from the surroundings.

Implementation Methods

- Compliance of signs with height and setback controls
- Limit on roofs and above veranda signs
- Sandwich boards

- Limits on sign size, number and height
- ~~Direction of outdoor lighting~~
- ~~Limits on intensity of lighting in Residential Zones~~
- District Council Bylaws on signs.

Policy 1C - Sign Construction

To ensure all signs are constructed and placed in a manner which does not pose danger to property or people.

Explanation and Reasons

- As for Objective 1
- Any danger to people or property posed by signs should be avoided.

Implementation Methods

- Requirements on construction, fixing, placing and maintenance of signs - 1d & 4e
- District Council Bylaws on signs.

Policy 1D - Public Places Etc

To limit commercial advertising in or over public places or attached to utilities, community facilities or public reserves, unless they are signs necessary for direction, public information or public safety, or are within Business Zones.

Explanation and Reasons

- As for Objective 1
- Controls on the number and size of signs on public facilities and land is necessary to maintain the non-commercial character of these amenities.

Implementation Methods

- Limits on number, size and type of signs on public and commercial facilities

Environmental Results Anticipated

The following are the anticipated environmental results of the District Plan policies and rules on signs and outdoor lighting:

- Adequate signage to convey the information necessary for the social, economic and cultural welfare of the community.
- Minimal adverse effects of outdoor advertising and lighting on traffic and pedestrian safety including the avoidance of the potential for drivers to be distracted.
- Maintenance and enhancement of the visual amenity of the residential, rural and business areas of the District.

- Signage which effectively conveys its message to the public.
- Avoidance of nuisance light spillage onto neighbouring properties.

~~Objective 2 - Viewing Of The Night Sky~~

~~Maintenance of the ability to undertake effective research at the Mt John University Observatory and of the ability to view the night sky.~~

Reasons

- ~~Mt John is a unique facility of local, national and international level and needs to be protected to ensure effective astronomical, astrophysical and atmospheric research can continue.~~
- ~~The ability to view the night sky is a valuable amenity of the District and it is appropriate that this is maintained.~~

~~Policy 2A~~

~~To avoid unnecessary light pollution of the night time sky in the Mackenzie Basin area, so as not to adversely affect the astronomical, astrophysical and atmospheric research at Mt John University Observatory or people's ability to view the night sky.~~

~~Explanation and Reasons~~

- ~~As for Objective 2~~
- ~~An increase in the amount of unnecessary outdoor lighting will adversely affect the ability for effective research to be undertaken at the Mt John University Observatory and the ability to view the night sky.~~

~~Implementation Methods~~

- ~~Limits on type, use and time areas are lit~~
- ~~Requirements regarding shielding and filtering of all outdoor lighting~~

~~Environmental Results Anticipated~~

~~The following are the anticipated environmental results of the District Plan policies and rules on outdoor lighting:~~

- ~~Minimal adverse effects of outdoor lighting on research undertaken at the Mt John University Observatory.~~
- ~~Avoidance of unnecessary light pollution in the Mackenzie Basin.~~
- ~~Preservation of the ability to view the night sky.~~

SIGNS, ~~OUTDOOR LIGHTING,~~ AND AERIAL DISTRACTIONS RULES

1 General Requirements For All Signs And Aerial Distractions

1.a All signs shall comply with the height and setback requirements for the zone in which they are located.

1.b No sign shall be attached to a tree.

1.c No sign shall be erected or allowed to remain on or near a road which will:

i obstruct the line of sight of any corner, bend, intersection or vehicle crossing.
ii obstruct, obscure or impair the view of any traffic sign or signal.
iii resemble or be likely to be confused with any traffic sign or signal.
iv use reflective materials.
v revolve or otherwise move so as to cause a danger to pedestrians.
vi give rise to excessive levels of glare to a hazardous degree.
vii obstruct the flow of traffic on footpaths or roadways.

1.d All signs shall be constructed, fixed and placed in a manner so they do not pose a danger to property or people. This shall be the responsibility of the sign owner and the owner of the building or land on which the sign is placed.

1.e Advertising blimps or captive balloons shall not be flown.

1.f All signs shall be maintained in good order and shall not become unsightly or dangerous.

1.g Any sign and/or support structures which has become redundant shall be removed.

2 Signs Permitted In All Zones

The following signs shall be **Permitted Activities** in all zones subject to compliance with the **General Requirements for All Signs** in Rule 1.

2.a Traffic signs, including tourist and motorist service signs and all other signs erected on State Highways by Transit New Zealand, or signs denoting the street name or the street number of premises or the location of a timetable or other details of a public utility or facility.

2.b Composite destination signs erected at town entrances located within 2 kilometres of the Residential Zone on land other than the road reserve.

2.c Signs indicating the name of the District at the entrances to the District and being constructed with natural, local materials.

2.d A sign not exceeding one square metre for any public purpose or in connection with and on the same site as any utility, community facility or public reserve.

2.e Off site signs erected at a turn-off from a road, other than a state highway, where

i The signs relate to sites which do not adjoin that road.

ii The sign contains no more than 5 fingerboard signs grouped on a single upright post of the dimensions set out in Appendix F.

2.f Any sign forming part of an Information Kiosk.

3 Temporary Signs

Temporary signs for the activities specified below are permitted in all zones, provided:

- they are not listed in Rule 15 (Discretionary Activities) below, and
- they comply with the following standards:

3.a All signs must be removed within 7 days following the completion of the activity advertised and may not be established for a period longer than:

- Temporary signs advertising elections – 2 months
- Temporary signs advertising school, sporting club or church centennials or jubilees – 365 days
- Temporary signs advertising cultural, religious, educational, community or sporting events – 90 days
- Temporary signs advertising the sale or auction of real estate or during construction of a building located on the site of the activity – duration of the sale or construction period
- Temporary signs advising of stock movement – duration of the activity

3.b All signs shall have a maximum area of 5.8m².

3.c All signs shall comply with the standards for permitted signs within the zone they are located other than maximum area and the number of words or characters.

3.d All signs shall comply with Rule 1 General Requirements for all Signs.

4 Signs Over Roads

Signs on, under or attached to verandas and/or signs attached to buildings which extend over roads shall comply with the requirements of the District Plan for signs in the zone in which the associated building is located.

5 Signs In Business Zones

(Village Centre, Service, Industrial, Tourist, Tourist G and Travellers Accommodation Zone)

Signs are permitted in Business Zones, provided

- they are not listed in Rule 15 (Discretionary Activities) below, and
- they comply with the following standards:

5.a signs on buildings shall not exceed the highest point of the roof or be placed outside the profile of the roof.

5.b signs attached to but under street verandas shall be:

i no closer than 2.5 metres to the footpath below.
ii be at least 1.5m away from any other under verandah sign.

5.c street verandas fascia signs shall:

i be no closer than 2.5 metres to the footpath below.
ii be positioned such that they do not obstruct parked vehicles.

5.d signs above verandas but attached to the verandah shall not be more than 1.2m above the top of the verandah and shall be setback at least 500mm from the fascia line.

5.e Signs attached to a structure or the face of a building shall not project more than:

i 50mm onto or over the public place if the sign is less than 2.5m above the public place.
ii 150mm onto or over the public place if the sign is 2.5m or more above the public place.

5.f "A" frame, sandwich board, or other forms of moveable footpath or roadside signage shall:

i have a maximum visible sign area of 0.6m².
ii be located where the sign causes no danger or inconvenience to pedestrians, particularly those who are visually impaired.
iii be limited to two signs per business premises in all business zones.
iv be no higher than 1m.
v be located outside the premises they refer to.

5.g Lake Tekapo Village Centre

Notwithstanding the above, signs in the Lake Tekapo Village Centre Zone shall also comply with the following standards:

i There shall be no freestanding signs, other than those permitted on 5f above (refer Rule 15 Discretionary Activities)
ii Signs shall comply with the following area limits:

Frontage of Premises	Maximum Total Area of Signs
Less than 7.5m	2.5m²
7.5m to 15m	4.0m²
15m or greater	8.0m²

5.h Single or double sided community information signboards advertising local facilities and attractions and community events and information, which comply with the following standards:

i. Maximum sign area on each side – 3m²

ii. Maximum height – 3 metres
iii. Setback from roads – 10 metres

5.i All signs shall be located as close as practicable to the entrance of the premises to which they relate.

5.j All signs shall comply with Rule 1 **General Requirements for all Signs**.

6 Signs In Residential Zones

In addition to the signs permitted in Rule 2, signs in Residential Zones, other than those listed in Rule 15 below, shall be **Permitted Activities** provided they comply with all of the following standards:

6.a With the exception of retail premises signs:

i shall be limited to a single externally facing sign for each road frontage, advertising a lawful use of the site, located on the site on which it occurs and advertising only services, products or events available or occurring on the site.
ii shall not be placed more than 3 metres above ground level or be higher than the eaves of a building to which they relate, whichever is the lesser.
iii shall not exceed 1.0 square metre in area for each site.
iv shall have the following minimum lettering heights:
- 150mm for the main message
- 100mm for the property name
- 75mm for the secondary message

6.b All signs shall comply with Rule 1 **General Requirements for all Signs**.

6.c Signs for retail premises shall be a **Controlled Activity** in relation to their number, size, location and design.

6.d Signs for visitors accommodation in the Residential 2 zone:

i Shall not exceed 2.0 square metres in area
ii Shall not exceed 2 metres in height
iii Shall not be artificially illuminated.

7 Signs In Rural Zones, Rural-Residential Zones and Opuha Dam Zone

In addition to signs permitted in Rule 2, signs in Rural zones, Rural-Residential zones and the Opuha Dam Zone, other than those listed in Rule 15 below shall be **Permitted Activities**, provided they comply with all of the following standards:

7.a Signs advertising the residential, home occupation, or farming use of a site which do not exceed 1.0 square metre.

7.b Signs, relating to commercial, community, recreational, industrial, service, or visitor accommodation activity which is permitted by the Plan or by resource consent, subject to compliance with the following standards:

i Minimum distance between signs - 80m
ii Minimum visibility of sign - 250m
iii Minimum lettering height shall be:
- 300mm for the main message
- 200mm for the property name
- 150mm for the secondary message

iv Minimum distance from intersection or pedestrian crossing - 200m
v Minimum distance from curve with advisory speed and/or chevron signing - 200m
vi Maximum total area of signs - 3 square metres per site
vii No signs shall be permitted in the Lakeside Protection Areas identified on the Planning Maps.
viii All commercial signs (other than signs of the Department of Conservation) adjoining State Highways shall be made up of colours consistent with the Mackenzie District Council Colour Palette for the appropriate locality.
ix Department of Conservation signs must comply with the National sign system of the Department of Conservation.

7.c There shall be no off-site signs other than those provided for in Rule 3 (temporary signs) and Rule 2e (Off-site Signs).

7.d All signs shall comply with Rule 1 General Requirements for all Signs.

7.e Additional rules for signs visible from State Highways:

i Signs shall have clear, concise messages that are easily read and assist drivers to locate accesses and activities on land adjacent to state highways;
ii Free-standing signs shall have a maximum of six words and/or symbols with a maximum of 40 characters;
iii Free-standing signs shall be located as close a practicable to the entrance to the land to which the sign relates;
iv Signs shall be no less than 15 metres from an official traffic sign or traffic signal.

8 Signs in Recreation and Open Space Zones

(Recreation A, Recreation P, Open Space Heritage and Open Space Glentanner Zones)

In addition to the signs permitted in Rule 2, the following signs in Recreation and Open Space Zones, other than those listed in Rule 15 below, shall be Permitted Activities:

8.a A single sign at each entrance denoting the name of a reserve or recreation area, with an area not exceeding 1.0m².

8.b Signage identifying community amenity or recreational facilities, other recreational facilities, community services, heritage features, any other publicly accessible natural or physical resources or any other activity permitted by the rules in this Plan, provided the following standards are met:

i A maximum sign area not exceeding 3m²
ii Free standing signs shall have a maximum height above ground level of 3 metres
iii Signs attached to buildings shall not exceed the highest point of the roof or be placed outside the profile of the roof.
iv All signs shall be located as close as practicable to the entrance to the premises

to which they relate.

v All signs shall have the following minimum lettering heights:
- 150 mm for the main message
- 100mm for the property name
- 75mm for the secondary message

8.c All signs shall comply with Rule 1 General Requirements for all Signs.

8.d There shall be no off site signs other than those provided for in Rule 3 (temporary signs) and Rule 2.e (off site signs).

9 Signs in Airport Zones

In addition to the signs permitted in Rule 2, signs in Airport Zones, other than those listed in Rule 15 below, shall be Permitted Activities provided they comply with all of the following standards:

9.a One single or double sided sign with a maximum area of 5.8m² indicating the name of the airport, erected as close as practicable to the main entranceway to the airport.

9.b Any sign advertising a lawful use of a site, which complies with the following standards:

i Signs on buildings shall not exceed the highest point of the roof or be placed outside the profile of the roof.

ii Free standing signs shall not exceed a height of 3.5 metres above natural ground level and each individual free standing sign shall have a maximum area of 3m².

iii All signs shall be located as close as practicable to the entrance of the premises to which they relate.

iv "A" frame, sandwich board or other forms of moveable signage shall:
- Have a maximum visible sign area of 0.6m²
- Be limited to 2 signs per business premises
- Be no higher than 1 metre
- Be located within the site boundaries of the premises they refer to
- Not be located where they cause a danger or inconvenience to pedestrians
- Not be located within 3m of an internal road intersection
- Not be located within 20 metres of the legal boundary of a State Highway

9.c Signs within the Pukaki Airport Zone shall have the following maximum areas:

Frontage of Premises	Maximum Total Area of Signs
Less than 7.5m	3m²
7.5m to 15m	6m²
Greater than 15m	9m²

9.d Directional signs may be erected by the airport controlling body within the airport boundaries denoting the location of activities and operators within the airport, subject to the following standards:

- Free standing signs shall comply with all area, height and location standards specified in 9.b above.
- Fingerboard signs may be erected at internal road intersections other than the

State Highway denoting activities and/or operators where the signs direct visitors to activities that do not adjoin that road.

9.e Notwithstanding 9.b above, any sign which is directed at traffic on the State Highway shall also comply with the following standards:

i The minimum height above natural ground level shall be 1.5 metres
ii Minimum visibility of sign shall be 250 metres
iii Minimum lettering height shall be:
- 300mm for the main message
- 200mm for the property name
- 150mm for the secondary message

iv Minimum distance from intersection of a State Highway with other public road or pedestrian crossing - 200m
v Minimum distance from curve with advisory speed and/or chevron signing - 200m
vi All commercial signs shall be made up of colours consistent with the Mackenzie District Council Colour Palette for the appropriate locality.
vii Signs shall have clear, concise messages that are easily read and assist drivers to locate accesses and activities on land adjacent to State Highways.
viii Free-standing signs shall have a maximum of six words and/or symbols with a maximum of 40 characters.
ix Free-standing signs shall be located as close a practicable to the entrance to the land to which the sign relates.
x Signs shall be no less than 15 metres from an official traffic sign or traffic signal.

9.f All signs shall comply with Rule 1 General Requirements for all Signs.

9.g No signs shall be permitted in the Lakeside Protection Areas identified on the Planning Maps.

9.h There shall be no off site signs other than those provided for in Rule 3 (temporary signs) and Rule 2.e (off site signs) and 9.d (airport directional signs).

10 Signs in the Pukaki Village Zone

In addition to the signs permitted in Rule 2, signs in the Pukaki Village Zone, other than those listed in Rule 15 below, shall be Permitted Activities provided they comply with all of the following standards:

10.a One single externally facing sign at each road frontage advertising a lawful use of the site, located on the site on which is occurs and advertising only services, products or events available or occurring on the site, and complying with the following standards:

i A maximum sign area not exceeding 1m²
ii Free standing signs shall have a maximum height above ground level of 3 metres
iii Signs attached to buildings shall not exceed the highest point of the roof or be placed outside the profile of the roof.
iv All signs shall be located as close as practicable to the entrance to the premises to which they relate.
v All signs shall have the following minimum lettering heights:
- 150 mm for the main message

- 100mm for the property name
- 75mm for the secondary message

vi The colours used on all signs shall be colours consistent with the Mackenzie District Council Colour Palette for the Twizel area.

10.b All signs shall comply with Rule 1 General Requirements for all Signs.

10.c No signs shall be permitted in the Lakeside Protection Areas identified on the Planning Maps.

10.d There shall be no off site signs other than those provided for in Rule 3 (temporary signs) and Rule 2.e (off site signs).

11 Signs in the Special Travellers Accommodation Zone (STAZ) and Ruataniwha Rowing Zone (RRZ)

In addition to the signs permitted in Rule 2, signs in the Special Travellers Accommodation Zone and Ruataniwha Rowing Zone, other than those listed in Rule 15 below, shall be Permitted Activities provided they comply with all of the following standards:

11.a One single or double sided sign advertising an activity on a site, which is permitted by the Plan or by resource consent, which complies with the following standards:

i A maximum sign area not exceeding 2m²
ii Free standing signs shall have a maximum height above ground level of 3 metres
iii Signs attached to buildings shall not exceed the highest point of the roof or be placed outside the profile of the roof.
iv All signs shall be located as close as practicable to the entrance to the premises to which they relate.
v All signs shall have the following minimum lettering heights:
- 150 mm for the main message
- 100mm for the property name
- 75mm for the secondary message

vi All signs shall be located as close as practicable to the entrance to the activity to which they relate.
vii All signs shall be constructed from honest materials.
viii Signs in Tekapo STAZ shall be in colours consistent with the Lake Tekapo Colour Palette (as indicated in the Lake Tekapo Design Guide in Appendix P)

11.b All signs shall comply with Rule 1 General Requirements for all Signs.

11.c There shall be no off site signs other than those provided for in Rule 3 (temporary signs) and Rule 2.e (off site signs).

12 Signs in the Pukaki Downs Tourist Zone

12.a Signs in the Pukaki Downs Tourist Zone which comply with the Rule 1 General Requirements for All Signs shall be a Restricted Discretionary Activity with the Council's discretion limited to the following matters:

i. Number, size and area of signs
ii. Location, height, setbacks, and positioning of the sign
iii. Lettering, design and/or illumination of the sign
iv. Effects (including cumulative effects) of the sign on visual and landscape values and on the State Highway

~~13 Outdoor Lighting~~

~~13.a In the area shown on the Outdoor Lighting Restriction map attached to these Rules, all outdoor lighting shall be a Permitted Activity provided it complies with all of the following Standards:~~

~~i Shielding: All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source.~~

~~ii Filtration: All outdoor lighting shall have a filter to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This therefore includes, but is not limited to, fluorescent, mercury vapour and metal halide lamps.~~

~~iii No person shall illuminate or display the following outdoor lighting between 11.00pm and sunrise in the designated area:~~
~~a. searchlights.~~
~~b. illumination of any public recreational facility.~~
~~c. outside illumination for aesthetic purposes of any building by floodlight.~~
~~d. any outdoor illumination in which light is produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting, unless these lamps were installed prior to 1 January 1979 in the Business or Residential Zones in Lake Tekapo or 1 March 1986 in all other zones.~~

~~iv All fixed exterior lighting shall be directed away from adjacent roads, Lake Ruataniwha and properties.~~

~~13.b Except as provided for in Rule 13.a above, all outdoor lighting shall be a Permitted Activity provided all fixed exterior lighting is directed away from adjacent properties and roads.~~

14 Aerial Distractions

Notwithstanding compliance with other District Plan rules, the following activities shall not be permitted activities where they establish, partly establish or are visible within the highway protection corridor associated with a state highway illustrated in Diagram 1 attached to these rules.

- Laser light displays
- searchlights
- helipads and associated aircraft movements

- advertising blimps
- bungy jumping
- hang gliding and similar types of leisure activities.

15 Discretionary Activities - Signs~~, Outdoor Lighting~~ And Aerial Distractions

~~15.a In the area shown on the Outdoor Lighting Restriction map outdoor lighting which does not meet all of the Standards in Rule 13.a shall be a Discretionary Activity.~~

15.b In all zones, the following signs are Discretionary Activities for which a resource consent must be obtained from the Council:

i Any sign listed as Permitted Activity which exceeds any of the stated area, height, lettering, number, locational, timing or illumination standards.

ii The following signs with the potential to adversely affect traffic safety:

a. Signs affixed to vehicles or trailers, and parked in a public place, road, public property or private property so as to be visible from a public place. This does not apply to advertising painted, or attached directly onto vehicles or trailers and incidental to the primary use of that vehicle or trailer unless the advertising gives directions to premises or specifies the cost of goods or services.

b. Flashing signs with lights or illumination which flashes, moves, rotates, varies in intensity, colour or size, and all other advertising devices of this nature.

c. Moving signs which visibly move, revolve, rotate to, create an optical illusion of movement, or change colour, whether by electrical or other means, and all other advertising devices of this nature.

iii All signs on footpaths other than those listed as Permitted Activities in Rule 5e and 5f above.

iv All forms of off-site signage, billboards, and hoardings, except temporary signs provided for in Rule 3 and off-site signs provided for in Rule 2e.

v Community information signboards in all zones other than Business Zones.

15.c In all zones the following activities which establish, partially establish or are visible within the highway protection corridor of a state highway as illustrated in Diagram 1 attached to these rules shall be a Discretionary Activity:

- laser lights
- searchlights
- helipads and associated air movements
- advertising blimps
- bungy jumping, and
- hand gliding and similar types of leisure activities.

16 Non-complying Activities – Signs

16.a Signs in the Pukaki Downs Tourist Zone which do not comply with Rule 12.a.

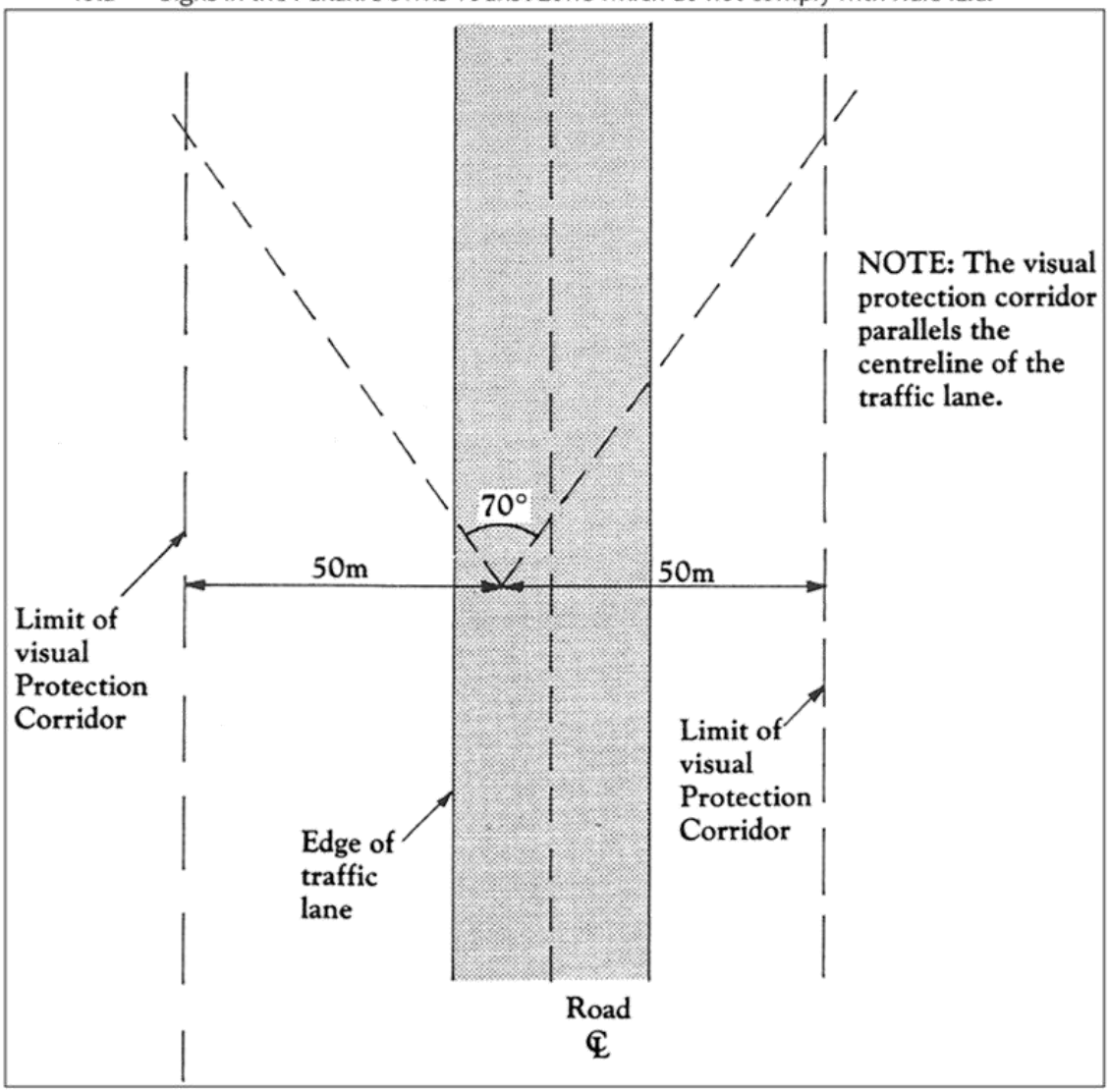
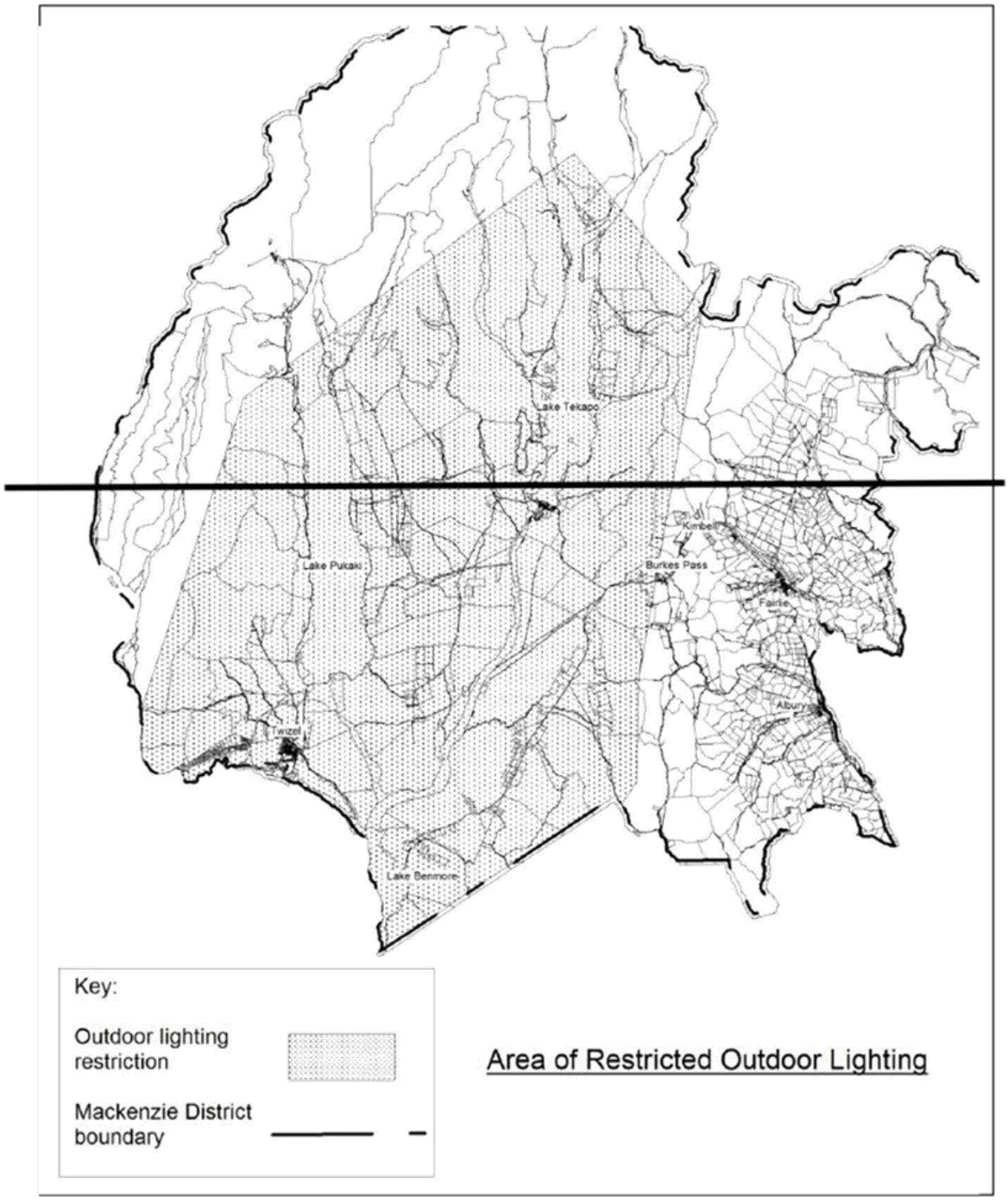


Diagram 1 – Visual Protection Corridor
Diagram not to scale


Lake Tekapo
Lake Pukaki
Burkes Pass
Kimbell
Fairlie
Albury
Twizel
Lake Benmore
Key:
Outdoor lighting restriction
Mackenzie District boundary
Area of Restricted Outdoor Lighting

ASSESSMENT MATTERS - RESOURCE CONSENTS

17 Signs

17.a When considering an application for signs which are a discretionary activity the Council shall give consideration to the potential adverse effects on traffic safety, the visual amenities of the locality, and if applicable the need for such signage in addition to the permitted signage of the zone.

17.b The particular matters to be considered with respect to general traffic safety, are:

i the extent to which the signs may cause an obstruction to driving sight distances, traffic signs or signals, or unnecessarily intrude into a driver's field of view.

ii the potential adverse effects of the proposed sign on driver's concentration under all possible weather conditions.

iii the potential adverse impact of the sign on drivers who may have epilepsy or other similar medical conditions.

iv the extent that any sign resembles a traffic control sign or signal, or may make a traffic control sign or signal difficult to discern, with respect to both colour and shape, when considered from all possible driving angles. This includes signs which:

- resemble in shape and/or coloration an official traffic control sign or signal, and may accordingly confuse motorists when in the vicinity of an intersection or other potential traffic hazard;
- provide a confusing or dominating background, which could reduce the clarity or effectiveness of a traffic sign or signal;
- invite drivers to turn, but are sited in such proximity to the vehicle entrance that there is no time to signal, slow down and turn safely;
- contain reflectors, and therefore have the potential to be confused with traffic control signs or signals at night.

17.c The other general matters which may be considered are:

v the visual impact of the sign and its potential effects on the amenities of the locality.

vi the potential of the sign to adversely affect public health and safety, or to reduce public convenience.

vii the likely cumulative planning effect of allowing the sign to be erected.

viii the need to impose conditions relating to the location, design and appearance of the sign and the period for which it may be erected, or operated.

~~18 Outdoor Lighting~~

~~The particular matters to be considered concern:~~

~~18.a The type and use of outdoor lighting proposed.~~

~~18.b Type of illumination - illumination which has little or no emission at short wavelengths and single, monochromatic emission of low sodium pressure lights is preferable to fluorescent lights or the continuum emission of high-pressure sodium or incandescent bulbs.~~

~~18.c The total power of lamps.~~

~~18.d Proposed location with respect to distance from the observatory.~~

~~18.e Duration, time and frequency of proposed lighting.~~

~~18.f Whether it is proposed to shield lights to prevent light shining directly above the horizontal.~~

~~18.g Whether it is proposed to filter out blue or ultraviolet light.~~

~~18.h The effect of the proposal on research activity carried out at Mt John Observatory.~~

19 Aerial Distractions

19.a Whether there would be a reduction in road safety standards on the adjacent state highway.

19.b Whether the activities would cause surprise to motorists.

19.c Whether the activity is typical of activities normally expected to be located within this corridor.



Section 32 Report: Plan Change 22 – Light

Date: 20 September 2022

1. Introduction

Purpose of this report

1.1. Section 32 ('s32') of the Resource Management Act 1991 ('the RMA') requires an evaluation to be undertaken of the changes proposed to the Mackenzie District Plan ('District Plan') through Plan Change 22 (PC22). The evaluation must be provided in a report which examines whether the objectives are the most appropriate in achieving the purpose of the RMA, and whether the policies and methods, taking into account their costs, benefits, efficiency and effectiveness, are the most appropriate way to achieve the objectives. The report must also assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the RMA.

Topic

1.2. This s32 report relates to the management of lighting with the District, in terms of the impact lighting has on the night sky, as well as on safety and amenity. The proposed new chapter aligns with the requirements of the National Planning Standards framework to have lighting provisions in a standalone chapter.

District Plan Review Process

1.3. The introduction of this chapter is part of Stage 2 of the overall review of the District Plan. The following process was undertaken to review the lighting provisions within the District Plan.

1.4. Background technical work was undertaken which involved:

- a review of the operative District Plan provisions;
- identification of key issues arising from the current provisions;
- a review of relevant planning documents;
- a review of the approach taken in other district plans; and
- technical input from University of Canterbury.

1.5. Engagement with the community was then undertaken on the key issues identified from the background work undertaken, as well as potential options to address those issues, and the feedback received was then used to inform a 'Preferred Approach' to managing lighting within the District. The Preferred Approach was then used to draft the proposed provisions, which are evaluated in this report.

Provisions

1.6. This s32 report relates to the following chapter proposed within Part 2 – District-wide Matters of the District Plan:

- General District-wide:
  - Light

1.7. This new chapter will replace those parts of Section 12 – Signs and Outdoor Lighting of the Operative District Plan, that relate to lighting.

Relationship with other stages

1.8. There are standards in the proposed Light chapter that apply differently to different zones (refer LIGHT-TABLE1). The zones referenced are those which apply under the current Plan. Stage 2 of the District Plan Review also includes Plan Change 21, which reviews the residential, commercial and industrial zoning and zone frameworks; but does not review any of the other current zones. It is acknowledged that in subsequent stages of the review (covering rural zones, open space and recreation zones and special purpose zones), consequential amendments may be required to this table when other zones are reviewed, to ensure the most appropriate light limits are applied to each zone. Any amendments that are proposed (if any) will be included in the scope of those future plan changes.

2. Statutory context

2.1. Sections 74 and 75 of the RMA set out legal obligations when changing a District Plan. Consideration needs to be given to matters including whether the plan accords with the Council's functions under Section 31 of the RMA and the provisions of Part 2 of the RMA. They also direct how the plan is to be drafted/considered in relation to a range of other statutory documents. The following section sets out those matters addressed in sections 74 and 75 that are relevant to this topic.

Functions under s31

2.2. Section 31 sets out the functions given to territorial authorities for the purpose of giving effect to the RMA in their district. Of relevance to this topic, territorial authorities have the function of establishing, implementing and reviewing objectives, policies and methods to: achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources in the district (s31(1)(a)); and control the actual and potential effects of use, development or protection of land (s31(1)(b)).

Part 2 of the RMA – Sections 5, 6, 7 & 8

2.3. Section 5 of the RMA sets out the purpose of the RMA as being to promote the sustainable management of natural and physical resources.

2.4. Sustainable management, as defined in section 5, relates to how natural and physical resources are managed so as to provide for the well-being and for the health and safety of people and communities while also managing the adverse effects of activities on the environment. This is relevant to PC22, as the Light chapter provides a framework for how adverse effects on the environment from lighting are to be managed in a way that provides for the wellbeing and health and safety of the community.

2.5. Section 6 contains a number of matters which requires persons exercising functions under the Act to recognise and provide for, as matters of national importance. Under section 6(e) this includes the relationship of Māori and their culture and traditions with their ancestral lands and other taonga.

2.6. Section 7 includes other matters to which particular regard must be had and relevant to the lighting provisions, includes: the maintenance and enhancement of amenity values (s7(c)) and the maintenance and enhancement of the quality of the environment (s7(f)).

2.7. Section 8 requires that the principles of Te Tiriti o Waitangi / the Treaty of Waitangi shall be taken into account when exercising powers and functions under the RMA. As the night sky has special significance to Ngāi Tahu and local rūnanga, these principles are considered to be relevant to PC22.

National Planning Standards

2.8. Section 75(3)(ba) of the RMA requires the district plan to give effect to any national planning standard. The District Plan Structure Standard provides for a chapter on light, to be contained in the General District-wide Matters section, in Part 2 – District-wide Matters. The District-wide Matters Standard directs that if provisions for managing light are addressed, they must be located in the Light chapter, and may include provisions for light spill and glare (including light spill limits) and specific requirements for common significant light generating activities.

Other Statutory Documents

2.9. There are no particular provisions in any National Policy Statement, Regional Policy Statement or Regional Plans that are relevant to this topic.

2.10. The Mackenzie Spatial Plans 2021 mention this topic in terms of noting that as part of the development of options for Takapō / Lake Tekapo, minimising light pollution of the dark sky is one of the long term opportunities for the community, and part of the community's aspirations for the future.

3. Strategic Directions

3.1. The following proposed Strategic Directions are relevant to this topic:

ATC-O1 Live, Work, Play and Visit

The Mackenzie District is a desirable place to live, work, play and visit, where:

1. *there are a range of living options, businesses, and recreation activities to meet community needs;*
2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and*
3. *the amenity values and character of different areas are maintained or enhanced.*

NE-O1 Natural Environment

The values of the natural environment that make the District unique, contribute to its character, identity and wellbeing, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:

1. *mahika kai resources;*
2. *night sky darkness;*
3. *outstanding natural features and landscapes;*
4. *significant indigenous biodiversity; and*
5. *water bodies and their margins.*

3.2. The relevant aspects of these Strategic Directions seek to ensure that the amenity values and character of different areas are maintained or enhanced; and that the values associated with night sky darkness are recognised and provided for, and as appropriate, protected and enhanced. It also acknowledges that these values contribute to the District's uniqueness, character, identity and wellbeing.

4. Current Approach

4.1. The Operative Plan includes a chapter (Section 12) which relates to signs, outdoor lighting and aerial distractions. While some of the provisions apply to all three aspects (e.g. Objective 1), there are more specific provisions for lighting with respect to managing impacts of lighting on the night sky and separate rules relating to this aspect.

4.2. Currently the majority of rules apply within the Aoraki Makenzie International Dark Sky Reserve (AMIDSR), delineated in the Plan through the Outdoor Lighting Restriction map. This covers much of the District, including Twizel and Takapō / Lake Tekapo townships, but excludes townships east of and including Burkes Pass, as well as the western and northern-most rural areas of the district, including the Aoraki/Mount Cook National Park.

4.3. The rules require the following:

- In the AMIDSR, outdoor lighting to be shielded from above so that the edge of the shield is below the whole of the light source.[1]
- In the AMIDSR, all outdoor lighting is required to have a filter to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm.[2]
- In the AMIDSR, outdoor lighting for searchlights, illumination of buildings by floodlight, public recreational facilities, or light produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting cannot be used between 11pm and sunrise.[3]
- All fixed exterior lighting to be directed away from adjacent roads, Lake Ruataniwha and other properties.[4]

4.4. These rules are also applied as a condition of consent or advice note generally applied to all resource consents for buildings located within the Outdoor Lighting Restriction Area.

4.5. In addition to the controls in the Plan, outdoor lighting is also managed through information provided with all Land Information Memorandums and buildings consents; and via a Council policy on street lighting.

[1] Rule 13.a.i.
[2] Rule 13.a.ii.
[3] Rule 13.a.iii.
[4] Rules 13.a.iv & 13.b.

5. Issues

Investment Logic Mapping

5.1. The Investment Logic Mapping undertaken for the District Plan review identified four key problems which the District Plan review should address. This included that the outdated and permissive nature of the Plan resulted in inconsistent and ad hoc decision making, creating perverse and undesirable outcomes. The current lighting rules were first enacted in 1981 through the Lighting Ordinance. The approach is therefore dated and concerns have been raised that aspects of it are out-of-date and overly permissive, as expanded on further below.

Light Pollution

5.2. The Mackenzie area is internationally recognised as one of the best sites for viewing and researching the night sky. Night sky tourism is a significant attraction for the District and source of income for the community. Critical to the quality of the experience are the Mt John Observatory, which is a University of Canterbury research facility, the Earth and Sky Tourism Building and the planetarium at Mt Cook Village. These sites provide access to specialized viewing of the night sky, have experienced guides and allow access to telescopes.

5.3. From a Ngāi Tahu and local rūnanga perspective, the night sky is an integral part of the natural and cultural landscape, with the mountains, lakes and sky being interwoven, in both a physical and spiritual sense. Māori used astronomy in navigation and other everyday practices, as well believing the stars governed good and bad fortune.

5.4. What makes the Mackenzie Basin night sky unique is its clarity and the absence of 'light pollution' (wasted light shining upward), which can brighten the sky, and hides the stars, the aurora and the other faint natural lights. Control of light pollution is therefore necessary to maintain dark skies and its value for tourism and research. While the current rules manage this to a degree, some concerns have been raised with them. This includes that the current rules only apply to outdoor lighting. As such they do not manage indoor lighting which also has the potential to result in light pollution, including skylights and display windows in commercial areas. The rules also pre-date the use of LED lamps, some of which contain more blue and green light which can result in light pollution.

Where Lighting Provisions are Applied

5.5. Most of the rules restricting lighting only apply in the area identified in the Outdoor Lighting Restriction map. Outside this area, the only control is that all fixed exterior lighting is directed away from adjacent properties and roads. This is considered to offer minimal protection from the potential nuisance effects of lighting. In terms of the impact of light pollution on the night sky, an application has been made to expand the AMIDSR to include the whole of the Mackenzie District. This provides an opportunity to manage light pollution consistently throughout the whole district.

Nuisance Effects

5.6. It is common in other district plans for limits to be placed on light spill between adjoining properties, primarily to mitigate potential effects on amenity. This is generally implemented through a lux spill level from outdoor lighting being applied, generally relative to zoning of the affected sites; and through requirements to direct light away from other properties. The

Operative District Plan includes controls on the latter, but not the former. As such, there are limited controls managing potential nuisance effects of light spill between properties.

6. Technical Input and Consultation

Technical Input

6.1. The proposed rules were discussed with representatives of the University of Canterbury, who provided technical advice on updating the rules to reflect modern day lighting, and to address particular areas of concern.

Consultation

6.2. In accordance with Schedule 1, clause 3(1), consultation was undertaken with the Minister for the Environment, other Ministers of the Crown who may be affected the plan change, adjoining local authorities who may be affected, the regional council, and tangata whenua.

6.3. Mana Whenua, via Aoraki Environmental Consultants Limited staff being part of the project team, assisted with drafting of the Light chapter.

6.4. In addition, as part of community engagement on Stage 2 of the District Plan Review, people were surveyed in relation to several matters, including specific questions regarding lighting. In terms of the dark sky rules being applied across the whole District, over 80% of respondents supported this. Approximately 75% of respondents agreed with light spill limits being applied to manage nuisance effects of lighting on neighbours.

7. Scale and Significance

7.1. Section 32(1)(c) of the RMA requires that the s32 evaluation report contains a level of detail that corresponds with the scale and significance of the of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

7.2. The Operative District Plan already contains provisions managing lighting. The key changes proposed in PC22 are:

- Extending the rules relating to dark sky lighting to apply across the whole District, rather than only in the current AMIDSR. This introduces controls on outdoor lighting in eastern parts of the District where they do not currently apply.
- Updating the rules, in line with advice received from Canterbury University, to better manage security lighting and skylights and bring the controls up to date in relation to LED lighting.
- The introduction of light spill (horizontal and vertical illuminance) limits.

7.3. Having considered the above matters, the scale and significance of the provisions is considered to be moderate. This reflects that in general, more controls are being introduced, and particularly in eastern parts of the District; but these restrict the type and nature of outdoor lighting that can be used rather than restricting its use completely.

8. Evaluation of objectives

Introduction

8.1. Section 32(1)(a) requires an evaluation of the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA. The s32 report for the Strategic Directions has examined the extent to which the proposed Strategic Directions are the most appropriate way to achieve the purpose of the RMA. This section of the report therefore considers whether the objectives relating to this topic are the most appropriate way to achieve the Strategic Directions and the purpose of the RMA.

Proposed Objective
Outdoor lighting allows activities to occur beyond daylight hours and provides safety and security for activities, while: 1. *protecting views of the night sky; and* 2. *managing light spill to maintain amenity values and the safe operation of the transport network.*
Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.* ***NE-O1 Natural Environment*** *The values of the natural environment that make the District unique, contribute to its character, identity and wellbeing, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* 1. *mahika kai resources;* 2. *night sky darkness;* 3. *outstanding natural features and landscapes;* 4. *significant indigenous biodiversity; and* 5. *water bodies and their margins.*
Assessment
The objective is considered the most appropriate way to achieve the purpose of the Act because it: - Addresses the identified issues relating to light pollution on the night sky and potential nuisance effects arising from outdoor lighting. - Responds to the purpose of the RMA, by providing direction on how community well-being are to be provided for, in respect to outdoor lighting, while also directing how the effects of lighting on the environment are to be managed to provide for the wellbeing and health and safety of the community. This includes protection of a natural resource which contributes to community well-being through the benefits it has to tourism and research activities within the District.

- Recognises and provides for the relationship of Māori and their culture and traditions with the night sky.
- Seeks to maintain amenity values, consistent with s7(c)) and outlines those aspects of the quality of the environment that are sought to be maintained and enhanced, in accordance with s7(f).
- It assists the council to carry out its functions under s31, by providing an objective that seeks to provide an integrated management approach to lighting, while controlling the actual and potential effects of its use on other resources.
- In relation to ATC-O1, it seeks to manage outdoor lighting to maintain amenity values, consistent with clause 3 of that objective.
- In relation to NE-O1, it seeks to ensure that the values associated with night sky darkness are recognised and protected. The approach also recognises that the values associated with night sky darkness contribute to the uniqueness, character, identify and well-being of the District.
- Can be realistically achieved within the Council's powers, skills and resources.
- Is consistent with feedback from consultation with the community.
- Will not result in unjustifiably high costs on the community or parts of the community. While it is acknowledged that implementation of the objective may result in increased controls, these are not considered to impose unreasonable costs. In particular, the application of the objective (and related framework) to the whole District ensures a consistent approach and outcome is sought District-wide.
- Is sufficiently certainty and there is not considered to be a high level of risk associated with it.

Other options considered were retention of the existing objectives (with amendments to limit their application to outdoor lighting only), which are:

- *Outdoor Lighting, Signs and Aerial Distractions which avoid or mitigate adverse effects on public safety, convenience, and the visual amenity of the District.*
- *Maintenance of the ability to undertake effective research at the Mt John University Observatory and of the ability to view the night sky*

It is noted that the intent of the current objectives is largely still reflected in the proposed Objective, but the proposed Objective is considered to provide greater clarity, and also better recognises the benefits of outdoor lighting, rather than focussing only on mitigation of its effects.

Summary

8.2. Overall, the proposed objective is considered to appropriately respond to the identified issues, providing a clear statement of the outcome sought through the management of outdoor lighting, which is consistent with the purpose and relevant principle of the RMA.

9. Evaluation of proposed policies, rules and other methods

Introduction

9.1. Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

9.2. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must, if practicable, quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

9.3. The proposed provisions relating to lighting, have been grouped, for the purposes of this assessment, as follows:

- Light pollution
- Nuisance effects

Light Pollution provisions

9.4. The provisions assessed is this section are:

- Policies:

  LIGHT-P2 Night Sky Darkness

  Require outdoor lighting to minimise, as far as practicable, the potential for upward light spill that would adversely affect the ability to view the night sky.

- Rules, Standards and Matters of Discretion:

Provision	Summary
LIGHT-R1	Permits outdoor lighting, subject to specific types of outdoor lighting between 10.00pm and sunrise.
LIGHT-R2	Permits security lights, provided they are fitted with a motion sensor.
LIGHT-R3	Permits skylight windows, provided that there is no light spill from them after 10pm.
LIGHT-S2	Requires outdoor lighting to be shielded from above.
LIGHT-S3	Limits the correlated colour temperature of outdoor lighting.
LIGHT-S4	Restricts the type of lamps that can be used for outdoor lighting.
LIGHT-MD1	Lists matters of discretion applicable where a rule/standard above is breached.

9.5. Key changes from the status quo are:

- Applying the controls to the entire District, not just the current AMIDSR.
- Replacing the exiting filtration rule with a colour temperature and lamp type rule.

- Bringing forward the time at which specified types of outdoor lighting must be turned off at night, from 11pm to 10pm.
- Introducing a new control on skylights to require that they do not result in light spill after 10pm.
- Requiring that security lights are fitted with a motion sensor.

9.6. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Relevant Strategic Directions		
NE-O1 Natural Environment *The values of the natural environment that make the District unique, contribute to its character, identity and wellbeing, and have significant intrinsic values, are recognised and provided for, and where appropriate protected and enhanced. This includes values associated with:* *1. mahika kai resources;* *2. night sky darkness;* *3. outstanding natural features and landscapes;* *4. significant indigenous biodiversity; and* *5. water bodies and their margins.*		
Relevant Objective		
LIGHT-O1 Outdoor Lighting *Outdoor lighting allows activities to occur beyond daylight hours and provides safety and security for activities, while:* *1. protecting views of the night sky; and* *2. maintaining amenity values, health and safety and the safe operation of the transport network.*		
	Benefits	**Costs**
Environmental	• Manages potential adverse effects on the night sky.	• None identified.
Social	• Controls which minimise potential upward light spill will assist in protecting the values associated with the darkness of the night sky that are important to the community, including the contribution that night sky darkness to the District's identity and uniqueness, and to research activities.	• Some recreation activities rely on outdoor lighting, which may be affected by lighting controls. While the controls do not preclude lighting for these activities, they may reduce its effectiveness.

Economic	• While introducing additional controls, the provisions still provide for the use of outdoor lighting which meets the controls. • Controls which minimise potential upward light spill will assist in protecting the values associated with the darkness of the night sky, and the associated businesses, particularly tourism activities, that benefit both directly and indirectly from this.	• Applies the current controls to a wider area; and introduces additional controls. These will have some additional costs in terms of reduced options for lighting and potentially more expensive lighting and where a rule is breached, the costs associated with the resource consent process.
Cultural	• Assists in the protection of the night sky and educates the public about the importance of Matariki from a cultural perspective. The night sky resembled specific constellations that were an integral part of the journey to Takapō / Lake Tekapo to gather mahika kai for the winter months.	• None identified.
Efficiency		
The proposed provisions are considered to be an efficient way to achieve the objectives. While there are some social and economic costs associated with the additional controls, these are considered to be outweighed by the significant environment, social and economic benefits of the provisions. This includes that the proposed provisions are considered to support economic growth and employment because they will help to support dark sky tourism.		
Effectiveness		
The proposed provisions are considered to be an effective way of achieving the objectives. In particular, they are based on recommendations from the University of Canterbury about controls that are necessary to maintain night sky darkness and which better reflect changes in lighting technology and the impact these can have on the night sky. They also address gaps identified with the current provisions which are expected to increase their effectiveness.		
Alternative Approach 1		
Continuation of the current rules.		
Appropriateness Assessment		
Retaining the current approach is not considered to be as effective at achieving the outcomes sought. In particular they do not manage some forms of lighting (security lighting and sky lights) that have been identified as resulting in upward light spill that adversely effects the ability to view the night sky. The current rules pre-date the use of LED lamps, some of which contain more blue and green light which can result in light pollution. The current light pollution rules also only apply to some of the District, and therefore result in no cost to those parts of the District outside the current AMIDSR. However, the strong		

community support for applying the controls District-wide indicates that the benefits of this expansion are considered to outweigh these costs.
Alternative Approach 2
Retaining 11pm as the time at which specified types of outdoor lighting must be turned off at night.
Appropriateness Assessment
The key advantage of this approach is that it is consistent with the existing rules and therefore established and new lighting would be subject to the same rules. As such, it is acknowledged that it would be more efficient, particularly from an enforcement perspective. However, the benefits of bringing forward the time to 10pm for tourism and research activities are considered to outweigh this. While the proposed new rules will not apply to existing lighting, the Council can use education and advocacy measures to encourage existing lighting to be turned off at 10pm, noting that some lighting operators have already voluntarily adopted a 10pm lights off policy. This will help address any inefficiency associated with the proposed change in times.
Alternative Approach 3
Including a rule requiring no direct light spill through uncovered windows after 10pm (i.e. must close curtains or turn off lights).
Appropriateness Assessment
This type of rule was requested by the University of Canterbury as an additional measure to control light spill from interior lighting in residential and commercial properties. Such an approach is considered to be inefficient, as it would be very difficult to monitor and enforce. The costs associated with this approach, in terms of it imposing a high level of control on ongoing property use, was not considered to outweigh the benefits. It is considered ore appropriate to encourage window coverings and turning off lights via non statutory methods such as education and advocacy.

Risk of acting or not acting

9.7. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

9.8. The difference between the current Plan provisions, in respect to light pollution, and those proposed in PC22, are based on technical input from the University of Canterbury, as well as feedback received from community consultation. This is considered to provide sufficient information to inform the drafting of proposed light pollution provisions. The risk of acting in the manner proposed is therefore considered low. Conversely, the risk of not acting is that the current provisions will remain outdated in terms of not responding to identified issues and not reflecting more recent developments in lighting technology, thereby risking achievement of the outcomes sought.

Overall evaluation of appropriateness

9.9. Overall the light pollution provisions are considered the most appropriate in achieving the relevant objectives. While they introduce greater controls, the benefits of these are considered to outweigh the costs, particularly given the importance of dark sky tourism to the District, and result in a targeted fit-for-purpose set of provisions.

Nuisance Effects Provisions

9.10. The provisions assessed is this section are:

- Policies:

  LIGHT-P1 Managing Outdoor Lighting

  Manage the location, design and operation of outdoor lighting to ensure:

  1. *it does not distract or interfere with traffic; and*
  2. *it is compatible with the zone in which any light spill or glare is received.*

- Rules, Standards and Matters of Discretion:

Provision	Summary
LIGHT-S1	Requires fixed exterior lighting to be directed away any adjacent roads, residential properties.
LIGHT-S5	Restricts the horizontal or vertical illuminance levels of light spill at the boundary of adjoining sites, relative to the zoning of the adjoining site.
LIGHT-MD2	Lists matters of discretion applicable where a standard above is breached.

9.11. The key changes from the status quo are the introduction of restrictions on the maximum level of light spill from outdoor lighting on an adjoining site. The specific limits are different depending on the zoning where the light is received.

9.12. The following table identifies the strategic directions and objectives that are relevant to the assessment of this group of provisions, and provides an assessment of the effectiveness and efficiency of the proposed provisions in achieving those objectives. The assessment includes identification and assessment of the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions.

Relevant Strategic Directions
ATC-O1 Live, Work, Play and Visit *The Mackenzie District is a desirable place to live, work, play and visit, where:* 1. *there are a range of living options, businesses, and recreation activities to meet community needs;* 2. *activities that are important to the community's social, economic and cultural well-being, including appropriate economic development opportunities, are provided for; and* 3. *the amenity values and character of different areas are maintained or enhanced.*
Relevant Objective
LIGHT-O1 Outdoor Lighting *Outdoor lighting allows activities to occur beyond daylight hours and provides safety and security for activities, while:* 1. *protecting views of the night sky; and*

2. *maintaining amenity values, health and safety and the safe operation of the transport network.*		
	Benefits	**Costs**
Environmental	• Ensures adverse effects of lighting are managed relative to the sensitivity of the receiving environment.	• None identified.
Social	• Lighting will be managed to maintain the amenity values of areas, contributing to the desirability of the District.	• None identified.
Economic	• While introducing additional controls, the provisions still provide for the use of outdoor lighting which meets the controls.	• Introduces controls that do not currently apply. These may have some additional costs in terms of designing or controlling lighting to comply, and where a rule is breached, the costs associated with the resource consent process.
Cultural	• None identified.	• None identified.
Efficiency		
Overall, the economic costs of the proposed provisions are considered to be outweighed by the environmental and social benefits. As such, the provisions are considered to be an efficient way to achieve the objectives. The provisions are expected to have a neutral impact on economic growth and employment.		
Effectiveness		
The proposed provisions are considered to be an effective way of achieving the objectives. The application of light spill limits is considered necessary to achieve the outcomes sought in terms of maintaining amenity values, while still providing for the use of outdoor lighting for a range of activities.		
Alternative Approach 1		
Do not apply light spill limits.		
Appropriateness Assessment		
This option reflects the status quo. As the current rules only require that fixed exterior lighting is directed away any adjacent residential properties and lakes, this approach is not considered sufficient to ensure that amenity values of different areas, or that health and safety or people and communities, are maintained.		

Risk of acting or not acting

9.13. Section 32(2)(c) of the RMA requires that the efficiency and effectiveness assessment also assesses the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

9.14. The proposed provisions introduce light spill limits between adjoining sites. Such limits are commonly used in other district plans to manage the nuisance effects of lighting on neighbouring properties, and the proposed limits are consistent with those applied in other

plans. There was also a high level of support from the engagement on Stage 2 for introducing such controls. As such, the approach proposed is not unusual and is considered to be low risk.

Overall evaluation of appropriateness

9.15. Overall the provisions related to managing nuisance effects from outdoor lighting are considered the most appropriate in achieving the relevant objectives. While they introduce new controls, the benefits of these are considered to outweigh the costs, and are consistent with the approach taken in many other district plans at managing potential nuisance effects from lighting.

10. Conclusion / Reasons

10.1. This evaluation has been undertaken in accordance with Section 32 of the RMA. It has provided an assessment of the appropriateness of the provisions within PC22 relating to the Light chapter, at achieving the purpose of the Act. This has included considering their efficiency and effectiveness, and their contribution towards achieving the Strategic Directions.

10.2. Overall, the key changes in PC22 from the operative District Plan approach are to expand the application of the light pollution-based controls to apply a consistent approach across the District, and to update them to better take into account modern lighting and manage its potential effects on the darkness of the night sky, as well as address known gaps. In terms of managing nuisance effects, PC22 proposes to introduce light spill limits at boundaries to better manage potential effects. While there are costs associated with the increased level of control, they are considered necessary to address the issues identified and overall are expected to better achieve the objectives.