

## **SECTION 9 – SPECIAL PURPOSE ZONES**

### **Introduction**

Throughout the District there are a number of areas within which a specialist activity is undertaken. There are also existing or potential activities and developments which are of such significance that they require special recognition in this District Plan. Provision has been made for these areas and developments by the following Special Purpose Zones:

- 1 Opuha Dam Zone
- 2 Pukaki Village Zone
- 3 Airport Zones
- 4 Recreation P (Passive)
- 5 Recreation A (Active)
- 6 Open Space H (Heritage)
- 7 Open Space G (Glentanner)
- 8 Special Travellers Accommodation Zone (STAZ) – Lake Tekapo and Twizel
- 9 Ruataniwha Rowing Zone
- 10 Pukaki Downs Tourist Zone

The zone purposes, anticipated environmental results and rules for these Special Purpose Zones now follow.

## OPUHA DAM ZONE

### 1.1 Zone Statement

The Opuha Dam Zone covers land lying between the north and south branches of the Opuha River and applies to the land area to be occupied by the dam, the weir, storage lake water surface retained behind the dam and recreation areas which front onto the lake. It also includes adjacent riparian areas.

The zone makes provision for the construction of an earth filled dam and associated river flow regulation facilities, the operation of these facilities (including the lowering and raising of the lake level), and the installation and operation of a hydrogeneration electricity plant. Also provided for are the temporary facilities necessary as part of the construction process.

In addition, the zone provides for recreation activities on the surface of the lake water behind the dam, picnic areas and walking tracks. Agricultural, horticultural and pastoral farming are also provided for as permitted activities within the zone to allow the continuing use of rural land located beyond the immediate environs of the lake and lakeside planting. However, activities which are considered to pose a significant potential adverse effect to water quality are specifically excluded. These activities include factory farming, dairying, pig or poultry farming.

Specific rules within the zone have been included which ensure continuing public access is physically and legally possible to picnic areas, Opuha Gorge and the dam. These rules have been translated from an agreement between Opuha Dam Ltd and the Mackenzie District Council into the Plan to enable the public to have a full understanding of the proposal and to require reinstatement of road access following dam construction to an acceptable standard. The concept plan shows the general location of specific facilities including picnic areas, the dam and hydrogeneration plant and proposed access.

Subdivision down to 2000m<sup>2</sup> is permitted for esplanade reserves, picnic areas and the switching yard. Otherwise, subdivision is subject to a higher minimum standard of 25 hectares to ensure the land is not intensively subdivided and retains a character consistent with the adjoining rural areas

### 1.2 Objectives And Policies

#### ***Objective 1 - River Flow Enhancement***

*Enhancement of the river flow in the Opuha River with consequential enhancement of the Opihi River east of its confluence with the Opuha River for the following purposes:*

- *improved in-stream values for flora and fauna;*
- *improved reliability and supply of water for irrigation, domestic and municipal purposes.*

#### **Policies**

- a To make provision for the construction, maintenance and operation of a dam at Opuha Gorge together with associated structures required for the operation of the dam; the creation of a lake of some 710ha behind the dam; the timed release of

water into the Opuha River below the dam; and performance standards to ensure that the adverse effects of these are mitigated or avoided.

- b To provide for a range of activities which are necessary for the construction and functioning of the dam and the erection of structures within the zone.

### **Objective 2 - Recreational Opportunity**

*Enhancement of the recreational opportunities on and in the vicinity of the Opuha Dam, lake and weir.*

#### **Policies**

- a To provide for passive and active recreational activities on the surface of the water in defined areas of the lake.
- b To provide for the establishment of picnic areas, and walkways adjacent to those sections of the lake where reasonable public access can be gained.
- c To provide for public access to the Opuha River below the weir by a walkway.

### **Objective 3 - Hydro Generation**

*Creation of an opportunity to generate electricity by hydrogeneration techniques.*

#### **Policy**

- a To make provision for all those activities associated with the construction and operation of hydro generation facilities associated with the Opuha Dam subject to performance standards to ensure effects of those activities on the environment are avoided, remedied or mitigated.

### **Objective 4 - Fish**

*The continued migration and circulation of fish.*

#### **Policy**

- a To make provision for the construction and operation of fish passes within the Opuha Dam Zone to enable the passage of elver and native fish in a manner consistent with their natural migration or circulation patterns, beyond any physical obstructions across the river or lake beds.

### **Objective 5 - Public Access**

*Unimpeded legal access for members of the public to the margins of the lake, suitable for foot access and all sections of the Opuha River downstream of the proposed dam.*

## Policies

- a To provide rules in the Opuha Dam Zone which require the setting aside of esplanade reserves and/or buffer areas along the margins of the lake and river within the zone which are physically accessible as a means of ensuring public access is legally attainable.
- b To ensure public access on roads is physically and legally possible to public picnic areas, boat launch areas and the Opuha River downstream of the dam.

### **Objective 6 - Environmental Quality**

*A lakeside and river environment within the Opuha Dam Zone of high visual amenity and environmental quality.*

## Policies

- a To require the rehabilitation of land subject to earthworks and vegetation clearance to a standard that will enhance the visual amenity of the locality by removing earthwork scars, control erosion, contour the land to a gradient consistent with adjoining land and restore a suitable vegetation cover.
- b To require Council consideration of the visual impact of structures and buildings within the zone to assess their compatibility with the visual environment.
- c To require activities to meet minimum environmental standards to protect the quality of the environment for residents and visitors to the zone in relation to noise levels and lighting.
- d To require Council consideration of all lakeside planting and revegetation proposals to ensure their compatibility with the landscape, effectiveness for erosion control and impact on ecological life-cycles within the environment.
- e To exclude rural farming activities within the zone which may adversely affect water quality in the lake.

### **Objective 7 - Productive Use**

*Continuing agricultural and horticultural use of land within the Opuha Dam Zone surrounding the lake and dam.*

## Policy

- a To provide for specified agricultural and horticultural activities within the zone which will enable continuing viable use to be made of the land surrounding the lake and dam.

### 1.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Opuha Dam 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 |

Except where the above rules are not consistent with a specific rule in the Opuha Dam Zone in which case the Opuha Dam rules shall prevail.

## STATUS OF ACTIVITIES

### 1.4 PERMITTED ACTIVITIES

The following shall be permitted activities providing they comply with the conditions specified below in 1.4.7.

- 1.4.1 The construction, maintenance and operation of an earth dam and associated canal, weirs, spillways and other facilities necessary for the safe functioning of the dam, provided that:
- a The dam and associated facilities are constructed and operated in a manner which will ensure that the maximum area of the lake shall be approximately 710 hectares.
  - b The standards for design, construction, commissioning and operations, including surveillance shall be consistent with industry accepted practice, recognising the high hazard potential represented by the dam, in particular, the dam shall be designed so as to avoid catastrophic failure under estimated probable maximum flood conditions and estimated maximum credible earthquake shaking. Otherwise, procedures shall follow the draft Dam Safety Guidelines prepared by the New Zealand Society on Large Dams, November 1993, including technical peer review.
- 1.4.2 The construction, maintenance and operation of a 7.5Mw hydrogeneration electricity plant, associated switchgear, yards and facilities.
- 1.4.3 The formation and operation of a lake.
- 1.4.4 Recreation activities including those on the surface of the water contained behind the dam (Refer also 1.8 Prohibited Activities)
- 1.4.5 Picnic areas and boat launching ramps, provided that any boat launching ramp is no wider than 10 metres at the point where it meets the water when the lake is full, and provided that the ramp has parallel sides over its length below water level.

1.4.6 Agricultural and pastoral farming, horticulture, vineyards, market gardens, plant nurseries and buildings accessory to these activities but excluding factory farming, dairying and pig or poultry farming.

#### 1.4.7 **Conditions On Permitted Activities**

##### 1.4.7.a **Appearance of Structures and Facilities**

The appearance and location of all structures and facilities within the zone shall be a Controlled Activity in respect of their impact on landscape values. In considering any application the Council shall take into account the extent to which structures and facilities follow the landscape Guidelines in Appendix K of the Plan.

##### 1.4.7.b **Lakeside Planting**

The creation of the lake shall be a Controlled Activity in relation to lakeside plantings in the areas identified on the Opuha Dam Concept Plan which forms part of these rules.

##### 1.4.7.c **Removal of Vegetation and Structures**

All vegetation and structures which could interfere with recreational use of the surface of the lake shall be removed prior to creation of the lake.

##### 1.4.7.d **Location of Stock**

Stock shall be excluded from the lakeside area identified on the Opuha Dam Concept Plan.

##### 1.4.7.e **Fish Pass**

The construction of a dam or any other structure within the river or lake which would prevent the normal migration or circulation of fish shall incorporate a fish pass for elver and native migratory fish within its structure.

##### 1.4.7.f **Picnic Area - Trentham Road - Controlled Activity**

That the lake shall be a controlled Activity in relation to the provision of a picnic area in the vicinity marked 9 on the Opuha Dam Concept Plan, and in relation to the size, location and landscaping of that picnic area.

##### 1.4.7.g **Picnic Area - Trentham Road**

The picnic area in the vicinity marked 9 on the Opuha Dam Concept Plan shall

- be sown in grass
- have rubbish bins installed
- have one block of men's and women's public toilets with effluent disposal and a supply of cold water.

**1.4.7.h Picnic Area - Weir - Controlled Activity**

That the weir identified on the Opuha Dam Concept plan shall be a Controlled Activity in relation to walkway access below the weir to the Opuha River and in relation to the provision, location, size and form of an adjoining picnic area which shall be an esplanade strip pursuant to Section 235 of the Resource Management Act 1994.

**1.4.7.i Buffer Areas 1 and 2 - Controlled Activity**

That the lake shall be a Controlled Activity in relation to the provision and planting of two buffer areas as follows:

- a Buffer Area 1 - between Clayton Road picnic area and the Trentham Road Picnic area.
- b Buffer Area 2 - between the Trentham Road picnic area and the dam site.

**1.4.7.j Buffer Area 1 and 2**

Buffer areas 1 and 2 shall:

- be 30m wide
- shall be fenced parallel to the lake shore
- contain a 1.5m wide walking track linking to two picnic areas with marker posts indicating the route.
- be created as an esplanade strip under the Resource Management Act 1991 by an instrument which may specify that the public may be restricted at specific times.

**1.4.7.k Toilet Standards**

All public toilets are to be constructed to the Upper Waitaki Power Development standards or better.

**1.4.7.l Transfer of Picnic Areas**

The Trentham Road and Clayton Road picnic areas and the access track to the Trentham Road picnic area shall be surveyed and transferred to the Mackenzie District Council as separate titles.

**1.4.7.m Dam and Lake Standards**

The construction, maintenance and operation of an earth dam and associated canals, weirs, spillways and other facilities necessary for the safe functioning of the dam, and the formation and operation of a lake behind that dam shall be subject to the following:

- a The facilities, road works and vestings listed below and shown on the Opuha Dam concept plan (which matters are contained in a Deed of Agreement between Mackenzie District Council and Opuha Dam Limited) shall be constructed, reconstructed, maintained, or vested as specified below by completion date being three months after the Certificate of Practical Completion is issued in respect of the dam construction by the Contractor's Engineer.

#### 1.4.7.m *Dam and Lake Standards continued ...*

##### **Dam Access Road - Shown as 1 on the Opuha Dam Concept Plan**

Road to be constructed to current rural roading standards, with roadside fencing. This road shall be legalised under the Local Government Act 1974.

##### **Weir Access Track - Shown as 2 on the Opuha Dam Concept Plan**

Access track with a metal surface suitable for cars with passing bays of a width of not less than 4m. This access track shall have executed over it an easement in gross in favour of the Mackenzie District Council providing unlimited public access.

##### **Opuha Gorge Road - Shown as 3 on the Opuha Dam Concept Plan**

Access road to the standard of the Opuha Gorge Road as at 1 December 1994 from Clayton Road to esplanade strip or buffer strip adjoining the lake.

##### **North-western Carpark - Shown as 4 on the Opuha Dam Concept Plan**

Grassed level parking area to accommodate at least 10 vehicles with boat trailers.

##### **Trentham Road Re-alignment - Shown as 5 on the Opuha Dam Concept Plan**

Trentham Road to be realigned around the proposed lake shoreline.

##### **Trentham Road Sealing**

Trentham Road to be sealed from Clayton Road to the Dam Access Road (refer 1 on Opuha Dam Concept Plan), including forming intersections and sealing roads connected thereto for 50 metres from the intersection to the Councils current road standard. This sealing is to be completed by the Completion Date but before the lake is filled.

##### **Road Reinstatement**

Those parts of Clayton Road, Opuha Gorge Road, Trentham Road and Mount Michael Road as shall be used by the organisation responsible for the Opuha Dam and Lake for access to the dam site (other than those parts of such roads as have been constructed pursuant to Rules) will be reinstated by that organisation back to the standard existing before access by that organisation commenced. Such roads will be initially inspected and their standards assessed by an independent assessor acting as an expert, or some delegate from Transit New Zealand in Christchurch. Such assessor will also carry out an inspection and assessment following construction of the dam at which time he/she will determine the nature and extent of the work required to be carried out by the organisation to reinstate such roads. In the event that any parts of such roads have been significantly damaged by the organisation during the dam construction period to the extent that immediate repair is required to upgrade them to a satisfactory standard for use by the general public, the aforesaid assessor shall inspect the same and determine the nature and extent of such upgrading, if any, that is required. The organisation will forthwith carry out such upgrading.



#### 1.4.7.m *Dam and Lake Standards continued ...*

##### **Access Track to Trentham Road Picnic Area** - Shown as 6 on the Opuha Dam Concept Plan

Access track to be constructed 7 metres wide from Trentham Road to the Picnic Area numbered 9 on the Opuha Dam Concept Plan, with that portion from Trentham Road extending 10 metres beyond the last existing building near the track to be sealed.

##### **Clayton Road Picnic Area** - Shown as 7 on the Opuha Dam Concept Plan

Picnic area 40 metres wide which incorporates as a boat ramp and launching area. The boat ramp shall provide access to the water to the minimum annual operation level, 20 year mean. The picnic area shall contain rubbish bins and be sown in grass and landscaped to permit picnicking, including areas of shade.

##### **Power Boat Picnic Area** - Shown as 8 on the Opuha Dam Concept Plan

A picnic area 600 metres long and sown in grass. Areas shall be levelled within this area to provide for picnicking.

This picnic area shall be an esplanade strip pursuant to Section 235 of the Resource Management Act.

##### **Financial Contributions**

Payment to the Council for the expenses associated with the closure of that part of Opuha Gorge Road which is to be inundated by the lake, and the vesting of this closed road in the organisation responsible for the Opuha Dam and Lake.

Payment to the Council for the expenses involved in legalising the re-alignment of Trentham Road.

Payment to the assessor referred to in Rule 6.1 x a7 for the costs of assessing Clayton Road, Opuha Road, Trentham Road and Mount Michael Road prior, during and after construction of the dam and associated facilities.

##### **Public Access to and on Lake**

Public access to and on the lake shall be preserved in perpetuity by execution of an easement-in-gross in favour of the Council.

#### 1.4.7.n **Location of Activities**

Activities listed as 1.4.1, 1.4.2, 1.4.3, 1.4.4 and 1.4.5 shall be located generally in accordance with the Opuha Dam Concept Plan which forms part of these rules.

#### 1.4.7.o **Noise**

The noise limits in Section 7 Rural Zone Rules - Other Activities, subclause 15.1.1.h shall apply.

**1.4.7.p Glare and Lighting**

- i. All exterior lighting shall be directed away from adjacent roads and properties.
- ii. No activity shall result in greater than 3.0 lux spill (horizontal and vertical) of light to any adjoining properties measured 2m inside the boundary of the adjoining properties.

**1.4.7.q Rehabilitation**

All areas which have been subjected to earthworks and/or vegetation clearance and which will not be inundated shall be rehabilitated in such a way as to ensure:

- that the areas will not be subject to erosion; and
- that all revegetation shall be considered to be lakeside planting and require consent as a Controlled Activity with respect to visual impact, erosion control and ecological relationship with the surrounding area.

**1.4.7.r Subdivision**

Land within this zone may be subdivided to a minimum area of 2000m<sup>2</sup> for public picnic areas, esplanade reserves and switching yards and 25ha for all other permitted activities including any activity identified as a Controlled Activity.

**1.5 Controlled Activities**

Refer 1.4.7a	Appearance of Structures and Facilities
1.4.7b	Lakeside Planting
1.4.7f	Picnic Area - Trentham Road
1.4.7h	Picnic Area - Weir
1.4.7i	Buffer Areas 1 and 2

**1.6 Discretionary Activities**

1.6.1 Any permitted Activity or Controlled Activity which does not comply with any one or more of the following Permitted Activity conditions:

1.4.7c	Removal of vegetation and structures
1.4.7d	Location of Stock
1.4.7e	Fish Pass
1.4.7g	Picnic Area - Trentham Road
1.4.7j	Buffer Areas 1 and 2
1.4.7k	Toilet Standards
1.4.7l	Transfer of Picnic Areas
1.4.7m	Dam and Lake standards
1.4.7n	Location of activities
1.4.7o	Noise
1.4.7p	Glare and Lighting
1.4.7q	Rehabilitation
1.4.7r	Subdivision

## 1.7 Non Complying Activities

Any activity not specified as a Permitted, Controlled, Discretionary or Prohibited Activity.

## 1.8 Prohibited Activities

### 1.8.1 Surface of Water

With the exception of the activities listed in 1.8.1a below, the use by motorised craft of any part of the lake marked "Passive Use Area" on the Opuha Dam Concept Plan shall be a Prohibited Activity.

#### a Exceptions to Prohibited Activities

The following are exceptions to rule 1.8.1 above and are therefore permitted in the "Passive Use Area" of the lake shown on the Opuha Dam Concept Plan.

- Emergency search and rescues
- Hydrological survey
- Public scientific research
- Resource Management monitoring
- Water weed control
- Ten competitive water ski events per year generally south east of the island.
- These events shall be organised by a properly constituted organisation. The Council shall receive 10 days notice of any event.

## ASSESSMENT MATTERS

1.9 In addition to those matters contained in Sections 104 and 105 and in Part II of the Act, in considering whether or not to grant consent or impose conditions, the Council shall have regard to the following assessment matters:

### 1.9.1 Appearance of Structures and Facilities

- a whether or not the building or structure will be visually intrusive in any vista available from any public road, recreation area or public place.
- b any proposed methods by which visual intrusion of the building or structure can be avoided, remedied or mitigated and the long term effectiveness of those methods.
- c the design and appearance of the proposed building or structure in terms of its compatibility with the character of the locality.
- d the effects of building or structure location and the proposed vehicular access on the visual character and the quality of the locality when viewed from any public road, recreation area or public place.
- e the compatibility of colours of the building or structure in association with the surrounding environment.
- f The visual impact of the building or structure from a residential dwelling in existence at the date Plan Change No. 22 (Transitional District Plan) was made operative, and the extent to which this visual impact may affect the amenity and outlook for residents of the dwelling.

### 1.9.2 Location of Activities

- a the extent to which the proposal varies from that shown on the Opuha Dam Concept Plan.
- b the extent that any variation has the potential for enhancing or decreasing opportunities for the public to enjoy recreation values within the zone.
- c the extent to which the location of facilities affects the operation of any permitted activities within the zone.
- d The extent to which the location of buildings or facilities are affected by flooding up to the probable maximum flood level (PMF).

### 1.9.3 Lakeside Planting

- a the extent to which lakeside plantings reflect the natural flow and contouring of adjoining land forms and plantings.
- b the extent to which any planting will assist in minimising the flow of nutrients from adjacent farmland into the lake waters.

### 1.9.3 Lakeside Planting continued ...

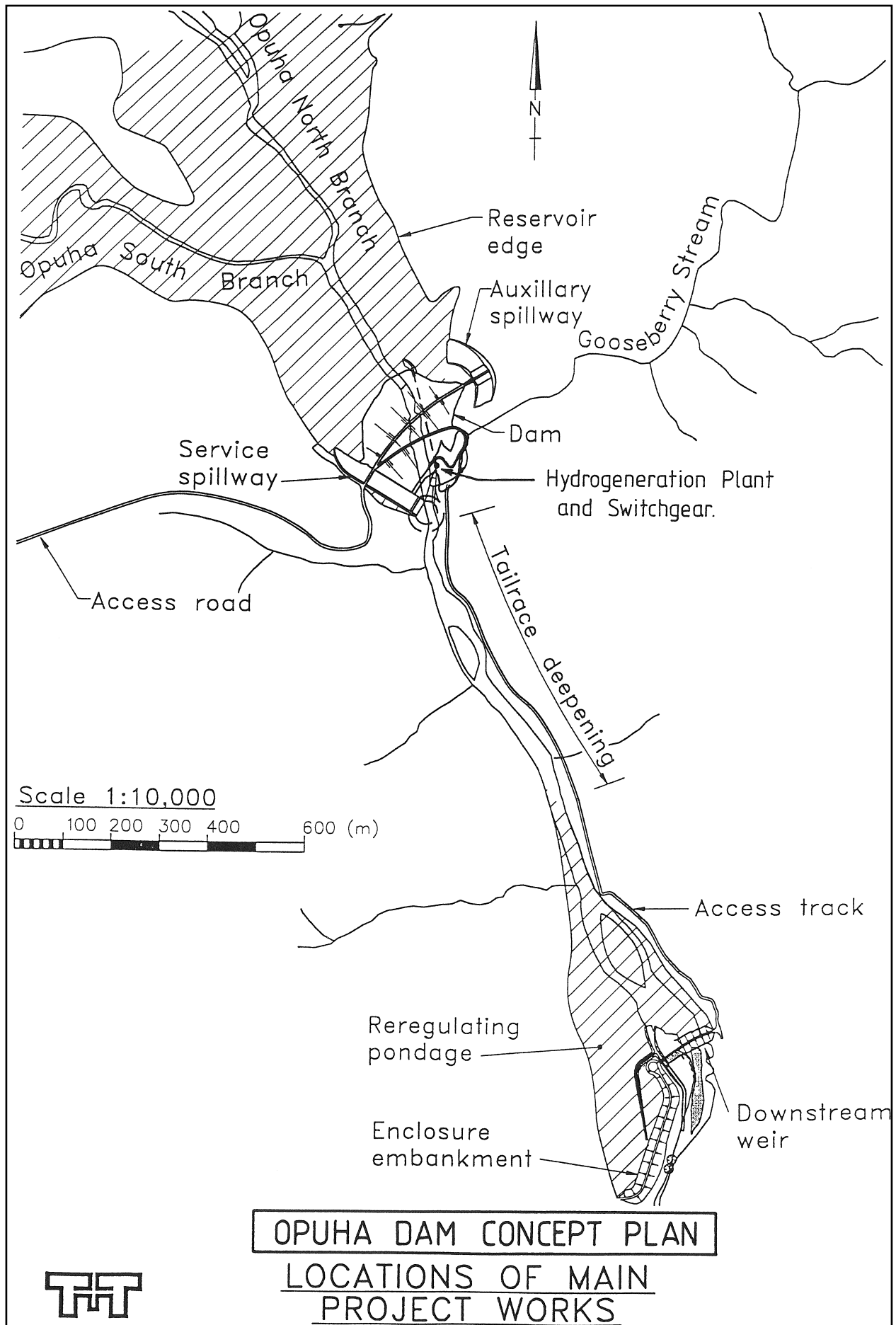
- c the effect any planting will have on the enjoyment by the public of areas available for recreation activities.
- d The species of plants and area of land to be planted and the likely impact this planting will have on the mitigation of any potential dust nuisance having regard to the anticipated lowest lake levels in the vicinity and the direction of prevailing winds.
- e The extent to which the proposed planting will protect the underlying soil from the effects of erosion, having regard to the most likely form(s) of erosion to be experienced in the area (eg wind or water action) and the extent of any earthworks undertaken previously on the site.
- f The likely effect the proposed planting on the ecology of the adjoining area, including the lake, having regard to this type of species to be planted, the type of habitat or microclimate it will create and its suitability for successful establishment in the proposed location.

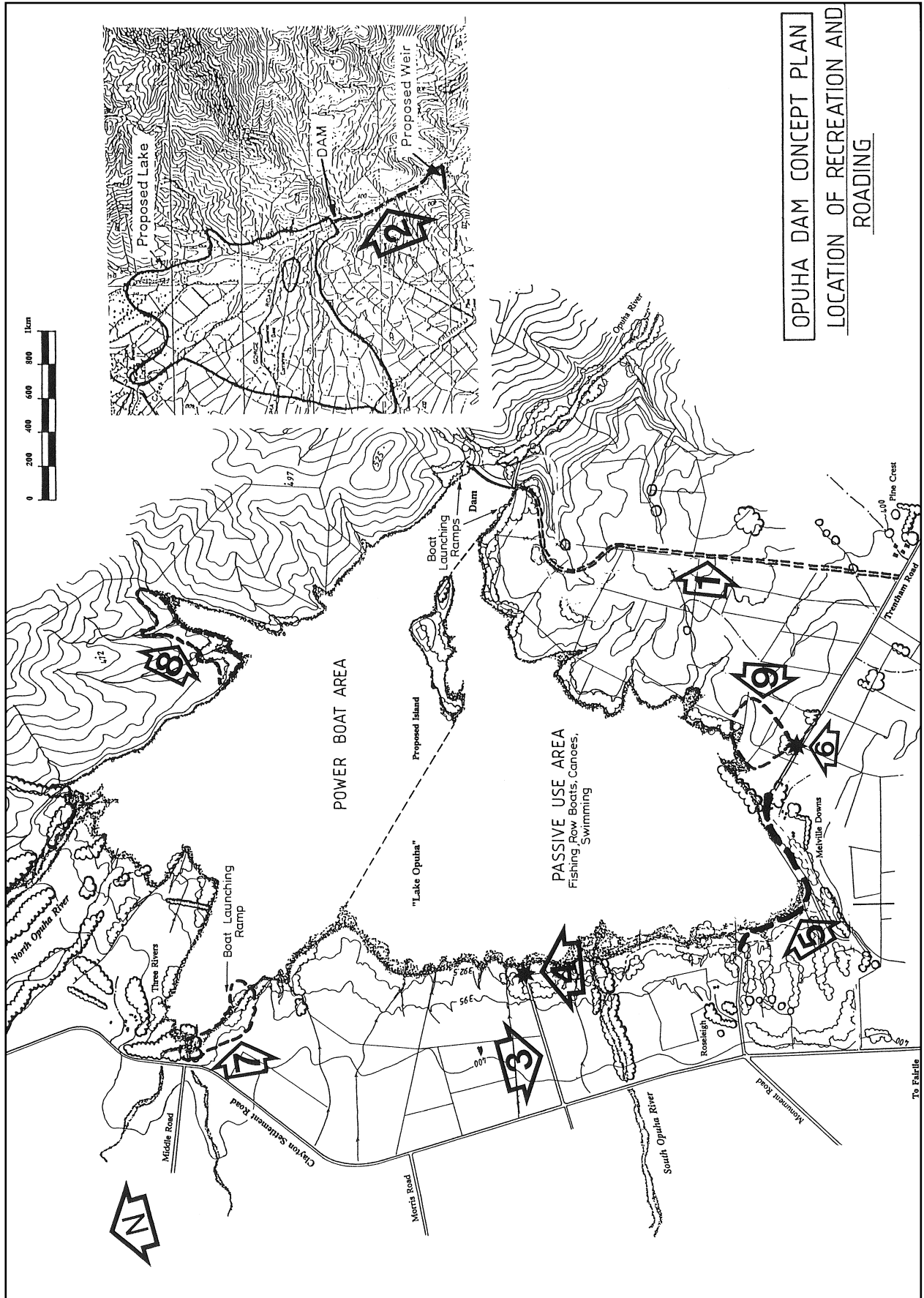
### 1.9.4 Provision of Picnic Areas

- a The extent to which the proposed location, size, form and plantings of a picnic area will provide for the likely demand for the facility.
- b The attractiveness and efficiency of the proposed picnic area.

### 1.9.5 Buffer Areas

- a the extent to which the buffer areas will provide safe and pleasant walking access around the lake by the public.
- b The extent to which planting is needed to provide a natural buffer to prevent contaminants entering the lake.
- c The extent to which the public access is compatible with the natural functioning of the buffer area or any other permitted activity"





## PUKAKI VILLAGE ZONE

### 2.1 Zone Statement

The Pukaki Village Zone is a special purpose zone applying to 21.0565ha of land located on the terminal moraine at the southern end of Lake Pukaki adjacent to State Highway No 8. The zone has been established to provide for a modest tourist and holiday village with a maximum capacity of 1,000 people.

The Pukaki Village provides for specialised tourist accommodation, residential accommodation, recreation tourist operations minor servicing and commercial operations. The general amenity of the zone is one of low density development located within and in concert with the dramatic but stark and austere environment of the Mackenzie Basin. The purpose of the zone is to provide for this development and at the same time to protect and enhance the amenity, particularly the visual amenity, of the area.

### 2.2 Environmental Results Anticipated

- Preservation of the open space and rural amenity (especially the visual amenity) of the zone with the zone being dominated by open landscaped areas, appropriate planting, unobtrusive buildings with uniform detailing and visage and the use of regional finishing materials.
- Preservation and enhancement of the recreational potential for the area at the same time as preserving the environmental values of the locality.
- Provision of a range of accommodation/tourist related facilities with supporting services while ensuring that the environmental quality of the area is maintained.
- The creation of a village that serves as a replacement for the old Pukaki village; one that complements the unique environment of the Mackenzie Basin both in its design and attention to environmental details such as visual appearance and waste disposal.
- The exclusion of or mitigation of activities causing adverse environmental effects such as excessive noise, glare, odour, visual distraction, traffic safety and other hazards through the use of performance standards, the use of covenants and controls on leasehold tenure.
- The maintenance of the water quality of the lake and local wetland areas.
- Protection of traffic safety on State Highway 8.



## 2.3 District Wide Rules

The following General Provision containing District Wide Rules apply in the Pukaki Village Zone:

- |   |  |            |
|---|--|------------|
| • | Hazardous Substances                                       | Section 10 |
| • | Heritage Protection  | Section 11 |
| • | Signs  | 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

## 2.4 Permitted Activities

The following activities shall be permitted activities providing they comply with all the conditions specified in 2.4.7.

2.4.1 Residential activities

2.4.2 Visitor accommodation, commercial activities, community facilities and entertainment facilities

2.4.3 Recreation activities

2.4.4 Service, maintenance and utility facilities

2.4.5 Aviation Activities

2.4.6 Accessway, utility or service buildings less than 400m<sup>2</sup> in floor area.

### 2.4.7 Conditions for Permitted Activity

#### 2.4.7.a **Setback**

All buildings shall be located a minimum of 6m from the zone boundary.

#### 2.4.7.b **Building Design and Appearance**

All buildings, aircraft landing areas and refuelling areas shall be a Controlled Activity in respect of design, appearance colour and siting. These consents shall be non-notified and written approvals will not be required.

**2.4.7.c Height of Buildings**

The maximum height of buildings shall be:

Service, maintenance and utility facilities (other than those provided for in Section 15 of the Plan)	4m
All other buildings	8m

**2.4.7.d Parking, Loading and Access**

Parking, loading and access shall be a Controlled Activity in relation to the location and design of access, their impact on the safety and efficiency of the road network and the number of parking spaces to be provided.

**2.4.7.e Earthworks**

Earthworks shall be limited to those necessary to site buildings, parking and access.

**2.4.7.f Tree Planting**

Tree planting shall be limited to amenity tree planting.

**2.4.7.g Servicing**

All telephone, power and other facilities lines are to be reticulated underground.

**2.4.7.h Building Coverage**

The maximum building coverage shall not exceed 10% of the total area of the zone. For the purpose of this rule, towers, utilities, roads and bridges shall be excluded for any coverage calculation.

**2.4.7.i Noise**

All activities shall be designed and conducted so as to ensure that the following noise limits are not exceeded at any point within the notional boundary of any residential unit on another site:

- Daytime 50dBA L10
- Nighttime 40dBA L10  
70 dBA Lmax

**2.4.7.j Aircraft Noise - Setback**

No residential activities or visitor accommodation buildings shall be erected within 500m of aviation landing areas unless such buildings are sited, oriented and constructed to achieve adequate sound isolation from airport noise. Adequate sound isolation shall be achieved by constructing buildings to achieve an indoor design sound level of 55 dBA Lmax and 40 dBA LN in any habitable space. The indoor design sound level shall be achieved with windows and doors open unless adequate ventilation means are provided, used and maintained in operating order.

**2.5 Discretionary Activities**

2.5.1 Any Permitted Activity which does not comply with any one or more of the following conditions on Permitted Activities:

2.4.7	a	Setback
2.4.7	c	Height of Buildings
2.4.7	e	Earthworks
2.4.7	f	Tree Planting
2.4.7	g	Servicing
2.4.7	h	Building Coverage
2.4.7	i	Effluent Disposal
2.4.7	j	Noise
2.4.7	l	Aircraft

## 2.6 Non Complying Activities

Any activity which is not provided for as a Permitted, Controlled or Discretionary Activity.

## ASSESSMENT MATTERS

### 2.7.1 Separation From Neighbours

The extent to which a reduction in the 6m yard requirement would result in loss of privacy on neighbouring properties and the extent to which buildings environment and the State Highway.

### 2.7.2 Height of Buildings

The extent to which the effects of any increase in height:

- will adversely affect any view from neighbouring property, or public area, including the state highway and other public roads.
- can be mitigated by existing land forms or other factors (eg landscaping).
- will cause shading on other buildings or public areas.
- will reduce the open space and rural character of the Zone.

### 2.7.3 Building Location

The impact the building would have on the open space and rural character of the Zone, in particular the effect it would have on the consistent design theme and visual amenity of the zone both from within and outside the Zone boundaries.

### 2.7.4 Parking, Loading and Access

The efficient and safe functioning of the internal circulation of the site and of the state highway.

### 2.7.5 Accessory, Utility and Service Buildings

The impact that the building will have on the visual amenity and the continuation of the design theme of the Zone, both from within and outside the Zone boundaries.

### 2.7.6 Building Design and Appearance

- i Buildings are to be unobtrusive blending with and sympathetic to their environs.
- ii External cladding materials are to be predominately local stone, where practical, stained timber and with slate or tussock sod roofs. If plaster finishes are to be used they must be rendered to have the appearance of the local stone.
- iii While a variety of trim colours may be considered, predominant colours within the village area are to be creams, greys and earth tones in accordance with the colour palette of Twizel.
- iv Buildings are to follow a unified design theme generally with pitched roofs of over 20° slope.
- v All car parking and garaging is to be unobtrusive and preferably below the natural ground level.
- vi The topography of the site, its vegetation cover and the opportunity to minimise the impacts of buildings or structures.

### 2.7.6 Building Design and Appearance continued ...

- vii The degree to which any buildings and other structures are visible from public roads and other sites adjoining the Zone, and proposals to integrate such buildings and structures into their landscape setting.

#### 2.7.7 Aviation

- i The effect of noise levels on land adjoining the zone or lying within possible flight paths into the zone.
- ii The frequency, duration and time of any helicopter movements.
- iii The existing noise environment and likely noise environment in the future.
- iv The effect of noise on any public areas or open space.

#### 2.7.8 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 extent to which the frequency and flights 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.

## AIRPORT ZONE

### 3.1 Zone Statement

Airport zones are located at Pukaki-Twizel, Glentanner, and Lake Tekapo airports. The zones provide for existing activities and some future development of these airports.

A range of aviation facilities and activities will be possible within the zone. These activities will be limited by conditions relating to noise, glare, lighting, parking, screening and other potential effects of aviation activities on the environment.

### 3.2 District Wide Rules

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

- |  |            |
|--|------------|
| • Hazardous Substances                                       | Section 10 |
| • 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

The following activities shall be Permitted Activities provided they comply with all the conditions in 3.3.16.

- 3.3.1 The take off and landing of rotary winged and fixed wing aircraft.
- 3.3.2 Airport runway, associated movement areas ie taxiway, aircraft parking aprons, control towers, navigational aids and ancillary uses;
- 3.3.3 Terminal buildings and facilities for aircraft arrivals and departures including waiting rooms, booking facilities together with baggage and freight and including facilities for management and maintenance of the airport;
- 3.3.4 Air freight forwarding and air cargo warehouse;
- 3.3.5 Commercial and general aviation including buildings and facilities for aircraft maintenance, servicing and testing, cabin services, catering, aircraft and components manufacture;
- 3.3.6 Aviation research and testing laboratories, facilities for aviation industries, airline depots, aviation schools;
- 3.3.7 Maintenance and service facilities;

- 3.3.8 Storage, bulk storage of aviation parts and accessories and fuels for the purpose of airport operation;
- 3.3.9 Terminal support and airport accessory uses, such as car parking, conference rooms, restaurants, shops, recreation facilities, rental car storage and maintenance, service stations, bus and taxi terminals and other commercial activities which directly serve development and personnel at the airport;
- 3.3.10 General activities necessary for operation and maintenance of a New Zealand Defence Force base;
- 3.3.11 Building and activities accessory to buildings and activities aforementioned excluding residential buildings, except as permitted by 3.3.13 or 3.3.14 below;
- 3.3.12 Light industry associated:
- with aircraft and buildings accessory to light industry associated with aircraft.
  - with the New Zealand Defence Force;
- 3.3.13 Residential units in the zone, limited to:
- Occupiers who are principally employees of commercial companies who either operate, maintain or use the airport; and
  - members of the New Zealand Defence Force.
- 3.3.14 Residential units associated with non-commercial aviation related buildings permitted under this Plan which meet the following standards:
- 3.3.14.a There shall be no stand alone buildings for residential purposes.
- 3.3.14.b All areas used for residential purposes shall be:
- Contained wholly within the existing aviation related building; and/or
  - Within an extension to the aviation related building where the building footprint of the extension for residential purposes does not exceed 75m<sup>2</sup>.
  - Shall comply with G6 of the Building Code.
- 3.3.14.c The maximum gross floor area of any part of a building used for residential purposes shall not exceed 150m<sup>2</sup>.
- 3.3.14.d Any extension to an existing building for residential purposes shall:
- Be clad and finished with the same materials and colours as the existing building; and
  - Have a maximum height which does not exceed the profile of the existing building.
- 3.3.15 Recreational or sport events that have obtained permission from the airport owners.
- 3.3.16 Conditions on Permitted Aviation Activities**
- 3.3.16.a Noise**

i Activities shall be conducted such that the following noise levels are not exceeded, neither at, nor within, the notional boundary of any residential unit in the adjoining zone:

- during daytime 55dBA L10
- during night time 40dBA L10,  
70 dBA Lmax

ii Noise levels in (i) above shall not apply to the operation or maintenance of aircraft engine generally.

### 3.3.16.b **Landscaping**

All land shall be rehabilitated and local indigenous vegetation restored after completion of any development involving earthworks or disturbance of vegetation.

### 3.3.16.c **Height of Buildings**

Maximum height of buildings shall be:

- Hangars and Control Towers 15m
- All other Buildings 9m

### 3.3.16.d **Setback from Roads**

Minimum setback from road boundaries shall be:

- Buildings on sites fronting State Highways 8, 79 and 80 - 50m.
- All other buildings greater than 5m<sup>2</sup> - 20m.

### 3.3.16.e **Setback from Neighbours**

Minimum setback of buildings from the zone boundary shall be 6m.

### 3.3.16.f **Airspace**

- No building, structure, mast, pole, tree or other object shall penetrate any of the flight paths or transitional side slopes from the main or subsidiary runways.- Refer Planning Maps 54 and 55 and Appendix M.
- No activity shall expel a gas liquid or solid such that it enters any height restriction slopes or surfaces at a vertical velocity greater than 4 metres per second.

### 3.3.16.g **Design and Appearance**

All buildings shall comply with the Lake Tekapo or Twizel Colour Palette (MDC 1995) as appropriate.

### 3.3.16.h **Outdoor Storage**

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



### **3.4 Discretionary Activities**

3.4.1 Aviation activities not listed as a Permitted Activity.

3.4.2 Any aviation activity which does not comply with any one or more of the following conditions on Permitted Aviation Activity:

- 3.3.16 a Noise
- 3.3.16 b Landscaping
- 3.3.16 c Height of Buildings
- 3.3.16 d Setback from Roads
- 3.3.16 e Setback from Neighbours
- 3.3.16 g Design and Appearance
- 3.3.16 h Outdoor Storage

### **3.5 Non-Complying Activities**

3.5.1 Any activity which is not provided for as a Permitted, Controlled or Discretionary Activity in the Airport Zone.

## RECREATION AND OPEN SPACE

The following Issue, Objective, Policies and Implementation Methods are relevant to the Recreation P (Passive) zone, Recreation A (Active) zone, Open Space - Heritage zone, Special Travellers Accommodation Zone (Lake Tekapo and Twizel) and Open Space - Glentanner zone. They also appear in Section 13 - Subdivision.

### Issue - Recreation and Open Space

#### Description

The potential loss of, maintenance, or lack of recreational opportunities, community facilities and visual and scenic qualities provided by open space areas and recreational facilities, particularly within the villages of the District.

#### Objective 1 - Recreation , Reserves And Open Space

A conveniently distributed and accessible range of public open space, community facilities 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 and community facilities 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, 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.  
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.

### **Recreation Objective 2 – Lakeside Open Space – Lake Tekapo**

A continuous reserve of open space and passive recreational areas located along the lakeside between and either side of the Lake Tekapo township and Lake Tekapo.

#### **Policies**

- 1 To provide for a large range of active and passive recreation opportunities in close proximity to Lake Tekapo.
- 2 To ensure that built form is minimised, and the open spaces and visual amenity of the lakeside areas are safeguarded.
- 3 To retain the naturalness of the lakeside, and preserve uninterrupted views from the township.
- 4 To provide for the development and maintenance of the Tekapo Domain.

#### **Explanation and Reasons**

Lake Tekapo village is known for having a large area of open space between the town and the lake to the north, providing key uninterrupted views and a large recreational area for residents and visitors to enjoy. This area has no built development. It has been identified as important to the community and the atmosphere of open space for which the town is known, and for that reason it is appropriate that it be maintained as open space to protect the amenity and character of the area.

As well as serving to protect the open space for amenity purposes, the maintenance of the lakeshore zones for passive recreation ensures public access to Lake Tekapo is maintained as is recognised as a matter of national importance in section 6 of the Resource Management Act 1991. In doing so, there may be certain types of activities that may locate within the area that may provide for opportunities for active recreation while safeguarding the amenity and open space. Such activities are provided for as fully discretionary matters within this section of the Plan.

### **Recreation Objective 3 – Special Travellers Accommodation Zone – Lake Tekapo**

An area of low-density visitor accommodation building including camping grounds, cabins and chalets within walking distance of the Tekapo Village Centre, achieved in a visually recessive manner.

## Policies

- 1 To provide for a variety of new and existing low density tourist accommodation facilities, while safeguarding the continued operation of the existing camping ground.
- 2 To ensure that new and existing accommodation facilities in this area are visually recessive, and do not impinge on the open space or visual amenity of the Recreation A zone.
- 3 To facilitate the ongoing functioning and retention of the existing camping ground as an area where such accommodation is specifically provided for.

## Explanation and Reasons

An area to the west of the Lake Tekapo township provides an opportunity for the development of visitor accommodation removed from the village centre, but still within walking distance of it. This zone is intended to allow for an area of low-density visitor accommodation developed in and around the existing camping ground, and consisting of open space for tents, and the development of motels, cabins and chalets. The setting allows for such development to have a very low visual impact if appropriate guidelines are applied, such that there is minimal adverse visual effect when viewed from off site, and particularly from the town.

It is also important that the zone has little impact on the lakeside Recreation P Zone adjacent, leaving this area as open space that is accessible to the public as part of the extensive lakeside zone along the southern boundary of the lake.

It is important to provide an area where camping, cabins and chalets are permitted within close proximity to the Village Centre, and in an appropriate location. The existing camping ground is well established in this location and activities are an anticipated part of the travellers accommodation provided in the town.

## Recreation Objective 4 – Special Travellers Accommodation Zone – Twizel

An area of low-density visitor accommodation activity including camping grounds, cabins and chalets near Lake Ruataniwha, achieved in a visually recessive manner from the lake and surrounding recreation zones.

## Policies

- 1 To provide for a variety of new and existing low density tourist accommodation facilities, mainly focused on camping activities.
- 2 To ensure that new and existing accommodation facilities in this area are visually recessive, and do not impinge on the open space or visual amenity of the adjacent recreation zones and Lake Ruataniwha.
- 3 To provide for accommodation related facilities that will not detract from use of retail opportunities in the town centre.

## Explanation and Reasons

The Special Travellers Accommodation Zone on the northern side of Lake Ruataniwha provides an area for low-density accommodation with easy access to the lake and close

proximity to the Twizel township. It is intended that this zone will utilise the existing camp ground to provide open camping areas for tents and campervans plus cabins and chalets.

The site and surrounding area contain established trees that provide screening of the site. This screening, combined with appropriate guidelines can help to minimise the visual effects of development within the site when viewed from the surrounding area.

The site is bordered by a Recreation P Zone, which includes the area adjacent to Lake Ruataniwha. The surrounding area provides valuable public recreation space and it is important that the STAZ zone blend into this area rather than encroach on its open and undeveloped character.

## RECREATION P (PASSIVE) ZONE

### 4.1 Zone Purpose

This zone is intended to protect areas considered by Council to be appropriate for passive recreation. Recreational use of these areas is mostly informal in nature involving activities such as walking and playing. These areas therefore often require seating, playground equipment or other small structures. It is the purpose of this zone to maintain their open space or planted character and avoid cluttering with facilities, while maintaining their important role as recreational areas and visual open space for local neighbourhoods and for all residents and visitors.

### 4.2 Environmental Results Anticipated

- A network of neighbourhood parks providing amenity value and informal recreational opportunities, particularly for children.
- Provision for open space within walking distance of most suburban dwellings.
- Enhancement of town/village amenities by the presence and further development of green open space and opportunities for tree planting.
- In the Lake Tekapo township, the exclusion or mitigation of activities, buildings and structures that unduly interrupt views from the township to the north, or adversely affect the open space and visual amenity of the township, particularly along the lakefront of Lake Tekapo.

### 4.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Recreational P 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

### 4.4 Permitted Activities

- 4.4.1 Any passive recreation activity which is not otherwise listed as a Controlled, Discretionary or Non-complying Activity.

### 4.5 Controlled Activities

4.5.1 The following shall be Controlled Activities within the Recreation P Zone:

- a Picnic facilities consisting of seating and tables, permanent barbecues and rubbish facilities.
- b Pedestrian Pathways
- c Buildings and Structures associated with passive recreation with footprints of no more than 100m<sup>2</sup> in area.

#### 4.5.2 Standards and Terms for Controlled Activities

##### 4.5.2.a Road Boundary Setbacks

The minimum setback of all buildings and structures from all road boundaries shall be 6m.

##### 4.5.2.b Internal Boundary Setbacks

The minimum setback of all buildings and structures associated from all internal boundaries shall be 6m.

##### 4.5.2.c Setback from the legal boundary of Lake Tekapo.

The minimum setback of all buildings and structures from the legal boundary along the shore of Lake Tekapo shall be 30m.

##### 4.5.2.d Height of Buildings and Structures

- i The maximum height of any building or structure shall not exceed 5.0m above existing ground level.
- ii Buildings and structures 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.
- iii 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.

##### 4.5.2.e Building and Hard Surface Coverage

The maximum building and hard surface coverage of the net area of any site shall be 5% or 100m<sup>2</sup>, whichever is the lesser.

##### 4.5.2.f Lighting and Glare

- (i) All fixed exterior lighting shall be directed away from adjacent sites, roads and public spaces in order to minimise the amount of light spill and avoid glare.
- (ii) All reflective metal cladding, roofing, fencing and building materials shall be painted or otherwise made non-reflective.

*Note: Additional lighting standards are specified in Section 11*

##### 4.5.2.g Noise

Activities shall be carried out within the Recreation P Zone so that the following noise limits are not exceeded:

- Daytime 50dBA L10
- Nighttime 40dBA L10  
70 dBA Lmax

#### 4.5.2.h Vehicular Access and Parking

- i The upgrade or extension of all existing vehicular access and parking areas shall be located and designed to maintain the visual amenity of the Recreation P Zone and adjacent sites. All such areas shall be landscaped and maintained to avoid adverse shading between 10am and 2pm on the shortest day of the year, and minimise the visual impact of the works from external private and public spaces and roads.
- ii The surface of all vehicular access and parking areas within the Recreation P Zone of Lake Tekapo township shall be formed, sealed or otherwise maintained so as to avoid dust or noise nuisance.
- iii All vehicular access and parking areas shall be formed and surfaced to ensure that no deleterious material is carried onto a sealed carriageway.

#### 4.5.3 Matters Subject to Council's Control

- a Compliance with the Lake Tekapo Design Guide
- b The design and materials of picnic facilities
- c The location of picnic facilities
- d The number of tables and amount of seating provided
- e The width, design and route of a path
- f The paving material to be used
- g Lighting
- h The number and position of seating and rubbish facilities.

## 4.6 Discretionary Activities

- 4.6.1 Buildings and structures associated with passive recreation within the lakefront Recreation P zone of Lake Tekapo with a building footprint greater than 100m<sup>2</sup>.
- 4.6.2 Commercial recreation activities operating from or within the Lake Tekapo lakefront Recreation P zone.
- 4.6.3 The establishment of vehicle access and car parks.
- 4.6.4 Any Controlled Activity that does not comply with one or more of the standards in 4.5.2 shall be a Discretionary Activity.

## 4.7 Non-Complying Activities

- 4.7.1 Any activity not provided for as a Permitted, Controlled or Discretionary Activity.
- 4.7.2 Public or private sports, cultural or community facilities, structures and buildings.



4.7.3 Retail sales or commercial activity.

4.7.4 All buildings and structures for activities not associated with passive recreation.

## ASSESSMENT MATTERS

- 4.8 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:
- 4.8.1 The extent to which the proposal will achieve the Anticipated Environmental Results listed in Part 4.2.
- 4.8.2 The effect of the Proposed Building, Structure or Facility on the open space and visual amenity of the Recreation P zone, and in particular the Zone on the lakefront at Lake Tekapo township.
- 4.8.3 The effect on the amenities of adjoining properties, and in the case of Lake Tekapo Township, Lake Tekapo frontage. Consideration should be given to matters of nuisance from noise, dust, glare, hours of operation, obstruction of views, car parking, and visual amenity.
- 4.8.4 Whether the proposed development will adversely affect the visual coherence and integrity of open space of the zone and the wider landscape.
- 4.8.5 The cumulative effect of the development in the context of existing and confirmed future development on the integrity and maintenance of the open space and visual amenity of the zone.
- 4.8.6 In respect of the Recreation P zone along the lake shore of Lake Tekapo, the effect of the development on the natural character, visual amenity, retention of views and open space values.
- 4.8.7 Whether and to what extent the proposed development is likely to adversely affect the open space values with respect to the site and surrounding landscape.
- 4.8.8 Whether the site is defined by natural elements such as topography and / or vegetation that may contain and mitigate any adverse effects associated with the development.
- 4.8.9 The proposed development shall not be visually prominent such that it detracts from public or private views otherwise characterised by natural landscapes.
- 4.8.10 The choice of surfacing of vehicle accesses and car parks such that dust nuisance is avoided. The degree to which vehicle access and car parking is necessary, and is located to avoid visual intrusion into the open space and visual amenity of the zone, and to which this is mitigated by earthworks, planting or the like.
- 4.8.11 Whether the location of any new vehicle access or car park is such that access is to a local or collector road and whether direct access to an arterial road is avoided.
- 4.8.12 The extent to which the design and appearance of new buildings complies with the standards set out in the Lake Tekapo Design Guide contained in Appendix P.

## RECREATION A (ACTIVE) ZONE

### 5.1 Purpose

This zone is intended to provide for active recreation and consists mainly of large recreation reserves used for active sports and organised games. Such reserves will serve the regional and district function but can also have local significance as pedestrian ways, playgrounds and open spaces. Community facilities that have a vital role in maintaining and contributing to the enhancement of community well-being and amenity are provided for in this zone. Also included in this zone are areas of amenity value provided for both the enjoyment of the public and the protection of the natural environment. A wide range of public recreation facilities is permitted in this zone. In addition, facilities for private sports and cultural clubs are permitted where they are existing and as discretionary uses, where they are proposed.

### 5.2 Anticipated Environmental Results

- Provision for a medium to high level of public use of open spaces and recreation areas within the zone.
- Provision of buildings and facilities necessary for both formal and informal recreation, consistent with overall maintenance of an open space character which is not dominated by buildings or hard-surfacing.
- Enhancement of village/town amenities by the presence and further development of green open spaces and opportunities for tree planting.
- Exclusion or mitigation of activities and buildings which cause adverse effects on surrounding residential zones.
- Provision for existing and future publicly owned buildings and facilities that contribute towards the social and cultural well-being of the community.

### 5.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Recreation A 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 Permitted Activities

The following are permitted activities provided they comply with all the conditions in 5.4.11 below:

- 5.4.1 Open spaces and picnic areas
- 5.4.2 Lawns, areas of bush, ornamental gardens and other planted areas of landscape features.
- 5.4.3 Playgrounds and areas of open space used informally by the public for outdoor games.
- 5.4.4 Outdoor recreation activities including sports grounds, playing fields and accessory structures.
- 5.4.5 Routes for pedestrians, cyclists and vehicles, including footpaths, cycle tracks, driveways and bridges, and public carparks.
- 5.4.6 Children's play equipment, picnic facilities, public shelters, toilets and seating, changing rooms and first aid rooms, band rotundas, tea kiosks and refreshments rooms all serving members of the public using the reserve.
- 5.4.7 Historic buildings and monuments, museums, information centres and community facilities
- 5.4.8 Publicly owned or operated places of assembly for recreation, stands, swimming pools and accessory buildings.
- 5.4.9 Privately owned and operated places of assembly for recreation existing at the 27 July 1984.
- 5.4.10 Twizel Domain
- 5.4.11 **Conditions On Permitted Activities**
  - 5.4.11.a **Setback**  
All buildings and structures shall be set back 4.5m from all boundaries.
  - 5.4.11.b **Height**  
Buildings shall not project beyond a building envelope constructed by recession lines above all boundaries as set out in Appendix H.
  - 5.4.11.c **Scenic Viewing Areas**  
No buildings shall be erected or trees planted on Scenic Viewing Areas identified on the Planning Maps.
  - 5.4.11.d **Building and Hard Surface Coverage**  
Maximum coverage of the Aorangi Crescent Recreation A Zone with buildings and hard surfaces such as car parking and tennis courts shall be 50%.

## 5.5 Discretionary Activities

- 5.5.1 Private sports and cultural club facilities and buildings.
- 5.5.2 Any permitted activity which does not comply with either of the following conditions on Permitted Activities:
- |          |         |
|----------|---------|
| 5.4.11 a | Setback |
| 5.4.11 b | Height  |
- 5.5.3 Camping Grounds
- 5.5.4 Any earthworks associated with the establishment of any permitted or discretionary activity within the Mackenzie Park Recreation A zone identified on Planning Map 54 and in Appendix S.

## 5.6 Non Complying Activities

- 5.6.1 Any activity which is not provided for as a Permitted or Discretionary Activity.

Notes: These requirements are in addition to those of the Reserves Act. Notwithstanding that the Plan authorises certain uses or buildings in recreation zones where the land is subject to the Reserves Act 1977, any uses or buildings must comply with the Reserves Act and any management plan approved in respect of any given reserve.

For the avoidance of doubt, where any permitted or discretionary activities involve earthworks within the Mackenzie Park Recreation A zone (identified on Planning Map 54 and in Appendix S), Rule 5.5.4 shall apply.

## ASSESSMENT MATTERS

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

5.7.a **Effect on the Zone of the Proposed Building:**

- existing playing areas and areas of open space
- visual qualities of the reserve
- grouping with other buildings on the reserve
- associated car parking

5.7.b **Effect on Amenities of Adjoining Properties**

- nuisance from noise and hours of operation
- obstruction of views
- carparking in local streets
- sunlight and outlook

5.7.c **Effect on Amenities of the Neighbourhood:**

- local and arterial roading network
- grouping of community facilities

5.7.d **Earthworks within the Mackenzie Park Recreation A zone:**

- In relation to potentially contaminated sites, any soil tests, establishing suitability, and methods to avoid mitigate or remedy the effects, including removal to approved disposal points
- In relation to land filling and excavation operations, the following factors:
  - a. The effects on surrounding properties;
  - b. The natural pattern of surface drainage;
  - c. The type of and placement of fill material;
  - d. Mitigation, or avoidance, of adverse effects caused by dust or siltation affecting neighbouring properties.

## OPEN SPACE - HERITAGE ZONE

### 6.1 Zone Statement

This zone relates to the foreshore area of Lake Tekapo to the east of the Tekapo River and includes the Church of the Good Shepherd and land near the statue of the sheepdog. The purpose of this zone is to ensure that the open space and heritage values of this area are retained, and to protect the views across this land to Lake Tekapo and its shores. It is also intended that vegetation in the area be limited to indigenous species because of the intrinsic values of these species and because they permit views of the Lake due to their low stature.

### 6.2 Anticipated Environmental Results

- Maintenance of open space which enables passive recreation on the foreshore.
- Maintenance and protection of the Church of the Good Shepherd and the sheepdog statue for the enjoyment of the parish, residents and visitors.
- Sufficient area for parked vehicles to prevent damage to vegetation.
- Maintenance of views from the area of Lake Tekapo and its shores.
- Maintenance and enhancement of the indigenous vegetation of the area.

### 6.3 District Wide Rules

The following General provisions containing District Wide Rules apply in the Open Space Heritage 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

The following are Permitted Activities provided they comply with all the conditions in 6.4.8 below:

- 6.4.1 Open space and picnic areas
- 6.4.2 Areas of indigenous plantings
- 6.4.3 Routes for pedestrians including footpaths and bridges

- 6.4.4 Picnic facilities and seating
- 6.4.5 Historic buildings and monuments
- 6.4.7 Parking areas within the road reserve
- 6.4.8 **Conditions On Permitted Activities**

6.4.8.a **Location, Height and Appearance**

All buildings and structures shall be Controlled Activities in relation to their location on site, height and external appearance.

6.4.8.b **Plantings**

All planting shall be indigenous species and be located such that views of Lake Tekapo and its shores obtained from within the zone are not obscured.

6.4.8.c **Aircraft**

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

## **6.5 Discretionary Activities**

- 6.5.1 Recreational buildings not provided for as a Permitted or Controlled Activity, which do not exceed 50m<sup>2</sup> in areas including public shelters and toilets.
- 6.5.2 Plantings which do not satisfy conditions 6.4.8.b.

## **6.6 Non-Complying Activities**

- 6.6.1 Any activity which is not provided for as a Permitted or Discretionary Activity.



## ASSESSMENT MATTERS

- 6.7 In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matter:
- 6.7.1 The extent to which the proposal will achieve the Anticipated Environmental Results listed in 6.2.
- 6.7.2 **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 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.

## OPEN SPACE G (GLENTANNER) ZONE

### 7.1 Zone Purpose

This zone occurs at Glentanner; its purpose is to contain land statutorily set aside as public reserves and areas of land which remain in private ownership and are substantially undeveloped. Development in the zone has the purpose of providing for passive and/or active recreation for the enhancement of the environment, protection of wildlife and plants and protection from flood and erosion, while recognising the hazard presented by the Twin River Fan.

### 7.2 Anticipated Environmental Results

- Development which is compatible with the surrounding environment.
- Maintenance and enhancement of the vegetation of the area.
- Maintenance of protection works against erosion and flooding.

### 7.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Open Space Glentanner 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

### 7.4 Controlled Activities

7.4.1 Recreational Activities - excluding buildings

7.4.2 Protective works against erosion and flooding

7.4.3 Works for the protection of wildlife plant species, and environmental enhancement.

**Matters Subject to Council's Control**

- The extent to which the anticipated environmental results in 7.2 are obtained.
- The extent to which any proposal satisfies the Vegetation Management Plan attached to this rule.

**7.5 Non-Complying Activities**

Any activity which is not provided for as a Controlled Activity shall be a non-complying activity.

## **ASSESSMENT MATTERS**

- 7.6 In considering whether or not to grant consent or impose conditions on a resource consent the Council shall have regard to, but not be limited by, the following:
- The extent to which the proposal satisfies the anticipated environmental results in 7.2.
  - The extent to which the proposal complies with the Vegetation Management Plan attached to this zone rule.

## SPECIAL TRAVELLERS ACCOMMODATION ZONE

### 8.1 Zone Purpose

The Special Travellers Accommodation Zone (STAZ) exists at Lake Tekapo and Twizel. It relates to land identified to the immediate west of Lake Tekapo township set aside specifically to provide for low-density tourist accommodation, and the area including the camp ground at Lake Ruataniwha in Twizel. The zone incorporates the land currently occupied by the existing camping grounds and associated facilities. It is intended that the zone be developed in a manner that provides for the continuing operation of the camping grounds, and the addition of low density tourist accommodation involving cabins, chalets and the like, where appropriate

### 8.2 Anticipated Environmental Results

- Very low density visually recessive development of tourist accommodation.
- The development of a variety of different accommodation types
- Maintenance and enhancement of the amenity and open space of the adjacent Recreation A and Recreation P zones.
- Retention of the operation and viability of the existing camping ground areas.

### 8.3 District Wide Rules

The following General Provisions containing District Wide Rules apply in the Special Travellers Accommodation zone:

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

## STATUS OF ACTIVITIES

### 8.4 Permitted Activities

The following activities in 8.4.1 and 8.4.2 are Permitted Activities providing they comply with the Standards in the 8.4.3

#### 8.4.1 Within the Tekapo STAZ (as defined on Planning Map 44):

##### 8.4.1.a Camping activities (including caravans and campervans).

8.4.1b Picnic areas.

8.4.1c Paths and routes for pedestrians and cyclists.

8.4.1d Retail sales directly associated with and integral to visitor accommodation activity.

8.4.1e Sales of liquor to registered guests of the visitor's accommodation selling the liquor.

#### 8.4.2 **Within the Twizel STAZ:**

8.4.2.a Camping activities (including caravans and campervans).

8.4.2.b Picnic areas in respect of the provision of seating, tables, permanent barbecues and rubbish facilities.

8.4.2.c Paths and routes for pedestrians and cyclists.

8.4.2.d The felling or removal of trees for the purpose of clearing a building platform, or the provision of vehicle access.

#### 8.4.3 **Standards**

##### 8.4.3.a **Setback from Road Boundaries**

Tekapo: All buildings and structures shall be set back a minimum of 6m from any road boundary.

Twizel: All buildings and structures shall be set back a minimum of 20m from any road boundary.

##### 8.4.3.b **Setback from Internal Boundaries**

All buildings and structures shall be set back a minimum of 6m from any internal boundary, and 10m from the boundary of the Recreation P zone.

##### 8.4.3.c **Building Height**

Tekapo: No building or structure within 6m to 10m of the Lakeside Drive boundary shall exceed 5m in height.

No building or structure beyond 10m from the Lakeside Drive boundary shall exceed 10m in height.

Twizel: No building or structure shall exceed 5m in height.

Twizel: No building or structure shall exceed 5m in height.

##### 8.4.3.d **Recession Lines**

Buildings shall not project beyond a building envelope constructed by a recession line inclined towards the site at an angle of 25 degrees commencing at 2.5m above the existing ground level at any point along the boundary of the zone or any internal boundary.

#### 8.4.3.e Building and Hard Surface Coverage

- (i) No single building footprint shall exceed 600m<sup>2</sup> in total area. The combined total of all buildings within the zone shall not exceed 25% of the total area of the zone.
- (ii) No more than 15% of the site shall be covered by impervious surfaces, excluding any area covered by sealed public road.

#### 8.4.3.f Lake Tekapo Design Guide

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

#### 8.4.3.g Glare and Reflectivity

Twizel & Tekapo: All exterior lighting shall be directed away from adjacent properties and roads, and Lake Ruataniwha. All materials shall be of low or non-reflective nature, or shall be painted or otherwise coated to avoid reflective glare.

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

#### 8.4.3.h Outdoor Storage Areas

All outdoor storage areas shall be situated behind buildings and / or screened from public view and adjoining sites, and in particular the adjacent Recreation P zone. Screening shall be by way of planting, walls, fences or a combination to at least 1.8m high.

#### 8.4.3.i 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 zone, or adjacent residential or recreation zones:

Daytime	50 dBA L <sub>10</sub>
Daytime (including Sunday)	70 dBA L <sub>max</sub>
Nighttime	40 dBA L <sub>10</sub>
Nighttime (excluding 8am to 9pm Sunday)	70 dBA L <sub>max</sub>

#### 8.4.3.j Vehicular Access and Parking

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

#### 8.4.3.k Effluent Disposal (Twizel STAZ zone)

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

### 8.5 Controlled Activities

The following shall be Controlled Activities within the Tekapo STAZ providing they comply with the standards in 8.4.3:

8.5.1 Visitor accommodation activity excluding camping activities.

8.5.2 Restaurant or cafe

8.5.3 Reception, storage, kitchen and ablution facilities associated with the operation of visitor accommodation facilities

#### **Matters Subject to Council's Control for 8.5.1, 8.5.2 and 8.5.3:**

- Location
- Compliance with the Lake Tekapo Design Guide
- Landscaping

### 8.6 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities in the Twizel STAZ Zone:

8.6.1 Visitor accommodation buildings for up to (and including) eight people.

The Council's discretion shall be limited to the following matters:

- Location
- Servicing, including sewage treatment and disposal
- Building Design and Appearance, and the extent to which any buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area
- Density and site coverage
- Landscaping
- Effects on amenity values, including effects on the amenity of the adjoining Recreation P zone
- Effects on landscape and natural character

8.6.2 The construction of new, or alteration of existing reception, storage, kitchen and ablution facilities associated with the operation of visitor accommodation facilities.

The Council's discretion shall be limited to the following matters:

- Location
- Servicing, including sewage treatment and disposal



- Building Design and Appearance, and the extent to which any buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area
- Density and site coverage
- Landscaping
- Effects on amenity values, including effects on the amenity of the adjoining Recreation P zone
- Effects on landscape and natural character

## **8.7 Discretionary Activities**

### **8.7.1 Removal of trees**

Within the Twizel STAZ, all other felling of trees not permitted by Rule 8.4.2.d.

8.7.2 The establishment of vehicle access and car parks within the zone not otherwise associated with access to a visitor accommodation activity.

8.7.3 Retail Sales other than those directly associated with and integral to visitor accommodation activity.

8.7.4 Sale of liquor from visitor accommodation, other than to registered guests of the visitor accommodation establishment selling the liquor.

8.7.5 Commercial recreation activities operating from or within the Special Travellers Accommodation Zone.

8.7.6 The establishment of visitor accommodation buildings sleeping more than eight people excluding the Tekapo STAZ.

8.7.7 Any activity not otherwise listed as a Controlled or Non-Complying activity, or that does not comply with one or more of the Site Standards, but complies with all Zone Standards.

## **8.8 Non-Complying Activities**

8.7.1 Any activity not otherwise provided for as a Permitted, Controlled or Discretionary Activity shall be a non-complying activity.

8.7.2 Any subdivision in the Twizel STAZ zone, in accordance with Section 13 Rule 5.f of this Plan.

## ASSESSMENT MATTERS

- 8.8 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:
- 8.8.1 The extent to which the proposal satisfies the anticipated environmental results in Part 8.2.
  - 8.8.2 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 zone.
  - 8.8.3 Tekapo: The extent to which the design and appearance of new buildings is complies with the standards set out in the *“Lake Tekapo Design Guide”*.
  - 8.8.4 The extent to which the scale and character of the activity and buildings will be compatible to the physical environment, and landscape and amenity values of the zone.
  - 8.8.5 The visual effect of the proposed activity and associated buildings and structures when viewed from off site positions, including the surface of Lake Ruataniwha.
  - 8.8.6 The recessive nature of any built form, taking into account the colour and nature of the cladding materials, fenestration, design and positioning within the physical environment.
  - 8.8.7 Where a building exceeds the height standard, the extent that any screening, layout, positioning or separation from site boundaries or other buildings will mitigate the adverse effects.
  - 8.8.8 The adverse effects of the activity in relation to traffic generation, noise, vibration, lighting, loss of privacy, or loss of amenity.
  - 8.8.9 The extent to which any activity will be adequately serviced, including sewage disposal
  - 8.8.10 The cumulative effect of buildings, structures and impervious surfaces in excess of the maximum coverage of the zone.
  - 8.8.11 The cumulative effect of the removal of trees to make way for the construction of buildings or associated structures, car parks or roads on the physical setting, and the landscape and amenity values of the zone.
  - 8.8.12 The extent to which the recreational activity will result in levels of traffic or pedestrian activity that are incompatible with the character of the zone.
  - 8.8.13 The choice of surfacing of vehicle accesses and car parks such that dust nuisance is avoided. The degree to which vehicle access and car parking is necessary, and is located to avoid visual intrusion into the open space and visual amenity of the zone, and to which this is mitigated by earthworks, planting or the like.
  - 8.8.14 The effect of the activity and associated buildings, structures and access requirements on the amenity of the adjoining Recreation P Zone and Residential zone.
  - 8.8.15 The visibility of the development from State Highway 8 in Tekapo or Max Smith Drive in Twizel and the effects on visual amenity, views or distraction that may result.

8.8.16 The degree to which the additional visitor accommodation capacity, building footprint or height is necessary to achieve the purpose of the zone in an efficient and effective manner. The degree to which adverse effects result from the standards being exceeded.

## RUATANIWHA ROWING ZONE

### 9.1 Zone Statement

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

### 9.2 Objective and Policies

#### **Objective 1**

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

#### **Policies**

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

### 9.3 District Wide Rules

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

- |  |            |
|--|------------|
| • 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

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

## STATUS OF ACTIVITIES

### 9.4 Permitted Activities

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

- 9.4.1 Buildings for rowing support facilities; being storage, administration, ablution, launching, adjudication, and ceremonial purposes; and a kitchen and lounge.
- 9.4.2 Caretaker's accommodation of up to one dwellinghouse.
- 9.4.3 Temporary accommodation and temporary buildings such as marquees in accordance with Section 14 Rule 1.1.2 of this Plan.
- 9.4.4 Retail sales directly associated with and integral to rowing events or activities, including food, beverage, clothing and souvenir sales.
- 9.4.5 Vehicular access and parking areas, and paths and routes for pedestrians and cyclists.
- 9.4.6 Earthworks and/or the felling or removal of trees for the purpose of clearing a building platform, tent sites, or the provision of picnic areas, and vehicle and pedestrian access routes.
- 9.4.7 Camping activities directly associated with rowing events or training (including caravans and campervans).
- 9.4.8 Landscaping and picnic areas in respect of the provision of seating, tables, permanent barbecues and rubbish facilities.

### 9.4.9 Conditions on Permitted Activities

#### 9.4.9.a Siting of Buildings

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

#### 9.4.9.b Height of Buildings

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

#### 9.4.9.c Setbacks

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

**9.4.9.d Building Coverage**

No single building footprint shall exceed 600m<sup>2</sup> in total area. The combined total of all buildings within the zone shall not exceed 20% of the total area of the zone.

**9.4.9.e Building Design and Appearance**

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

**9.4.9.f Lighting**

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

**9.4.9.g Operation of Activities**

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

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

**9.4.9.h Vehicular Access**

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

**9.4.9.i Servicing**

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

**9.4.9.j Effluent Disposal**

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

**9.5 Restricted Discretionary Activities**

9.5.1 The following activities:

- a. The establishment or operation of any building or activity directly in support of or integral to rowing, other than those permitted in Section 9.4 above.
- b. The establishment or operation of any building or activity listed in 9.4.1 – 9.4.8 above (inclusive) that does not comply with Condition 9.4.9.a but complies with all other conditions in 9.4.9.

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

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

## **9.6 Non-complying Activities**

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

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

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

## **ASSESSMENT MATTERS**

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



## PUKAKI DOWNS TOURIST ZONE

### Introduction

The Pukaki Downs Tourist Zone is located on the south west flanks of Lake Pukaki. Lake Pukaki is an artificially enhanced water storage lake of glacial origin. It forms part of the extensive hydro-electricity network that extends through the Mackenzie and Waitaki Districts. The Lake and its margins are a visually important area of the Mackenzie District, providing expansive and iconic views to Aoraki Mount Cook and the Ben Chau range. State Highway 80 transects the Zone and is the tourist route to Aoraki Mount Cook. The Zone provides for an integrated approach to rural-residential and tourism development and the environment, enabling controlled development to proceed in appropriate locations having regard to landscape, visual, ecological and servicing constraints.

### Objectives and Policies

#### **Objective 1 – Land Management**

*To provide for the integrated management of the zone as a whole by allowing for built development in conjunction with the implementation of land management practices to maintain and enhance landscape and ecological values.*

#### **Policies**

- a. Identifying areas of open space, landscape and exotic vegetation management and corresponding land management methods as part of the Comprehensive Land Management Area process.
- b. To provide for increased indigenous biodiversity through the identification, protection and enhancement of existing ecological values in a holistic manner.
- c. To restrict built development to the Development Areas identified in the Pukaki Downs Structure Plan (refer Appendix T).
- d. To require that the sequencing or staging of development (including limited subdivision if necessary) corresponds with ecological and landscape enhancement to ensure there is a positive environmental benefit associated or linked with any development.
- e. To encourage land management practices that seek to protect and enhance the landscape, tourism and recreation values of the high country landscape.

#### **Objective 2 - Providing for Sustainable Visitor Activities**

*Provision for the ongoing operation of visitor facilities and recreational activities recognising their operational needs while avoiding or mitigating adverse effects on the outstanding natural landscape, water quality and natural values.*

**Policies**

- a. To recognise the opportunity for visitor and recreation facilities in the western Pukaki area and provide for their establishment and ongoing operation through the identification of the special purpose Pukaki Downs Tourist Zone.
- b. To provide for built development only within the development areas identified in the Pukaki Downs Structure Plan (refer Appendix T).
- c. The layout of development contained in any Comprehensive Land Management Area consent shall ensure the compatibility of activities within the zone, minimise the impact on neighbouring activities and the state highway and protect the high landscape values of the area.
- d. To ensure the establishment of visitor activities occurs at a scale and rate, consistent with enhancing ecological and landscape values and maintaining the surrounding rural resources, landscape character and amenity.
- e. To ensure sewage and waste disposal, and power and water supply are provided for in a manner which avoids, remedies or mitigates adverse effects on the water, or other environmental qualities, on and off the site.
- f. To ensure the location, construction and maintenance of roads, access tracks and associated structures maintain rural character, and are compatible with the outstanding landscape values of the area.
- g. To promote linkages between the Pukaki Downs Tourist Zone and surrounding public areas by maintaining public access ways and providing for new linkages where appropriate.

**Objective 2A – Rural-Residential Activities**

*Establishment of low density rural-residential activities within Development Area 2 managed and contained in both extent and location.*

**Policies**

- a. To enable rural-residential activities within Development Area 2.
- b. To ensure any rural-residential activities within Development Area 2 are self-sufficient in terms of water and sewerage services.
- c. To encourage comprehensively planned and integrated rural-residential development within Development Area 2, taking into account environmental and ecological characteristics and constraints.
- d. To avoid rural-residential activities in all other Development Areas of the Pukaki Downs Tourist Zone.

**Objective 3 – Landscape Values**

*To maintain and enhance the outstanding natural landscape values of the Pukaki Downs Tourist Zone, whilst providing for environmentally sensitive and appropriately located development.*

**Policies**

- a. To restrict built development to the Development Areas identified in the Pukaki Downs Structure Plan (refer Appendix T).
- b. To control the detailed location, scale and density of buildings within the development areas identified in the Pukaki Downs Structure Plan through Comprehensive Land Management Area consents prior to built development being undertaken.
- c. To maintain the openness of the landscape and features within the zone that have an open character at present, particularly those visible from SH80 or the Lake.
- d. To avoid the visual effects of built development and earthworks in those parts of the landscape with little or no capacity to absorb change.
- e. To allow limited built development and earthworks in those parts of the landscape with higher potential to absorb change.
- f. To ensure that the external appearance of the buildings and structures will be of a nature that minimises the visual impacts of built form outside the Development Areas.
- g. To ensure any development is reasonably inconspicuous or viewed infrequently, when viewed from outside the zone, in particular from public places such as the State Highway 80 and the surface of the lake. In applying this policy in relation to public places, consideration shall also be given to the level of present use and to the practicalities and likelihood of future use.
- h. To ensure the overall design of the development encourages the efficient use of solar energy and takes advantage of northerly aspects and wind shelter.
- i. To encourage clustered development within the development areas.

**Objective 4 – Natural Character and Ecological Values**

*Land use and development which avoids, remedies or mitigates adverse effects on, and where appropriate enhances, the natural character and ecological values of the area.*

**Policies**

- a. To ensure built development and earthworks harmonises with the topography of the site and natural character values.
- b. To avoid the new establishment of introduced exotic vegetation with the potential to spread and naturalise; and to require the management, including removal, of existing exotic vegetation with the potential for further spread.

- c. To control the detailed location, scale and density of buildings within Development Areas through Comprehensive Land Management consents prior to any built development being undertaken.
- d. To maintain natural landforms.
- e. To retain and enhance the significant ecological values of the Zone.

### 10.1 Zone Statement

The purpose of this Zone is to provide a unique opportunity for people to experience the special character and amenity of the western Pukaki area by providing for small scale commercial tourist development that has minimal environmental impact.

The variable topography of the Zone and the resulting low visibility of parts of the land from surrounding areas means that there is capacity to absorb discrete pockets of built development without adversely impacting on the landscape and amenity values internal and external to the Zone. The planning framework that governs the Zone provides for five Land Management Areas each containing a Development Area located in areas of the landscape that are capable of absorbing change. The remainder of each land management area will remain free from built development but subject to sustainable land management practices that maintain and enhance the unique environmental values and qualities within the Zone. Activities in the balance of the Zone, outside the Development Areas, shall be limited to tourism and recreation activities (such as guided farm tours, mountain biking, horse trekking and hiking), farming, organic cropping, access, ecological restoration and enhancement, and management of pest animals and plants (including wilding pines).

The goals and mechanisms for land management and enhancement and the controls over the location, form and scale of built development and activities will be developed and incorporated into Comprehensive Land Management Area consents. These consents will be the key to achieving integrated and appropriate development of the Zone. To assist in the preparation of these consents, an ecological and landscape assessment will be undertaken for the whole Zone.

The varied topography and high ecological and landscape values of the area create challenges in servicing of this development. All servicing, including access will be required to environmentally sensitive and sustainable as well as having minimal visual impact.

The Council recognises the potential of this locality to provide for differing land use futures compared with other rural areas in the district. The Council also recognises the Zone's ability to contribute to visitor and economic development within the District. This will arise from increased employment and visitor activity generated by the Zone. The proximity of the Zone to the main highway and the town of Twizel makes it a suitable location for tourism development being accessible to existing services and amenities.

The land in this vicinity faces a number of land management challenges. The increasing spread of wilding pine species; decreasing viability of traditional farming practices; and threat of soil erosion due to harsh climatic factors and pests, pose significant challenges in terms of maintaining the traditional landscape character of this area. The Pukaki Downs Tourist Zone provides an opportunity to protect and enhance the iconic high country vistas and landscape character by ensuring that the land within the Zone is protected from inappropriate subdivision, use and development and facilitating sustainable land management practices that maintain, protect and enhance the environmental values of the area.

## 10.2 District Wide Rules

The following general provisions containing district wide rules apply in the Pukaki Downs Tourist 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

## 10.3 Status of Activities

The following clauses 10.4 to 10.15 specify the status of activities and standards applying to:

10.4	Comprehensive Land Management Area consent
10.5	Buildings
10.6	Visitor and Staff Accommodation
10.7	Farming
10.8	Commercial Activities
10.9	Recreational Activities
10.10	Vegetation Clearance
10.11	Earthworks and Tracking
10.12	Forestry and Tree Planting
10.13	Aviation Activities
10.14	Rural-Residential Activities
10.15	All Activities/Other Activities

In clauses 10.4 to 10.15 below reference to the *Pukaki Downs Structure Plan* is to the Pukaki Downs Structure Plan in Appendix T of the District Plan.

In clauses 10.4 to 10.15 below reference to a *Land Management Area* includes reference to the Development Area within that Land Management Area.

In clauses 10.4 to 10.15 below reference to “*relevant Comprehensive Land Management Area consent*” means the Comprehensive Land Management consent approved for each land management area and its constituent development area within which development is proposed.

## 10.4 Comprehensive Land Management Area consent

10.4.1 A Comprehensive Land Management Area consent shall be approved for each Land Management Area prior to development occurring within that Land Management Area except where a Zone rule provides otherwise.

10.4.2 Prior to, and to assist with, the preparation of the first Comprehensive Land Management Area consent, an ecological and landscape assessment shall be undertaken for the whole Zone. This assessment is to be undertaken by suitably qualified persons who shall then provide the Council and landowner with a report containing:

- i. Assessment of the ecological and landscape values of the Zone;
- ii. Recommended goals for enhancing the ecological and landscape values;

- iii. Recommended actions to achieve the goals;
- iv. Recommendations for monitoring and review of progress in achieving the goals.

This assessment shall also be applicable to any subsequent Comprehensive Land Management Area consent application.

10.4.3 Every Comprehensive Land Management Area application shall contain, identify and address the following matters:

- i. A description and assessment of the ecological and landscape values within the Land Management Area derived from the assessment referred to in 10.4.2;
- ii. Goals and land management methods for enhancement of ecological and landscape values to enable and ensure the Zone objectives and policies are satisfied. These goals and methods shall include identification of various areas for open space and landscape protection, ecological restoration and enhancement, and exotic vegetation containment and control;
- iii. Goals and management controls for development to enable and ensure the Zone objectives and policies are satisfied;
- iv. Ecological enhancement and pest containment areas and requirements;
- v. Landscape areas and requirements;
- vi. The location, nature and scale of built development and the identification of building platforms or building envelopes for visitor and staff accommodation, industrial, recreation, commercial, rural-residential and tourist facilities and activities within Development Areas;
- vii. Proposed methods for water supply, wastewater disposal, electricity and telecommunication servicing;
- viii. Provision for vehicle and pedestrian access and parking;
- ix. Conditions on buildings including restrictions in relation to height, gross floor area, density and external appearance;
- x. Conditions on earthworks, vegetation clearance and planting;
- xi. Staging and coordination of development conditions including sequencing mechanisms to ensure a positive environmental benefit at all stages of development. This may include subdivision as necessary to achieve the same;
- xii. The Comprehensive Land Management Area consent shall be accompanied by and conform with the independent ecological and landscape assessment prepared in accordance with 10.4.2.

Note: To achieve Objective 1 for this Zone it is expected that all activities, buildings and subdivision which require consent will be applied for as a single comprehensive consent for each Land Management Area.

10.4.4 Approval of a Comprehensive Land Management Area consent (or any variation thereof) shall be a **Discretionary Activity**.

## 10.5 Buildings

### 10.5.1 Controlled Activities - Buildings

Buildings within Development Areas identified in the Pukaki Downs Structure Plan which have not been applied for as part of a Comprehensive Land Management Area consent and which comply with the following standards:

- a) All buildings shall be located within a building platform or building envelope specified by the relevant Comprehensive Land Management Area consent;
- b) The maximum building coverage of Development Area 1, 2, 3 or 5 shall be 5%;
- c) The maximum building coverage of Development Area 4 shall be 10%;
- d) Buildings within Development Area 2 shall be setback a minimum of 200m from the northern boundary of the Pukaki Downs Tourist Zone; and
- e) The maximum number of rural-residential units within Development Area 2 shall not exceed 40.

Matters subject to Council control:

- external appearance, height, bulk, setbacks, associated earthworks, access, and landscaping.
- the provision of water supply, waste water disposal, electricity and telecommunication services.

### **10.5.2 Discretionary Activity – Buildings**

Any building applied for as part of a Comprehensive Land Management Area consent.

### **10.5.3 Non-complying Activities – Buildings**

Any building not provided for as a Controlled or Discretionary Activity.

## **10.6 Visitor and Staff Accommodation**

### **10.6.1 Discretionary Activities – Visitor and Staff Accommodation**

Visitor and staff accommodation activities within Development Areas 1, 2, 3 and 4 of the Pukaki Downs Structure Plan which are applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4 and which comply with the following standard:

- a) There shall be a maximum of 300 visitor and staff beds within the Pukaki Downs Tourist Zone. This maximum shall be reduced by 2.3 visitor beds per each rural-residential unit approved by the Comprehensive Land Management Area consent for Development Area 2.

Note 1: Requirements outside of the District Plan relating to liquor, health and buildings apply to visitor accommodation.

Note 2: A ratio of 2.3 has been applied because that is the usual residential population per occupied household in the Mackenzie District (2013 NZ Statistics).

### **10.6.2 Non-Complying Activity– Visitor and Staff Accommodation**

Visitor and staff accommodation not provided for as a Discretionary Activity.

## 10.7 Farming

### 10.7.1 Permitted Activity - Farming

Farming that complies with the following standards:

- a) **Pastoral Intensification** – There shall be no pastoral intensification (refer definitions) within any Site of Natural Significance;
- b) **Earthworks** – refer rule 10.11; and
- c) **Vegetation Clearance** – refer rule 10.10.

### 10.7.2 Non-complying Activity – Farming

Farming not provided for as a Permitted or Discretionary Activity.

## 10.8 Commercial Activities

### 10.8.1 Discretionary Activities – Commercial Activities

- (i) In Development Areas 1, 2, 3 and 4

Commercial activities, limited to the display, offering, provision, or sale of goods ancillary to on-site visitor accommodation activities, which are applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4.

- (ii) In Development Area 5:

Commercial and processing activities limited to:

- a) Retail sale of New Zealand agricultural products in raw and processed form, such as wool, lavender and honey;
- b) Retail sale of other New Zealand merchandise that is usually found in retail outlets catering to tourists i.e. typical “kiwiana” products or items from other parts of New Zealand;
- c) Incidental convenience products/items (excluding fuel) for people travelling to Aoraki Mount Cook such as bottled water, snacks, tissues, maps;
- d) Provision of food and beverages to the public;
- e) Commercial tourism activities such as lavender baths, lavender tours and film screenings;
- f) Commercial tourism activities staged from DA5 such as adventure walks, mountain bike and horseback riding tours;
- g) Distilling and processing of crops and plants grown in the Zone or produce produced in the Zone;

which are applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4.

### 10.8.2 Non-Complying Activities – Commercial Activities

Commercial Activities not provided for as a Discretionary Activity.



## **10.9 Recreational Activities**

### **10.9.1 Permitted Activities – Recreation Activities**

- a) Non-commercial recreation activities; and
- b) Commercial Recreation Activities where the activity complies with the following standards in relation to character, scale and intensity:
  - i. Character: Non-motorised
  - ii. Scale: No more than 20 people per group; and
  - iii. Intensity: No more than 3 groups per day

### **10.9.2 Discretionary Activities – Recreation Activities**

Recreation Activities which are not provided for as a Permitted activity and for which consent is applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4.

### **10.9.3 Non-complying Activities – Recreation Activities**

Recreation Activities not provided for as a Permitted or Discretionary Activity.

## **10.10 Vegetation Clearance**

### **10.10.1 Permitted Activities - Vegetation Clearance**

- a) Clearance of weed and pest species; and
- b) Clearance of exotic vegetation which complies with the standards for vegetation clearance in the Rural zone

### **10.10.2 Discretionary Activity – Vegetation Clearance**

Clearance of indigenous vegetation which is not provided for as a Permitted Activity and which is applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4.

### **10.10.3 Non-Complying Activity - Vegetation Clearance**

All vegetation clearance which is not provided for as a Permitted or Discretionary Activity

## **10.11 Earthworks and Tracking**

### **10.11.1 Permitted Activity – Earthworks and Tracking**

Prior to approval of the relevant Comprehensive Land Management Area consent under rule 10.4 the following earthworks are permitted:

- a) Earthworks for routine repair and maintenance of operational tracks;
- b) Earthworks approved as part of a resource consent for a building;
- c) Where the maximum area of bare soil exposed is less than 1000m<sup>2</sup> and where the maximum volume of earth moved is less than 300m<sup>3</sup> per site within any consecutive 12 month period, other than earthworks located in:
  - i. Sites of Natural Significance identified on the Planning Maps and listed in Appendix I;
  - ii. areas above 900m in altitude;
  - iii. areas within 20m of a river;
  - iv. areas within 50m of a wetland or lake.

### **10.11.2 Discretionary Activity – Earthworks**

Earthworks (both excavation and fill) and tracking greater than 300m<sup>3</sup> per site or bare soil exposed greater than 1000m<sup>2</sup> per site, applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4.

### **10.11.3 Non-Complying Activities – Earthworks and Tracking**

Any earthworks or tracking which are not provided for as a Permitted or Discretionary Activity.

## **10.12 Forestry and Tree Planting**

### **10.12.1 Permitted Activities – Forestry and Tree Planting**

- a) Forestry restricted to containment of the existing forest for ETS carbon storage as registered on the title; and
- b) Forestry activities authorised by resource consent RM100062

### **10.12.2 Discretionary Activities - Forestry and Tree Planting**

Forestry or tree planting not provided for as a Permitted Activity and which is applied for as part of a Comprehensive Land Management consent provided for in rule 10.4.

### **10.12.3 Non-complying Activities – Forestry and Tree Planting**

Forestry and tree planting which is not provided for as a Permitted, Discretionary or Prohibited Activity.

### **10.12.3 Prohibited Activities – Forestry and Tree Planting**

It is a Prohibited Activity for which no resource consent will be granted to plant the following species:

- *Pinus contorta* (Lodgepole Pine )
- *Pinus nigra* (Corsican Pine)
- *Pinus muricata* (Bishops Pine)
- *Pinus sylvestris* (Scots Pine)
- *Pinus menziesii* (Douglas Fir)
- *Pinus mugo/uncinata* (Mountain Pine)

- *Pinus pinaster* (Maritime Pine)
- *Pinus ponderosa* (Ponderosa Pine)
- *Larix deciduas* (European Larch)

### **10.13 Aviation Activities**

#### **10.13.1 Permitted Activity – Aviation Activities**

Aviation Activities involving emergency landings, rescues and fire fighting and activities ancillary to farming activities.

#### **10.13.2 Controlled Activity - Aviation Activities**

A single helipad within the Zone ancillary to commercial tourism activities located within Development Areas 1 or 3 identified in the Pukaki Downs Structure Plan.

Matters Subject to Council's Control:

- i. Nature, scale and use;
- ii. The location of the helipad within Development Area 1 or 3;
- iii. Signage;
- iv. Storage of Fuel;
- v. Noise effects and noise mitigation measures; and
- vi. Access and parking areas.

#### **10.13.1 Non-Complying Activities - Aviation Activities**

Aviation Activities not provided for as a Permitted or Controlled activity.

### **10.14 Rural-Residential Activities**

#### **10.14.1 Discretionary Activity — Rural-Residential Activities**

Rural-residential activities in Development Area 2 of the Pukaki Downs Structure Plan which are applied for as part of a Comprehensive Land Management Area consent provided for in rule 10.4 and which comply with the following standard:

- a) The maximum number of Rural-residential Units within Development Area 2 shall not exceed 40.

Note: Rule 10.5 Buildings applies.

#### **10.14.2 Non-complying Activities — Rural-Residential Activities**

Any rural-residential activity in Development Area 2 that does not comply with rule 10.14.1.

### **10.15 All Activities/Other Activities**

**10.15.1 Non-Complying Activities - All Activities/Other Activities**

- a) Any activity which is not provided for as a Permitted, Controlled, Discretionary or Prohibited activity.
- b) Any built development not located within a Development Area identified on the Pukaki Downs Structure Plan.
- c) Any activity that is not in accordance with the relevant Comprehensive Land Management Area consent approved under Rule 10.4.