

# Waimakariri District Council Proposed Waimakariri District Plan

## Recommendations of the PDP Hearings Panel

### Recommendation Report 28

#### Hearing Stream 10 Part 3: Area specific matters – SPZ – Whaitua Motuhake – Special Purpose Zones

This report should be read in conjunction with **Report 1** and **Recommendation Reports 2 and 3**.

**Report 1** contains an explanation of how the recommendations in all subsequent reports have been developed and presented, along with a glossary of terms used throughout the reports, a record of all Panel Minutes, a record of the recommendation reports and a summary of overarching recommendations. It does not contain any recommendations per se.

**Recommendation Report 2** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - SD Strategic directions objectives and policies.

**Recommendation Report 3** contains the PDP Panel's recommendations on the PDP's Part 2: District-wide Matters – Strategic directions - UFD Urban Form and Development objectives and policies.

**Appendix 1:** Schedule of attendances

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version (provisions not consequentially renumbered)

The Hearings Panel for the purposes of **Hearing Stream 10** comprised Commissioners Gina Sweetman (Chair), Allan Cubitt, Gary Rae, Megen McKay, Neville Atkinson and Niki Mealings.

# 1. Introduction

## Report outline and approach

1. This is Report 28 of 37 Recommendation Reports prepared by the PDP Hearings Panel appointed to hear and make recommendations on submissions to the Proposed Waimakariri District Plan (PDP).
2. The report addresses the objective, policies and the advice note relating to the SPZ – Whaitua Motuhake – Special Purpose Zones Chapters and the submissions received on those chapters and their provisions. The relevant chapters are:
  - HOS – Hospital
  - KR – Kaiapoi Regeneration
  - PBKR – Pines Beach and Kairaki Regeneration
  - PR- Pegasus Resort
  - MCC – Museum and Conference Centre
3. Part A of this report covers the HOS – Hospital, KR – Kaiapoi Regeneration and MCC – Museum and Conference Centre Chapters. Part B covers the PR – Pegasus Resort Chapter and Part C covers the PBKR – Pines Beach Kairaki Regeneration Chapter. In accordance with our approach set out in Report 1, we have not produced a separate report on the KN – Kāinga Nohoanga Chapter which was heard at the same time as SASM – Ngā whenua tapu o ngā iwi – Sites and areas of significance to Māori in Hearing Stream 2.
4. We have structured our discussion into three parts, for each of these chapters. We have then structured our discussion for each part as follows:
  - (a) **The first section** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
  - (b) **The following sections** contains our evaluation of key issues and recommended amendments to provisions; and
  - (c) **The final section** contains our conclusions.
5. This Recommendation Report contains the following appendices:
  - (a) **Appendix 1: Schedule of attendances** at the hearing on this topic. We refer to the parties concerned and the evidence they presented throughout this Recommendation Report, where relevant.
  - (b) **Appendix 2: Recommended amendments to the Proposed Plan – Tracked from notified version.** This sets out the final amendments we recommend be made to the PDP provisions relating to this topic. The amendments show the specific wording of the amendments we have recommended and are shown in a ‘tracked change’ format showing changes from the notified version of the PDP for ease of reference. Where whole provisions have been deleted or added, we have not shown any consequential renumbering, as this method maintains the integrity of

how the submitters and s42A Report authors have referred to specific provisions, and our analysis of these in the Recommendation Reports. New whole provisions are prefaced with the term 'new' and deleted provisions are shown as struck out, with no subsequential renumbering in either case.

6. We record that all submissions on the provisions relating to the HOS – Hospital, KR – Kaiapoi Regeneration, MCC – Museum and Conference Centre, PR – Pegasus Resort and PBKR – Pines Beach Kairaki Regeneration Chapters have been taken into account in our deliberations. In general, submissions in support of the PDP have not been discussed but are accepted or accepted in part. More detailed descriptions of the submissions and key issues can be found in the relevant s42A Report, Responses to Preliminary Questions and written Reply Report, which are available on the Council's website.
7. In accordance with the approach set out in Report 1, this Report focuses only on 'exemptions', where we do not agree fully or in part with the s42A report author's recommendations and / or reasons, and / or have additional discussion and reasons in respect to a particular submission point, evidence at the hearing, or another matter. Original submissions have been accepted or rejected as recommended by the s42A report author unless otherwise stated in our Recommendation Reports. Further submissions are either accepted or rejected in conformance with our recommendations on the original submission to which the further submission relates.
8. The requirements in clause 10 of the First Schedule of the Act and s32AA are relevant to our considerations of the PDP provisions and the submissions received on those provisions. These are outlined in full in Report 1. In summary, these provisions require among other things:
  - (a) our evaluation to be focussed on changes to the proposed provisions arising since the notification of the PDP and its s32 reports;
  - (b) the provisions to be examined as to whether they are the most appropriate way to achieve the objectives; and
  - (c) as part of that examination, that:
    - i. reasonable alternatives within the scope afforded by submissions on the provisions and corresponding evidence are considered;
    - ii. the efficiency and effectiveness of the provisions is assessed;
    - iii. the reasons for our recommendations are summarised; and
    - iv. our report contains a level of detail commensurate with the scale and significance of the changes recommended.
9. We have not produced a separate evaluation report under s32AA. Where we have adopted the recommendations of Council's s42A report authors, we have adopted their reasoning, unless expressly stated otherwise. This includes the s32AA assessments attached to the relevant s42A Reports and/or Reply Reports. Those reports are part of the public record and are available on the Council website. Where our recommendation differs from the s42A report authors' recommendations, we have incorporated our s32AA evaluation into the body of our report as part of our reasons for recommended amendments, as opposed to including this in a separate table or appendix.

10. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

## **2. Part A - HOS – Hospital, KR – Kaiapoi Regeneration and MCC – Museum and Conference Centre**

### **HOS – Hospital Zone**

11. The reporting officer did not recommend any amendments in response to the six submissions HOS – Hospital Zone chapter. We have reviewed and agree with the reporting officer's recommendations.

### **KR – Kaiapoi Regeneration Zone**

12. The submissions on the KR – Kaiapoi Regeneration Chapter related to the appropriateness of certain activities within the SPZ(KR) and the interface between the SPZ(KR) and the adjoining Natural Open Space Zone. We note that any matters relating to rezoning were considered in Hearing Stream 12 and are not the subject of this report.
13. We received no evidence from submitters to the SPZ(KR). We received a thorough and comprehensive s42A report, responses to our preliminary questions to the report author and a Reply Report from the report author. Having reviewed these and questioned the report author at the hearing, we accept and agree with the report author's recommendations and reasons in respect of all the submissions.

### **MCC – Museum and Conference Centre Zone**

14. With the exception of the broad relief sought by Rolleston Industrial Developments Limited and Clampett Investments Limited, the MCC – Museum and Conference Centre Chapter received only one submission, in support. We recommend the submission in support be accepted.
15. We do not address these three chapters further.

## **3. Part B – SPZ(PR) – Special Purpose Zone – Pegasus Report**

### **Outline of matters addressed in this section**

16. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
  - (b) themes raised in submissions; and
  - (c) identification of key issues for our subsequent evaluation.

## **Submissions**

17. The submissions related to focusing the provisions more on Pegasus Resort becoming a major tourist centre and including a hierarchy of preference of how effects from infrastructure are managed.
18. This report does not cover two submissions seeking rezoning, which were addressed in Hearing Stream 12A and are covered in Report 33. We note that the submission from DEXIN seeking rezoning also sought amendments to some of the SPZ(PR) provisions. We have addressed the requested amendments in Report 33.

## **Key issues**

19. The issues in contention on this chapter addressed in this report are:
  - (a) Interpretation
  - (b) Policy SPZ(PR)-P3

## **Interpretation**

### **Overview**

20. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

### **Reasons**

21. The submission we consider here is from Sports and Education Corp<sup>1</sup> which sought amendments to the definitions nesting tables in respect of Commercial Activities, Education Facility and Major Sports Facility to include specific references to resort-related activities.
22. By the conclusion of the hearing and the Reply Report, it had been narrowed down that the reasons the amendments were sought was in respect to the link between the definitions nesting table and TRAN-APP6. At the hearing, the submitter clarified that if TRAN-APP6 was deleted, then the inclusion of the definitions sought in respect of the definitions nesting table would no longer be required. The s42A report author, Ms Manhire, was concerned about the inclusion of the definitions may have implications for the rest of the Plan. Given we have recommended that TRAN-APP6 be deleted, we accept Ms Manhire's recommendation that no amendments are necessary, for the reasons expressed by Ms Manhire and Ms Pearson for the submitter.

## **Policy SPZ(PR)-P3 Landscape and character**

### **Overview**

23. The Panel's recommended amendments to SPZ(PR)-P3, over and above the amendments recommended by the s42A report author, is summarised below:

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<sup>1</sup> 416.14

Provision	Panel recommendations
Policy SPZ(PR)-P3	Delete the term “country club facilities” and include “in accordance with the Pegasus design guidelines” at the end of the policy.

### Amendments and reasons

24. The submission we consider here is that from Sports and Education Corp<sup>2</sup> which sought replacement of golf course and country club facilities with “Pegasus Resort Landscape”.
25. The s42A report author recommended:
  - (a) Accepting the submission in part and deleting country club facilities for the reason that the country club facilities do not form part of the existing parkland character of the area; and
  - (b) Rejecting the other aspects of the submission point, for the same reasons.
26. Ms Pearson provided evidence at the hearing. She accepted that the deletion of country club facilities was a positive change and the retention of golf course as it is a central component of the existing landscape. Her concern was that the wording of the policy with this deletion would not provide direction to plan users of the type of built form that is anticipated within the landscape. She put forward alternative relief to the inclusion of Pegasus Resort Landscape of including reference to the Pegasus design guidelines, to reduce the potential that this policy would be interpreted in an overly conservative manner. She noted Mr Lunday’s advice that the design guidelines were *‘designed specifically to respond to the receiving environment paying respect to the golf course landscape, the distant hills, the cultural landscape and the existing built form’*.
27. Ms Manhire did not change her position in respect of the wording of SPZ(PR)-P3 in her Reply Report. Her view was the landscape character values of the golf course and mountain range could still be provided for while establishing new buildings. She also expressed the view that referring to an external document that can be amended would not maintain amenity values.
28. We preferred Ms Pearson’s evidence and her recommended inclusion of reference to the Pegasus design guidelines in the policy. We were unclear as to why Ms Manhire does not support the reference to the Design Guidelines in this policy, given they are referenced in SPZ(PR)-P5, which requires that all subdivision and development to be in accordance with these guidelines. The guidelines are also referenced in Rules 6, 10, 11, 12, 13, 14, 15 and the matters of discretion. Our understanding is that they also form part of the Plan given their inclusion in APP2. Therefore, we find that her argument they could be changed at any time is incorrect. We find that inclusion of the reference to the Pegasus Design Guidelines will provide more certainty for plan users in implementing the policy and is therefore the more appropriate option. Finally, we note that we have recommended a Clause 16 RMA amendment so that the first reference to the Pegasus Resort Urban Design Guidelines has the shortened version “Pegasus Design Guidelines”,

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<sup>2</sup> 416.5

so as to provide consistency through the document. Consequentially we have recommended amending the title to Pegasus Resort Urban Design Guidelines immediately after the ODP.

#### **4. Part C – SPZ(PBKR) – Special Purpose Zone – Pines Beach and Kairaki Regeneration**

##### **Outline of matters addressed in this section**

29. In this section, we provide relevant context around which our evaluation of the notified provisions and submissions received on them is based. Our discussion includes:
- (a) summary of relevant provisions;
  - (b) themes raised in submissions; and
  - (c) identification of key issues for our subsequent evaluation.

##### **Submissions**

30. Seven original submission points and eight further submissions were received on the SPZ(PBKR) – Pines Beach and Kairaki Regeneration Zone Chapter. The seven submissions raised 31 submission points, and the eight further submissions raised 20 points. The submissions related to concerns about the potential effects of the provisions on lease land.

##### **Key issues**

31. The issues in contention on this report addressed in this report are:
- (a) Objective SPZ(PBKR)-O2
  - (b) Appendices - APP1 - 2 and 3 Chichester Street.

##### **Objective SPZ(PBKR)-O2**

##### **Overview**

32. The Panel's recommended amendments to SPZ(PBKR)-O2 over and above the amendments recommended by the s42A report author, is summarised below:

Provision	Panel recommendations
Objective SPZ(PBKR)-O2	Amending the objective to read: New buildings and activities <u>in the Special Purpose Zone – Pines Beach and Kairaki Regeneration</u> are natural hazard resilient.

##### **Reasons**

33. The submission we consider here is from Environment Canterbury<sup>3</sup> which sought amendments so that terminology is more consistent with the RPS. We were advised by Ms Steven that this objective is specific to policy SPZ(PBKR)-P4 and SPZ(PBKR)-R17, relating to natural hazard sensitive activities on sites not listed in Appendix APP1, which

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<sup>3</sup> 316.183



requires that any building is a temporary relocatable building. We asked questions about the relationship of this objective with the Natural Hazards Chapter in both preliminary questions and for the reply report. In her Reply Report, Ms Steven recommended amending the objective to read “Within the SPZ(PBKR) zone, new buildings are natural hazard resilient”. Ms Steven’s view was that the submission did not provide scope for this wording change, however, as it was limited to providing more consistency with the RPS provisions.

34. We considered this matter carefully. We agree with Ms Steven’s advice that the objective would benefit from being amended to better specify its purpose and that it is over and above the Natural Hazard Chapter’s objectives and policies. Our view that such an amendment would provide clarification of the objective and can be done using Clause 16 of Schedule 1. We have recommended a slight rewording of the objective to that proposed by Ms Steven. We consider this to be a more appropriate outcome.

## **Appendices APP1 – Regeneration Area Remaining Private Residences and Alternate Zone**

### **Overview**

35. The Panel has no recommended amendments in response to the submissions, beyond those recommended by the s42A report author.

### **Reasons**

36. This was a matter where the Waimakariri District Council<sup>4</sup> sought to rezone 2 and 3 Chichester Street from Settlement Zone to General Residential Zone. In her s42A report, Ms Steven recommended that the submission be accepted. In response to a Panel question about why these two properties were not treated the same as other residential properties, we were advised that these are the only two remaining residential properties located in the Pines Beach Regeneration Area. It was explained that the preferred alternate zoning is Settlement Zone, but that would only work effectively if NOSZ-R1 was amended to include reference to the Settlement Zone and relevant provisions to provide a rule pathway for residential activities to occur. NOSZ-R1 specifically provides for any activity on a site listed in APPENDIX APP1, where it complies with all applicable activity standards and built form standards in the General Residential Zone.
37. We were advised that there was no scope within the Council submission for NOSZ-R1 to be amended to reference the Settlement Zone. Ms Steven considered that the only appropriate relief was to accept the Council’s submission and rezone the land to General Residential. We accept and agree with Ms Steven’s advice. We recommend that the Council makes note of this matter and address it through a future plan change process.

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<sup>4</sup> 367.23

## **5. Conclusion**

38. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: the SPZ(HOS) Hospital, SPZ(PBKR) Pines Beach and Kairaki Regeneration, SPZ(KR) Kaiapoi Regeneration, SPZ(PR) Pegasus Resort and SPZ(MCC) Museum and Conference Centre Zones. Our recommended amendments are shown in Appendix 2.
39. Overall, we find that these changes will ensure the PDP better achieves the statutory requirements, national and regional direction, and our recommended Strategic Directions, and will improve its useability.

**Appendix 1:****Submitter attendance and tabled evidence for Special Purpose Zone (Hospital) - Hearing Stream 10**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	• Bryony Steven	N/A
<b>Tabled Evidence</b>		
Health NZ - Te Whatu Ora	• Tony Hampton	68

**Submitter attendance and tabled evidence for Special Purpose Zone (Kaiapoi Regeneration) - Hearing Stream 10**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council Reporting Officer	• Shelley Milosavljevic	N/A
<b>Tabled evidence</b>		
N/A	• N/A	N/A

**Submitter attendance and tabled evidence for Special Purpose Zone (Museum and Conference Centre) - Hearing Stream 10**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	• Peter Wilson	
<b>Tabled Evidence</b>		
N/A	• N/A	N/A

**Submitter attendance and tabled evidence for Special Purpose Zone (Pines Beach and Kairaki) - Hearing Stream 10**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	• Bryony Steven	
<b>Tabled Evidence</b>		
N/A	• N/A	N/A

**Submitter attendance and tabled evidence for Special Purpose Zone (Pegasus Resort) - Hearing Stream 12A**

<b>Attendee</b>	<b>Speaker</b>	<b>Submitter No.</b>
Council reporting officer	• Jessica Manhire	N/A
Howard Stone	• Margo Perpick • Joanne Sunde	191
DEXIN	• Amanda Dewar • Sam Huo • James Lunday • David Smith • Melissa Pearson	377

Tabled Evidence		
Howard Stone	<ul style="list-style-type: none"> <li>• Giles Learman</li> <li>• Neil Cox</li> </ul>	191
DEXIN	<ul style="list-style-type: none"> <li>• Andrei Cotiga</li> <li>• Jenny Bull</li> <li>• Keren Bennett</li> <li>• Mike Moore</li> <li>• Timothy Heath</li> </ul>	377

**Appendix 2:** Recommended amendments to the Proposed Plan - Tracked from notified version  
(provisions not consequentially renumbered)

**Appendix 2:** (1) Special Purpose Zone Pegasus Resort

**Appendix 2:** (2) Special Purpose Zone Hospital

**Appendix 2:** (3) Special Purpose Zone Museum and Conference Centre

**Appendix 2:** (4) Special Purpose Zone Pines Beach and Kairaki Regeneration

**Appendix 2:** (5) Special Purpose Zone Kaiapoi Regeneration

**Appendix 2:** (6) Regeneration Area Remaining Private Residences and Alternate

## Special Purpose Zone - Pegasus Resort

### Introduction

The purpose of the Special Purpose Zone (Pegasus Resort) is to provide for a high-quality visitor resort centred around the existing 18-hole international championship golf course. The zone provides for hotel and visitor accommodation, existing large residential lots, a spa and hot pool complex, golf education and [golf](#)<sup>1</sup> country club facilities and a limited mix of commercial and associated ancillary activities, that support tourism activities associated with the Pegasus Resort.

The zone is divided into seven distinct activity areas (references correspond to SPZ(PR)-APP1 and are referred to in the Activity Area Rules Tables as follows):

- Activity Area 1: Spa.
- Activity Area 2: Spa Village.
- Activity Area 3: Golf Square.
- Activity Area 4: Golf Village.
- Activity Area 5: Village Fringe.
- Activity Area 6: Golf Course.
- Activity Area 7: Residential.

The key differences between these activity areas are the types of development enabled (as guided by SPZ(PR)-APP1) and the extent to which activities such as commercial golf resort activity and visitor accommodation can occur. This recognises that some activity areas predominantly perform functions relating to the existing golf course, or existing residential areas, while others will enable other major tourism related activities, and to allow each of these areas to develop a distinct character guided by the Pegasus Resort Urban Design Guidelines ([Pegasus](#)<sup>2</sup> design guidelines) (Appendix 2).

**Activity Area 1 — Spa** provides for tourism activities, centred around the development of a Spa/Wellness and Hot Pool Complex, aimed at being a regionally significant tourism destination. This complex necessitates and provides for other activities that support the visitor experience, for example, a landmark hotel defining the main entrance to the golf course on the corner of Pegasus Boulevard and Mapleham Drive and an at-grade car park that services the Spa/Wellness and Hot Pool Complex and Hotel.

**Activity Area 2 — Spa Village** provides for a range of supporting commercial and visitor accommodation activities that will allow for visitors to cater for their stay. It will provide for visitor accommodation opportunities as an alternative to a hotel experience as well as commercial golf resort activities set out in accordance with the ODP to create a 'village' look and feel. Activity Area 2 will not provide for residential activities or other commercial activities typically associated with a neighbourhood or local centre — any commercial golf resort activity will need to demonstrate a link to supporting the key tourism activities provided for in the remainder of the zone.

**Activity Area 3 — Golf Square** contains the existing golf club facilities. The architectural design of these buildings is intended to set the tone for the built form of the rest of the zone, as set out in the Pegasus Design Guidelines. Development in this activity area is expected to be limited to a future

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<sup>1</sup> Consequential amendment to Sports and Education Corp [416.2]

<sup>2</sup> RMA Schedule 1 Clause 16(2)

country club and associated activities directly related to the operation of the golf course, as opposed to visitor accommodation or commercial golf resort activities found elsewhere in the zone.

**Activity Area 4 — Golf Village** is a development area for activities that support the primary golf course activity. Activities enabled by the ODP include an already consented Hotel and a Golf Education Facility, both of which are likely to be used by tourists visiting the zone for either golf instruction or playing the course for leisure or competition.

**Activity Area 5 — Village Fringe** is an active part of the existing golf course, however it has been identified as a separate activity area as it needs to provide for the relocation of two golf holes in order to enable the development of Activity Areas 1 and 2. It also serves as a buffer area between visitor accommodation and commercial golf resort activities found in the Spa Village and the residential sites located to the north.

**Activity Area 6 — Golf Course** contains the balance of the existing golf course not covered by the Village Fringe Activity Area and enables the ongoing operation and development of this course as a major sports facility.

**Activity Area 7 – Residential** contains eight enclaves of residential sites with an average lot size of approximately 2000m<sup>2</sup>. These residential sites were created at the same time as the golf course development and have been designed to have aspects overlooking the golf course open space areas. The intention is for these lots to maintain their semi-rural appearance and outlook over the golf course with no further intensification anticipated. Activity Area 7 also include two additional residential sites that were created as balance lots and are now being developed for residential activity.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>SPZ(PR)-O1</b>	<b>Tourist destination</b> The establishment of <a href="#">a</a> <sup>3</sup> regionally significant tourist destination based around an 18-hole international championship golf course, with existing large residential sites, incorporating hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <a href="#">golf country club</a> <sup>4</sup> and limited small-scale commercial activity and ancillary activity.
<b>SPZ(PR)-O2</b>	<b>Design components</b> The development of <a href="#">spa/wellness-and-hot-pool-complex-a tourism resort</a> <sup>5</sup> centred on a spa village within a framework of open space and recreation facilities, that reflect the local open space, recreational, landscape and visual amenity values and achieve urban design excellence consistent with the Pegasus design guidelines.
Policies	

<sup>3</sup> RMA Schedule 1 clause 16(2).

<sup>4</sup> Sports and Education Corp [416.2]

<sup>5</sup> Sports and Education Corp [416.3]

<b>SPZ(PR)-P1</b>	<b>Outline development plan</b> Use and development of land shall: <ol style="list-style-type: none"> <li>1. be in accordance with the development requirements and fixed and flexible elements in SPZ(PR)-APP1, or otherwise achieve similar or better outcomes, except in relation to any interim use and development addressed by (3) below;</li> <li>2. ensure that development:             <ol style="list-style-type: none"> <li>a. results in a vibrant, mixed-use area that achieves a complementary mix of hotel and visitor accommodation, spa/wellness and hot pool complex, golf education facility, <u>golf country club</u>,<sup>6</sup> small-scale commercial activities and ancillary activities;</li> <li>b. contributes to a strong sense of place, and a coherent, functional and safe neighbourhood;</li> <li>c. retains and supports the relationship to, and where possible enhances recreational features;</li> <li>d. is in accordance with the Pegasus design guidelines;</li> <li>e. achieves a high level of landscape, visual and amenity values; and</li> <li>f. encourages mixed use developments that are in accordance with SPZ(PR)-APP1 as a means of achieving coordinated, sustainable and efficient development outcomes; and</li> </ol> </li> <li>3. where the land is in interim use, the interim use shall not compromise the timely implementation of, or outcomes sought by, SPZ(PR)-APP1.</li> </ol>
<b>SPZ(PR)-P2</b>	<b>Infrastructure services</b> Ensure the efficient and effective provision of infrastructure that avoid, remedy or mitigate any adverse effects on water quality and landscape, visual and amenity values and are consistent with the design approach taken for Pegasus township.
<b>SPZ(PR)-P3</b>	<b>Landscape and character</b> Provide for the landscape character values of the golf course, <del>country club facilities</del> <sup>7</sup> and the background mountain range, particularly as viewed from public places, through master-planning, landscape design and massing of buildings <u>in accordance with the Pegasus design guidelines</u> <sup>8</sup> .
<b>SPZ(PR)-P4</b>	<b>Provision of commercial activities</b> Ensure that the amenity values for visitors to the resort and the residents living in Activity Area 7 is maintained or enhanced through: <ol style="list-style-type: none"> <li>1. only providing for commercial activities that meet the definition of commercial golf resort activity;</li> <li>2. having individual and maximum caps on the floor area of commercial golf resort activity; and</li> <li>3. managing the compatibility of activities within and between developments, especially for activities adjacent residential areas, through:             <ol style="list-style-type: none"> <li>a. controlling site layout, landscaping and design measures, including outside areas and storage; and</li> <li>b. controls on emissions including noise, light and glare.</li> </ol> </li> </ol>
<b>SPZ(PR)-P5</b>	<b>Urban design elements</b> Encourage high quality urban design by:

<sup>6</sup> Sports and Education Corp [416.4]

<sup>7</sup> Sports and Education Corp [416.5]

<sup>8</sup> Sports and Education Corp [416.5]



	<ol style="list-style-type: none"> <li>1. requiring all development to be in accordance with SPZ(PR)-APP1, which establishes an integrated and coordinated layout of open space; buffers and building setbacks; building height modulation and limits; roading purpose; built form; and streetscape design;</li> <li>2. requiring all subdivision and development to be in accordance with the Pegasus design guidelines;</li> <li>3. encouraging design responses that respond to the cultural values and visual character of the area;</li> <li>4. encouraging development to be consistent with the existing distinctive architectural style of the golf resort buildings to ensure the character is retained;</li> <li>5. efficient design of vehicle access ways and car parking, which is adequately screened from Pegasus Boulevard with appropriately designed landscaping; and</li> <li>6. provision of secure, visible and convenient cycle parking.</li> </ol>
<b>SPZ(PR)-P6</b>	<b>Open areas</b> Recognise the important contribution that the open areas provided by the Village Fringe Activity Area and the Golf Course Activity Area that adjoin the visitor accommodation and village areas make to the identity, character, amenity values, and outlook of the zone for residents and visitors.
<b>SPZ(PR)-P7</b>	<b>Golf activity</b> Enable golf course activities and ancillary facilities that: <ol style="list-style-type: none"> <li>1. support the golf course within the Golf course activity area; and</li> <li>2. provide for development of the resort while ensuring that Pegasus Golf Course remains an 18 hole championship golf course.</li> </ol>
<b>SPZ(PR)-P8</b>	<b>Village fringe</b> Provide for the relocation of two golf holes within the village fringe.
<b>SPZ(PR)-P9</b>	<b>Residential development</b> Provide for residential development located within Residential activity area, while ensuring amenity values resulting from views over the golf course are maintained with no intensification of residential activity beyond what is provided for in the Activity Rules and Built Form Standards.

## Activity Rules

<b>SPZ(PR)-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity complies with all built form standards (as applicable).</li> </ol>	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(PR)-R2 Residential activity</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 7 excluding Lot 212 DP 403716 and Lot 230 DP 417391).</li> </ol>	<b>Activity status when compliance is not achieved: DIS</b>

<b>Activity Status: CON</b> Where: 2. the activity occurs within Lot 212 DP 403716 and Lot 230 DP 417391; and 3. only one residential unit per site. <b>Matters of control are restricted to:</b> SPZ-PR-MCD2 - <del>Residential design controls</del> <u>Design Considerations</u> <sup>9</sup> SPZ-PR-MCD8 - Flooding hazard	<b>Activity status when compliance is not achieved: DIS</b>
<b>Activity status: NC</b> Where: 4. the activity occurs within Activity Areas 1 to 6.	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R3 Residential unit</b>	
<b>Activity status: PER</b> Where: 1. the activity occurs within Activity Area 7 including Lot 212 DP 403716 and Lot 230 DP 417391).	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R4 Minor residential unit</b>	
<b>Activity status: PER</b> Where: 1. the activity occurs within Activity Area 7 <sup>(10)</sup> including Lot 212 DP 403716 and Lot 230 DP 417391); 2. the maximum GFA of the minor residential unit shall be 80m <sup>2</sup> (excluding any area required for a single car vehicle garage or carport); 3. there shall be only one minor residential unit per site; and 4. parking and access shall be from the same vehicle crossing as the principal residential unit on the site.	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R5 Accessory building or structure</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance is not achieved: N/A</b>
<b>SPZ(PR)-R6 Major sports facility</b>	
<b>Activity status: PER</b> Where:	<b>Activity status when compliance is not achieved: NC</b>

<sup>9</sup> RMA Schedule 1 clause 16(2).

<sup>10</sup> RMA Schedule 1 clause 16(2).

<ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 3, 5 and 6;</li> <li>2. the outdoor lighting of the major sports facility must not operate within the hours of 10:00pm to 7:00am;</li> <li>3. any tennis court surfaces are either dark green or grey in colour;</li> <li>4. any tennis court fencing is chain mesh or similar, and grey or black in colour;</li> <li>5. the GFA of any single building is less than 2,000m<sup>2</sup>; and</li> <li>6. landscape components are designed in accordance with Pegasus design guidelines SPZ(PR)-APP2.</li> </ol>	
<b>SPZ(PR)-R7 Recreation activities</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 3, 5 and 6.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>SPZ(PR)-R8 Helipad</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the helipad is relocated within 10m of the location shown on SPZ(PR)-APP1; and</li> <li>2. the helipad is not constructed over existing underground infrastructure.</li> </ol>	<b>Activity status when compliance is not achieved: NC</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>• The location and design of any helipad must comply with Civil Aviation Rules, the Civil Aviation Act 1990 and other relevant legislation.</li> </ul>	
<b>SPZ(PR)-R9 New stormwater or recreation water bodies</b>	
<b>Activity status: CON</b> Where: <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 5 and 6;</li> <li>2. resizing, resitting and the provision of additional proposed stormwater ponds are consistent with SPZ(PR)-APP1 and engineering requirements; and</li> <li>3. the stormwater pond is lined with a liner of sufficient impermeability so that seepage from the pond does not increase the likelihood of liquefaction.</li> </ol> <b>Matters of control and discretion are restricted to:</b>	<b>Activity status when compliance is not achieved: NC</b>

<p>SPZ-PR-MCD1 - Stormwater or recreational water bodies</p> <p><b>Notification</b> An application for a controlled activity under this rule is precluded from being publicly or limited notified.</p>	
<p><b>SPZ(PR)-R10 Visitor accommodation</b> <i>This rule does not apply to any hotel provided for under SPZ(PR)-R11.</i></p>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 2;</li> <li>2. the maximum number of visitor accommodation units within Activity Areas 2 shall be 320; and</li> <li>3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD7 - Visitor accommodation</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<p><b>SPZ(PR)-R11 Hotel</b></p>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 1 and 4;</li> <li>2. the maximum number of hotel accommodation units within Activity Areas 1 and 4 shall be 180; and</li> <li>3. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b></p>	<p><b>Activity status when compliance is not achieved: NC</b></p>

An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.	
<b>SPZ(PR)-R12 Spa/wellness and hot pool complex</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 1; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R13 Commercial golf resort activity</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Areas 1 to 4;</li> <li>2. there is a maximum of 2,500m<sup>2</sup> GFA within Activity Areas 1, 2, 3 and 4 combined, as shown on SPZ(PR)-APP1;</li> <li>3. commercial golf resort activity in Activity Areas 1 to 4 shall be a maximum of 200m<sup>2</sup> GFA per tenancy; and</li> <li>4. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD3 - Transportation</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD8 - Flooding hazard</li> </ul>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R14 Golf country club</b>	
<p><b>Activity status: RDIS</b> Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 3; and</li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>

<p>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	
<b>SPZ(PR)-R15 Golf education facility</b>	
<p><b>Activity status: RDIS</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. the activity occurs within Activity Area 4; and</li> <li>2. design of development shall be in accordance with the Pegasus design guidelines SPZ(PR)-APP2.</li> </ol> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD5 - Golf facility considerations</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>	<p><b>Activity status when compliance is not achieved: NC</b></p>
<b>SPZ(PR)-R16 Primary production</b>	
<p><i>This rule does not apply to <del>plantation commercial</del><sup>11</sup> forestry and woodlots provided for under SPZ(PR)-R20; or mining and quarrying activities provided for under SPZ(PR)-R23.</i></p>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<p><b>SPZ(PR)-R17 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b></p>	
<p><b>Activity status: DIS</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<b>SPZ(PR)-R18 Large format retail</b>	
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>
<b>SPZ(PR)-R19 Supermarket</b>	
<p><b>Activity status: NC</b></p>	<p><b>Activity status when compliance is not achieved: N/A</b></p>

<sup>11</sup> s44A of RMA.

<b>SPZ(PR)-R20 <del>Plantation-Commercial</del><sup>12</sup> forestry and woodlots</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R21 Intensive indoor primary production</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R22 Commercial services</b>	
<i>This rule does not apply to any hairdressing, beauty salons, barbers, and massage therapists except where provided for under SPZ(PR)-R11 to SPZ(PR)-R14.</i>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R23 Mining and quarrying activities</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R24 Office</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R25 Funeral related services and facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R26 Waste management facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R27 Trade supplier</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R28 Service station</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R29 Motorised sports facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R30 Industrial activity</b>	

<sup>12</sup> s44A of RMA.

Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R31 Boarding kennels</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R32 Cattery</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A
<b>SPZ(PR)-R33 Composting facility</b>	
Activity status: NC	Activity status when compliance is not achieved: N/A

## Built Form Standards

<b>SPZ(PR)-BFS1 Visitor accommodation unit standards</b>	
<ol style="list-style-type: none"> <li>The minimum NFA (excluding garages, balconies, and any communal lobbies stairwells and plant rooms) per visitor accommodation unit shall be: <ol style="list-style-type: none"> <li>Studio 25m<sup>2</sup>;</li> <li>One bedroom 35m<sup>2</sup>;</li> <li>Two bedroom 50m<sup>2</sup>; and</li> <li>Three or more bedrooms 80m<sup>2</sup>;</li> </ol> </li> <li>Each visitor accommodation unit shall be provided with a private outdoor living space with a minimum area of 6m<sup>2</sup> and a minimum dimension of 1.5m;</li> <li>Where a garage is not provided with the unit, each visitor accommodation unit shall have an internal storage space that is a minimum of 4m<sup>3</sup> and a minimum dimension of 1m; and</li> <li>External lighting shall be limited to down lighting only, at a maximum of 1.5m above the finished floor level of the building, with the light source shielded from horizontal view.</li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<b>SPZ(PR)-BFS2 Visitor accommodation waste management</b>	
<ol style="list-style-type: none"> <li>All visitor accommodation shall provide: <ol style="list-style-type: none"> <li>a waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m; and</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <p>SPZ-PR-MCD7 - Visitor accommodation units</p>



b. waste management areas shall be screened or located behind buildings when viewed from any road or public open space.	<b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
<b>SPZ(PR)-BFS3 Building height</b>	
1. The maximum height of buildings above ground level shall be: <ul style="list-style-type: none"> <li>a. Activity Area 1 - 16m at 3 storeys;</li> <li>b. Activity Area 2 - 12m at 3 storeys;</li> <li>c. Activity Area 3 - 9m at 2 storeys;</li> <li>d. Activity Area 4 - 14m at 3 storeys;</li> <li>e. Activity Area 5 - 8m at 2 storeys;</li> <li>f. Activity Area 6 - 6m at 1 store<sup>e13</sup>y; and</li> <li>g. Activity Area 7 - 10m at 2 storeys (with the exception of Lot 212 DP 403716 and Lot 230 DP417391, which shall comprise a single storey residential unit no higher than 7m).</li> </ul> 2. The minimum height of buildings shall be: <ul style="list-style-type: none"> <li>a. Activity Area 2 - 6m at 1 storey.</li> </ul>	<b>Activity status when compliance is not achieved: NC</b>
<b>Calculation method for SPZ(PR)-BFS5</b> 1. For the purpose of calculating the height, the following shall be excluded: <ul style="list-style-type: none"> <li>a. items listed in the definition of height calculation; and</li> <li>b. in Activity Areas 1 and 4 only, a pavilion building to a maximum of 30% of the building footprint to enable the activation of a living roof, provided that the maximum height as measured from the finished floor level of the living roof is not exceeded by more than 4m.</li> </ul>	
<b>SPZ(PR)-BFS4 Building coverage</b>	
1. The building coverage shall not exceed the maximum percentage of net site area: <ul style="list-style-type: none"> <li>a. Activity Area 1 - 35%;</li> <li>b. Activity Area 2 - 35%;</li> <li>c. Activity Area 3 - 20%;</li> <li>d. Activity Area 4 - 35%;</li> <li>e. Activity Area 5 - 3%;</li> <li>f. Activity Area 6 - 3%; and</li> <li>g. Activity Area 7 - 20%</li> </ul>	<b>Activity status when compliance is not achieved: RDIS</b> <b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values
<b>SPZ(PR)-BFS5 Living roof</b>	
1. In Activity Areas 1 and 4, buildings with a footprint over 2,000m <sup>2</sup> shall include a living roof.	<b>Activity status when compliance is not achieved: RDIS</b> <b>Matters of control and discretion are restricted to:</b> SPZ-PR-MCD2 - Design considerations SPZ-PR-MCD4 - Amenity values

<sup>13</sup> RMA Schedule 1 clause 16(2).

SPZ(PR)-BFS6 Building and structure setbacks	
<ol style="list-style-type: none"> <li>Setbacks to be provided as per SPZ(PR)-APP1 as follows: <ol style="list-style-type: none"> <li>Pegasus Boulevard (Activity Areas 1 and 4) - 20m;</li> <li>Pegasus Boulevard (Activity Area 3) - 5m;</li> </ol> </li> <li>Setbacks to be provided in Activity Area 7 (excluding Lot 212 DP 403716 and Lot 230 DP 417391) as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 10m from any internal boundary or road boundary; and</li> </ol> </li> <li>Setbacks to be provided in Activity Area 7 on Lot 230 DP 417391 as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 3m from the road boundary with Taerutu Lane; and</li> <li>Any building or structure shall be no less than 10m from any internal boundary or other road boundary;</li> </ol> </li> <li>Setbacks to be provided on Lot 212 DP 403716 as follows: <ol style="list-style-type: none"> <li>Any building or structure shall be no less than 3m from the road boundary with Atkinsons Lane; and</li> <li>Any building or structure shall be no less than 10m from any internal boundary or other road boundary.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: RDIS</b></p> <p><b>Matters of control and discretion are restricted to:</b></p> <ul style="list-style-type: none"> <li>SPZ-PR-MCD2 - Design considerations</li> <li>SPZ-PR-MCD4 - Amenity values</li> <li>SPZ-PR-MCD6 - Boundary setback</li> </ul> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<p><b>Exemption</b></p> <ul style="list-style-type: none"> <li>The setback provisions do not apply to the temporary storage of non-motorised caravans.</li> </ul>	
SPZ(PR)-BFS7 Landscaping	
<ol style="list-style-type: none"> <li>The minimum amount of landscaped area in each activity area shall be: <ol style="list-style-type: none"> <li>Activity Area 1 - 40%;</li> <li>Activity Area 2 - 30%;</li> <li>Activity Area 3 - 30%;</li> <li>Activity Area 4 - 40%;</li> <li>Activity Area 5 - 90%; and</li> <li>Activity Area 6 - 90%.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>
SPZ(PR)-BFS8 Outdoor storage	
<ol style="list-style-type: none"> <li>All goods, materials or equipment shall be stored inside a building, except for vehicles associated with the activity parked on the site overnight.</li> </ol>	<p><b>Activity status when compliance is not achieved: NC</b></p>
SPZ(PR)-BFS9 Commercial waste management	

<ol style="list-style-type: none"> <li>1. All commercial activities shall provide: <ol style="list-style-type: none"> <li>a. a waste management area for the storage of rubbish and recycling of no less than 5m<sup>2</sup> with a minimum dimension of 1.5m; and</li> <li>b. waste management areas shall be screened or located behind buildings when viewed from any road or public space.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<p><b>SPZ(PR)-BFS10 Building and structures colours and reflectivity</b></p>	
<ol style="list-style-type: none"> <li>1. Any buildings and structures within the Activity Areas 1 to 6 shall meet the following requirements: <ol style="list-style-type: none"> <li>a. exterior wall cladding including gable ends, dormers and trim of all structures shall be finished in their natural colours or coloured earthly mid tones and achieve reflectivity between 5% and 22%; and</li> <li>b. roofs of all structures including trim shall be finished in their natural colours or coloured dark tones and achieve reflectivity between 5% and 12%.</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>
<p><b>SPZ(PR)-BFS11 Residential buildings on Lot 212 DP 403716 and Lot 230 DP 417391</b></p>	
<ol style="list-style-type: none"> <li>1. All buildings must be constructed on-site from new or high quality recycled materials;</li> <li>2. Exterior cladding for all buildings (except for the cladding of soffits or gable ends) shall be of the following materials: <ol style="list-style-type: none"> <li>a. brick; or</li> <li>b. natural stone; or</li> <li>c. river rock; or</li> <li>d. texture plaster over brick, or polystyrene or other suitable sub base for plaster; or</li> <li>e. stained or painted timber weather-board, wooden shingles, timber board batten; or</li> <li>f. surface coated concrete block; or</li> <li>g. solid plaster or glazing.</li> </ol> </li> <li>3. All roofing material on any building shall be either: <ol style="list-style-type: none"> <li>a. tiles (including clay, ceramic, concrete, decramastic, pre-coated or pressed steel); or</li> <li>b. steel (comprising pre-painted, long run pressed or rolled steel); or</li> <li>c. shingles; or</li> </ol> </li> </ol>	<p><b>Activity status when compliance is not achieved: DIS</b></p>

<ul style="list-style-type: none"> <li>d. slate; or</li> <li>e. membrane roofing.</li> </ul> <ol style="list-style-type: none"> <li>4. No reflective or visually obtrusive roof, wall or joinery materials, colours or mirror glass may be used for any building;</li> <li>5. No exterior cladding, no roofing material, no guttering or down pipe material comprising unpainted and/or exposed zinc coated products may be used on any building;</li> <li>6. No buildings shall be erected using concrete or treated wooden piles without providing a solid and durable skirting board or other enclosure around the exterior of the building(s) from ground height to the underside of the wall cladding;</li> <li>7. No accessory building shall be erected except in conjunction with or following construction of the residential unit and all such buildings shall be constructed with permanent materials comprising timber, stone or other permanent materials in character with the residential unit;</li> <li>8. Air conditioning units must not be set into or protrude from the building(s). Any external air conditioning units must be properly screened;</li> <li>9. No building shall be erected, altered, placed or permitted to remain other than buildings designed for residential activity and any accessory building;</li> <li>10. Clotheslines and letterboxes must be unobtrusive and of good quality in terms of design and location. The positioning of any letterbox shall be adjacent to but not on the road reserve; and</li> <li>11. Only post and rail fences may be erected on side boundaries. No fencing is permitted on road frontage or any internal boundary.</li> </ol>	
<b>SPZ(PR)-BFS12 Site layout Pegasus Resort ODP</b>	
<ol style="list-style-type: none"> <li>1. Development shall be in accordance with SPZ(PR)-APP1.</li> <li>2. For the purpose of this built form standard the following amendments do not constitute a breach of SPZ(PR)-APP1:             <ol style="list-style-type: none"> <li>a. development shall facilitate a road connection at fixed road access points<sup>14</sup> shown on SPZ(PR)-APP1 to enable</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved: DIS</b>

<sup>14</sup> RMA Schedule 1 Clause 16(2)

<p>vehicular access to roads which connect with Pegasus Boulevard and Mapleham Drive, provided that a variance of up to 20m from the location of the connection shown on SPZ(PR)-APP1 shall be acceptable;</p> <p>b. the provisions for breaks in the landscape buffer identified along the Pegasus Boulevard to accommodate entry and egress into and out of the site or where landscaping is required to be reduced in order to achieve the safe and efficient operation of existing road networks; and</p> <p>c. resizing, resitting and the provision of additional proposed stormwater ponds.</p>	
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## Matters of Control or Discretion

<b>SPZ-PR-MCD1</b>	<b>Stormwater or recreational water bodies</b> <ol style="list-style-type: none"> <li>1. Landscaping, planting and screening;</li> <li>2. Accessibility for maintenance purposes;</li> <li>3. Design capacity; and</li> <li>4. Integration into the stormwater network.</li> </ol>
<b>SPZ-PR-MCD2</b>	<b>Design considerations</b> <ol style="list-style-type: none"> <li>1. The layout of non-fixed elements of the development in accordance with SPZ(PR)-APP1.</li> <li>2. Design of development in accordance with the Pegasus design guidelines including: <ol style="list-style-type: none"> <li>a. the bulk, scale, location and external appearance of buildings;</li> <li>b. the creation of active frontages adjacent to roads and public spaces;</li> <li>c. setbacks from roads;</li> <li>d. landscaping;</li> <li>e. streetscaping design;</li> <li>f. application of CPTED principles;</li> <li>g. focus on sustainable design to reduce carbon footprint;</li> <li>h. provision for internal walkways, paths, and cycleways; and</li> <li>i. appropriate legal mechanism to ensure implementation of design responses as relevant;</li> </ol> </li> <li>3. Lighting design that meets the character and amenity values for the activity area.</li> <li>4. Adequate provision of storage and loading/servicing areas and access to all service areas that require ongoing maintenance.</li> <li>5. Enhancement of ecological and natural values.</li> </ol>
<b>SPZ-PR-MCD3</b>	<b>Transportation</b> <ol style="list-style-type: none"> <li>1. Safe, resilient, efficient functioning and sustainable for all transport modes.</li> <li>2. Adverse effects on the character and amenity values of the surrounding area in terms of noise, vibration, dust, nuisance, glare or fumes.</li> </ol>

	<ol style="list-style-type: none"> <li>3. Provision of safe vehicle access and adequate on-site car parking and circulation and on-site manoeuvring.</li> <li>4. Road and intersection design in accordance with SPZ(PR)-APP1.</li> <li>5. Compliance with the relevant standards contained within the Transport Chapter.</li> </ol>
<b>SPZ-PR-MCD4</b>	<p><b>Amenity values</b></p> <ol style="list-style-type: none"> <li>1. Effects of the development on:             <ol style="list-style-type: none"> <li>a. character and quality of the environment, including natural character, water bodies, ecological habitat and indigenous biodiversity, and sites of significance to Māori;</li> <li>b. existing landscape character values and amenity values of the zone in which it occurs, and the zone of the receiving environment; and</li> <li>c. the surrounding environment such as visual effects, loss of daylight, noise, dust, odour, signs, light spill and glare, including cumulative effects.</li> </ol> </li> <li>2. Effects of hours of operation on the amenity values of any surrounding residential properties, including noise, glare, nuisance, disturbance, loss of security and privacy.</li> <li>3. Incorporation of effective mitigation such as landscaping or screening.</li> </ol>
<b>SPZ-PR-MCD5</b>	<p><b>Golf facility considerations</b></p> <ol style="list-style-type: none"> <li>1. Maintaining the spatial extent of the 18 hole champion golf course.</li> <li>2. Interface with public roads and open spaces.</li> <li>3. Traffic generation, access and parking.</li> <li>4. Noise duration, timing, noise level and characteristics, and potential adverse effects in the receiving environment.</li> </ol>
<b>SPZ-PR-MCD6</b>	<p><b>Boundary setback</b></p> <ol style="list-style-type: none"> <li>1. The extent to which any reduced road boundary setback will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites, including consideration of:             <ol style="list-style-type: none"> <li>a. compatibility with the appearance, layout and scale of other buildings and sites in the surrounding area; and</li> <li>b. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site.</li> </ol> </li> <li>2. The extent to which the scale and height of the building is compatible with the layout, scale and appearance of other buildings on the site or on adjoining sites.</li> <li>3. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.</li> <li>4. The extent to which any reduced setback from a transport corridor will enable buildings, balconies or decks to be constructed or maintained without requiring access above, on, or over the transport corridor.</li> </ol>
<b>SPZ-PR-MCD7</b>	<p><b>Visitor accommodation units</b></p> <ol style="list-style-type: none"> <li>1. In relation to minimum unit size, where:             <ol style="list-style-type: none"> <li>a. the floor space available and the internal layout represents a viable visitor accommodation unit that would support the amenity values of current and future guests and the surrounding activity area;</li> <li>b. other onsite factors compensate for a reduction in unit sizes e.g. communal facilities; and</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>c. the balance of unit mix and unit sizes within the overall development is such that a minor reduction in the area of a small percentage of the overall units may be warranted.</li> <li>2. In relation to storage space, where: <ul style="list-style-type: none"> <li>a. the extent to which the reduction in storage space will adversely affect the functional use of the visitor accommodation unit and the amenity values of neighbouring sites, including public spaces; and</li> <li>b. the extent to which adequate space is provided on the site for the storage of bicycles, waste and recycling facilities and clothes drying facilities.</li> </ul> </li> <li>3. In relation to outdoor living space, where: <ul style="list-style-type: none"> <li>a. the extent to which the reduction in outdoor living space will adversely affect the ability of the site to provide for amenity values and meet outdoor living needs of likely future guests.</li> </ul> </li> </ul>
<b>SPZ-PR-MCD8</b>	<p><b>Flooding hazard</b></p> <ul style="list-style-type: none"> <li>1. The extent to which natural hazards have been addressed, including any actual or potential impacts on the use of the site for its intended purpose, including: <ul style="list-style-type: none"> <li>a. the location and type of infrastructure; and</li> <li>b. any restriction on floor levels as a result of flood hazard risk.</li> </ul> </li> <li>2. The extent to which overland flow paths are maintained.</li> <li>3. Any effects from fill on stormwater management on the site and adjoining properties and the appropriateness of the fill material.</li> <li>4. Increased ponding or loss of overland flow paths.</li> </ul>

## Appendices

### SPZ(PR)-APP1 - ODP









## SPZ(PR)-APP2 – Pegasus Resort Urban<sup>15</sup> Design Guidelines

### Pegasus Design Guidelines

#### Relevant definition amendments

Amend the definition of 'commercial golf resort activity':

" ...

(e) gift/souvenir shop and any ancillary artisan workshops".<sup>16</sup>

<sup>15</sup> RMA Schedule 1 Clause 16(2)

<sup>16</sup> Sports and Education Corp [416.15]

## Relevant planning map amendments

Amend the planning map to rezone the part of 1188 Main North Road (20 Te Haunui Lane), as outlined in red below, as SPZ(PR).<sup>17</sup>



Include the part of the Howard Stone site (20 Te Haunui Lane) in the Pegasus Resort ODP in the Planning Maps, as shown in SPZ(PR)-APP1 above.<sup>18</sup>

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li><u>1. the activity is not a sensitive activity;</u></li> <li><u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <li><u>a. for a network utility;</u></li> <li><u>or</u></li> <li><u>b. a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <li><u>i. a milking shed/dairy shed (excluding the</u></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

<sup>17</sup> Howard Stone [191].

<sup>18</sup> Howard Stone [191].

	<p><u>stockyards and ancillary platforms);</u></p> <p>ii. <u>a wintering barn;</u></p> <p>iii. <u>a building for intensive indoor primary production;</u><sup>19 20</sup></p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding</u></p>	
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<sup>19</sup> Transpower [195.43].

<sup>20</sup> Horticulture NZ [295.80].

	<p><u>2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u><sup>21</sup></p> <p><del>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</del></p> <p><del>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></p> <p><del>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</del></p> <p><del>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</del></p> <p><del>i. meets the requirements of the NZECP 34:2001 New Zealand</del></p>	
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<sup>21</sup> Transpower [195.43].

	<p>Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</p> <p>ii. is a maximum of 2.5m in height above ground level;</p> <p>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for</p>	
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	<p>agricultural and horticultural activities;</p> <p><del>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</del></p> <p><del>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</del></p> <p><del>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>22</sup></del></p>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p><b>Where:</b></p> <p><del>1. activities and development within a National Grid Yard involve the following:</del></p> <p><del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del></p> <p><del>b. any new building for a sensitive activity;</del></p>	<p><b>Activity status when compliance not achieved:</b></p> <p><b>N/A<sup>23</sup></b></p>

<sup>22</sup> Transpower [195.43].

<sup>23</sup> Transpower [195.43].

	<p><del>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</del></p> <p><del>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</del></p> <p><del>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</del></p> <p><b>Notification</b>  <del>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</del></p>	
	<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <b>major</b> <sup>24</sup> electricity distribution line		
All Zones	<p><b>Activity status: NC</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li><u>new, or expansion or extension of existing</u>,<sup>25</sup> activities and development adjacent to a <del>66kV or 33kV</del> <b>major</b><sup>26</sup> electricity distribution line involve the following:</li> </ol>	<p><b>Activity status when compliance not achieved:</b></p> <p>N/A</p>

<sup>24</sup> Mainpower [249.94].

<sup>25</sup> Mainpower [249.95].

<sup>26</sup> Mainpower [249.94].

	<p><del>a. new a sensitive activity and or a new buildings or structure<sup>27</sup> (excluding accessory buildings)<sup>28</sup> within 6m<sup>29</sup> of the centreline of a 66kV or 33kV major<sup>30</sup> electricity distribution line or within 10m 6m<sup>31</sup> of the visible outer edge of a<sup>32</sup> foundation of an associated a pole, pi-pole<sup>33</sup> or tower; and/or</del></p> <p><del>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>34</sup></del></p> <p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.<sup>35</sup></del></p> <p><b>Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line</p>	
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<sup>27</sup> Mainpower [249.94].

<sup>28</sup> Mainpower [249.94].

<sup>29</sup> Mainpower [249.94].

<sup>30</sup> Mainpower [249.94].

<sup>31</sup> Mainpower [249.94].

<sup>32</sup> Mainpower [249.94].

<sup>33</sup> Mainpower [249.94].

<sup>34</sup> Mainpower [249.94].

<sup>35</sup> Mainpower [249.94].



	operator where the consent authority considers this is required, absent its written approval.	
	<b>Advisory Notes</b> <ul style="list-style-type: none"><li>• <del>66kV/33kV</del> <u>Major</u><sup>36</sup> electricity distribution lines are shown on the planning map.</li><li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li><li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li></ul>	

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<sup>36</sup> Mainpower [249.94].

## SPZ(HOS) - Special Purpose Zone - Hospital

### Introduction

The purpose of the Special Purpose Zone (Hospital) is to provide for areas used predominantly for the operation and development of locally or regionally important medical, surgical or psychiatric care facilities, as well as health care services and facilities, administrative and commercial activities associated with these facilities.

There are two existing hospital sites in the District, in Rangiora and Oxford, which are zoned Special Purpose Zone (Hospital). Their location is described further in Table SPZ(HOS)-1 below and shown on the planning map.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>SPZ(HOS)-O1</b>	<b>Hospital and ancillary health related activities</b> The evolving health needs of the District are supported by the efficient development of hospital and other health related activities on hospital sites in a way that recognises the amenity values of adjacent sites and manages environmental effects.
Policies	
<b>SPZ(HOS)-P1</b>	<b>Development and use of hospital sites</b> On the Rangiora and Oxford hospital sites: <ol style="list-style-type: none"> <li>1. enable more intensive and contained development of the hospital sites by hospital and other health related activities in preference to expansion beyond site boundaries; and</li> <li>2. development of the hospital sites shall recognise and provide for amenity values, by:               <ol style="list-style-type: none"> <li>a. managing hospital site specific environmental effects, taking into account the functional need and operational need of the hospital site, and hospital site safety, security and accessibility; and</li> <li>b. managing environmental effects that may impact beyond hospital site boundaries, including effects on the amenity values of adjacent sites.</li> </ol> </li> </ol>
<b>SPZ(HOS)-P2</b>	<b>Potential future re-development of hospital sites for alternative residential purposes</b> On the Rangiora and Oxford hospital sites, provide for hospital sites no longer required for hospital and other health related activities to be re-developed for residential purposes.

### Rules

#### How to interpret and apply the rules

1. Unless otherwise specified, the rules that apply to activities in the Special Purpose Zone (Hospital) are contained in the Activity Rules below, as well as any relevant District wide provisions.
2. For any part of any Special Purpose Zone (Hospital) site no longer required for hospital and other health related activities, the use or re-development for other purposes shall be determined in accordance with the provisions of the alternative zone identified for that site in Table SPZ(HOS)-1 below, which will be the provisions of the General Residential Zone, instead of being subject to the provisions of the Special Purpose Zone (Hospital). Any relevant District wide provisions will still apply.

**Table SPZ(HOS)-1: Special Purpose Zone (Hospital) sites and alternative zoning**

<b>Site name / Street address</b>	<b>Legal description</b>	<b>Alternative zone</b>
Rangiora Health Hub 161 Ashley St and 15 River Rd, Rangiora 7400	15 River Rd: Lot 1 DP 487604 (9,214m <sup>2</sup> ) (Title ref: 697969) 161 Ashley St: Lot 2 DP 487604 (1.4196ha) (Title ref: 697970)	General Residential Zone
Oxford Community Health Centre 45 Park Ave, Oxford 7430	Part Lot 1 DP 5041 (1.8629ha) (Title ref: CB24B/1254)	General Residential Zone

**Activity Rules**

<b>SPZ(HOS)-R1 Construction or alteration of or addition to any building or structure</b>	
<b>Activity status: PER</b> Where: 1. the activity complies with all built form standards (as applicable).	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(HOS)-R2 Hospital</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R3 Health care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R4 Care facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R5 Integrated family health centre</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(HOS)-R6 Any activity not provided for in the Special Purpose Zone (Hospital) as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	

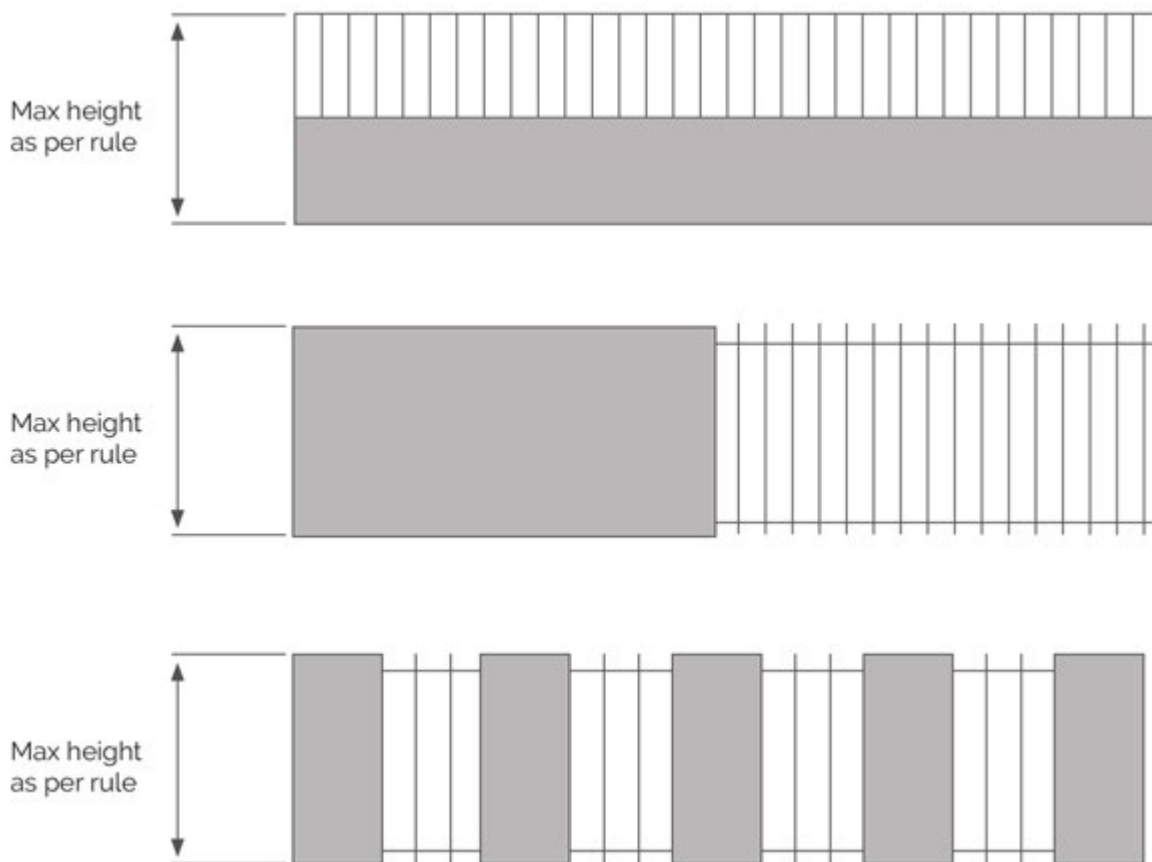
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
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## Built Form Standards

<b>SPZ(HOS)-BFS1 Building setbacks from site boundaries</b>	
1. Any building shall be set back a minimum of 5m from any road boundary and any internal boundary of a site.	<b>Built form status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-HOS-MD1 - Context and character SPZ-HOS-MD2 - Building and site design
<b>SPZ(HOS)-BFS2 Building height</b>	
1. Except as provided for in (2) below, the maximum building height above ground level shall be 15m; and 2. The maximum height any lift shafts, mechanical plant and other such ancillary equipment may project above the maximum building height shall be 4m.	<b>Built form status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-HOS-MD1 - Context and character SPZ-HOS-MD2 - Building and site design
<b>SPZ(HOS)-BFS3 Landscaping</b>	
1. Landscaping strips shall be established for the length of site boundaries (excluding vehicle and pedestrian access points) within the building setbacks from road and internal boundaries in SPZ(HOS)-BFS1 and shall have a minimum width of 3m; 2. Landscaping strips shall be planted with a combination of trees, shrubs and ground cover species; 3. Lawn or ancillary amenity features shall comprise a maximum of 10% of the planted area of the landscaping strips; 4. Any trees shall be at least 1m high above ground level at the time of planting and be capable of achieving a height at maturity of at least 1.5m above ground level; and 5. All landscaping shall be maintained and, if diseased, damaged or dead, shall be replaced during the next planting season.	<b>Built form status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-HOS-MD5 - Landscaping
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>It is recommended landscaping be comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or from a naturally occurring and ecologically similar origin, to enhance local or regional indigenous biodiversity.</li> </ul>	
<b>SPZ(HOS)-BFS4 Fencing</b>	
1. Any site boundary fencing shall be established within the landscaping strips required in SPZ(HOS)-BFS3 above;	<b>Built form status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-HOS-MD3 - Fencing

2. Boundary fencing shall not be comprised of security fencing;
3. Fencing along a road boundary shall have a maximum height of 1.2m above ground level and shall be at least 40% visually permeable as depicted in Figure SPZ(HOS)-1, to enhance visibility into the site from a road or other public place;
4. The maximum height of any fencing along an internal boundary shall be 1.5m above ground level; and
5. The maximum height of any security fencing shall be 2m above ground level.

**Figure SPZ(HOS)-1: Examples of Visually Permeable Fencing**



#### **SPZ(HOS)-BFS5 Height in relation to boundary**

1. Where an internal boundary adjoins any Residential Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures (except for poles, lightning rods, antennas, lift shafts, and mechanical plant) shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in

**Built form status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**

- SPZ-HOS-MD2 - Building and site design
- SPZ-HOS-MD6 - Height in relation to boundary

accordance with the diagrams in Appendix APP3.	
<b>SPZ(HOS)-BFS6 Outdoor storage</b>	
<ol style="list-style-type: none"> <li>1. Outdoor storage areas shall not be located within the building setbacks required in SPZ(HOS)-BFS1 or the landscaping strips required in SPZ(HOS)-BFS3 above; and</li> <li>2. Any outdoor storage area visible from a public space or an adjoining site shall be screened from view either by a solid fence at least 1.8m in height above ground level, or by trees and shrubs. Any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reach a height at maturity of at least 1.8m above ground level.</li> </ol>	<p><b>Built form status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>SPZ-HOS-MD4 - Outdoor storage</p>

## Matters of Discretion

<b>SPZ-HOS-MD1</b>	<p><b>Context and character</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed development: <ol style="list-style-type: none"> <li>a. addresses the character, sunlight and outlook of, and landscape and visual effects on, adjacent sites;</li> <li>b. provides for intensification of services within the existing site, and enables greater efficiency of use of the existing facilities and site, rather than requiring expansion beyond the site boundaries; and</li> <li>c. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>
<b>SPZ-HOS-MD2</b>	<p><b>Building and site design</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed development: <ol style="list-style-type: none"> <li>a. is designed and laid out to promote a safe environment taking into account the principles of CPTED;</li> <li>b. orientates active areas of buildings and the site to the street and site access points;</li> <li>c. in terms of built form and design, contributes positively to the amenity values of the hospital site and adjacent sites;</li> <li>d. avoids, remedies or mitigates actual or potential adverse visual and landscape effects resulting from building scale, form and location;</li> <li>e. provides for ease of access;</li> <li>f. avoids, remedies or mitigates actual or potential adverse shading, privacy or dominance effects on adjacent residential sites by buildings on the hospital site;</li> <li>g. in terms of height, increases building bulk and scale to the extent that it results in actual or potential adverse effects on visual or amenity values of adjacent residential sites;</li> <li>h. avoids, remedies or mitigates actual or potential adverse visual and nuisance effects on adjacent residential sites from traffic movement on hospital sites; and</li> <li>i. takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>

<b>SPZ-HOS-MD3</b>	<b>Fencing</b> <ol style="list-style-type: none"> <li>The extent to which any proposed fencing: <ol style="list-style-type: none"> <li>maintains visibility between the building(s) and the road;</li> <li>in terms of location, height and design, is designed and laid out to promote a safe environment, taking into account the principles of CPTED;</li> <li>provides variation in height, materials, and transparency; and</li> <li>takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>
<b>SPZ-HOS-MD4</b>	<b>Outdoor storage</b> <ol style="list-style-type: none"> <li>The extent to which any proposed outdoor storage area: <ol style="list-style-type: none"> <li>is visually integrated, screened or otherwise accommodated to avoid, remedy or mitigate any actual or potential adverse effects on visual or amenity values of adjacent residential sites;</li> <li>involves only partial or reduced screening that may be more appropriate to the site or area; and</li> <li>takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>
<b>SPZ-HOS-MD5</b>	<b>Landscaping</b> <ol style="list-style-type: none"> <li>The extent to which any proposed landscaping: <ol style="list-style-type: none"> <li>will avoid, remedy or mitigate any actual or potential adverse effects of the following, taking into account the extent to which the site is visible from adjoining sites or public places: <ol style="list-style-type: none"> <li>building location, bulk and scale;</li> <li>vehicle access and parking areas;</li> </ol> </li> <li>will contribute to the amenity values of adjacent residential sites and the public as well as the site;</li> <li>distributes landscaping across the site, while giving priority to locating appropriate landscaping in building setbacks from boundaries;</li> <li>is comprised of indigenous vegetation naturally occurring within the ecological district within which planting will take place, or is of ecologically similar origin, to enhance local or regional indigenous biodiversity; and</li> <li>takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>
<b>SPZ-HOS-MD6</b>	<b>Height in relation to boundary</b> <ol style="list-style-type: none"> <li>The extent to which any height in relation to boundary intrusion: <ol style="list-style-type: none"> <li>will result in: <ol style="list-style-type: none"> <li>overshadowing and reduced sunlight admission on adjacent residential sites, taking into account the location of residential units on adjacent sites and the position of main living areas and outdoor living spaces;</li> <li>loss of privacy and outlook for adjacent residents;</li> <li>visual dominance; and</li> </ol> </li> <li>takes into account the operational need, functional need, accessibility and security requirements of the site and facility.</li> </ol> </li> </ol>

<b>EI-R51</b>	<b>Activities and development (other than earthworks) within a National Grid Yard</b>	
<b>All Zones</b>	<b>Activity status: PER</b> Where: <u>1. the activity is not a sensitive activity;</u>	<b>Activity status when compliance not achieved: NC Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to

	<p><u>2. buildings or structures comply with NZECP34: 2001 and are:</u></p> <ul style="list-style-type: none"> <li><u>a. for a network utility;</u></li> <li><u>or</u></li> <li><u>b. a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ul style="list-style-type: none"> <li><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></li> <li><u>ii. a wintering barn;</u></li> <li><u>iii. a building for intensive indoor primary production;<sup>1 2</sup></u></li> <li><u>iv. a commercial greenhouse; or</u></li> <li><u>v. produce packing facilities;</u></li> </ul> </li> <li><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></li> </ul> <p><u>3. a building or structure provided for by (2)(a) to (d) must:</u></p> <ul style="list-style-type: none"> <li><u>a. not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></li> </ul>	<p>Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>
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<sup>1</sup> Transpower NZ Ltd [195.43].

<sup>2</sup> Horticulture NZ [295.80].



	<p><u>b. not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p><u>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u><sup>3</sup></p> <p><del>4. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</del></p> <p><del>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></p> <p><del>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</del></p> <p><del>c. artificial crop protection and support structures between 8m and 12m from a single</del></p>	
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<sup>3</sup> Transpower NZ Ltd [195.43].

	<p><del>pole or pole and any associated guy wire (but not a tower) that:</del></p> <ul style="list-style-type: none"> <li><del>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</del></li> <li><del>ii. is a maximum of 2.5m in height above ground level;</del></li> <li><del>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</del></li> <li><del>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</del></li> <li><del>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</del></li> <li><del>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive</del></li> </ul>	
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	<p> <del>farming activities, or a commercial greenhouse;</del>  <del>f. mobile irrigation equipment used for agricultural and horticultural activities;</del>  <del>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</del>  <del>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</del>  <del>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</del><sup>4</sup> </p>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p>Where:</p> <p> <del>1. activities and development within a National Grid Yard involve the following:</del>  <del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del> </p>	<p><b>Activity status when compliance not achieved:</b></p> <p><b>N/A</b><sup>5</sup></p>

<sup>4</sup> Transpower NZ Ltd [195.43].

<sup>5</sup> Transpower NZ Ltd [195.43].

	<p><del>b. any new building for a sensitive activity;</del></p> <p><del>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</del></p> <p><del>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</del></p> <p><del>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</del></p> <p><b>Notification</b>  <del>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</del></p>	
	<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

EI-R56 Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <b>major</b> <sup>6</sup> electricity distribution line		
All Zones	<p><b>Activity status: NC</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li><del>new, or expansion or extension of existing,</del><sup>7</sup> activities and development adjacent to a <del>66kV or 33kV</del> <b>major</b><sup>8</sup> electricity distribution line involve the following:</li> </ol> <p><del>a. new a</del> sensitive activity <del>and or a new</del> buildings <del>s or</del></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>N/A</p>

<sup>6</sup> Mainpower NZ Ltd [249.94].

<sup>7</sup> Mainpower NZ Ltd [249.95].

<sup>8</sup> Mainpower NZ Ltd [249.94].

	<p><del>structure<sup>9</sup> (excluding accessory buildings)<sup>10</sup> within 6m<sup>11</sup> of the centreline of a 66kV or 33kV major<sup>12</sup> electricity distribution line or within 40m 6m<sup>13</sup> of the visible outer edge of a<sup>14</sup> foundation of an associated a pole, pi-pole<sup>15</sup> or tower; and/or</del></p> <p><del>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>16</sup></del></p> <p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.<sup>17</sup></del></p> <p><b>Notification</b></p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p><b>Advisory Notes</b></p> <ul style="list-style-type: none"><li>• 66kV/33kV Major<sup>18</sup> electricity distribution lines are shown on the planning map.</li></ul>	

<sup>9</sup> Mainpower NZ Ltd [249.94].

<sup>10</sup> Mainpower NZ Ltd [249.94].

<sup>11</sup> Mainpower NZ Ltd [249.94].

<sup>12</sup> Mainpower NZ Ltd [249.94].

<sup>13</sup> Mainpower NZ Ltd [249.94].

<sup>14</sup> Mainpower NZ Ltd [249.94].

<sup>15</sup> Mainpower NZ Ltd [249.94].

<sup>16</sup> Mainpower NZ Ltd [249.94].

<sup>17</sup> Mainpower NZ Ltd [249.94].

<sup>18</sup> Mainpower NZ Ltd [249.94].

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	<ul style="list-style-type: none"><li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li><li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li></ul>
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# SPZ(MCC) - Special Purpose Zone - Museum and Conference Centre

## Introduction

The purpose of the Special Purpose Zone (Museum and Conference Centre) is to provide for industrial activities, together with specific identified activities that are to be developed as a comprehensive complex. This is based on identified activities including a central museum, wedding venue, tavern and conference facility with associated non-permanent residential accommodation (tourists and short-stay visitors). The provisions of the Special Purpose Zone (Museum and Conference Centre) seek to provide for those activities at a specific location.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

## Objectives

<b>SPZ(MCC)-O1</b>	<b>Special Purpose Zone (Museum and Conference Centre)</b> A comprehensively planned function centre with identified activities is enabled, and which does not undermine the role and function of the Rangiora Town Centre and its continued viability and vitality.
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## Policies

<b>SPZ(MCC)-P1</b>	<b>Special Purpose Zone (Museum and Conference Centre)</b> Provide for a site specific comprehensive complex within the Special Purpose Zone (Museum and Conference Centre) that: <ol style="list-style-type: none"> <li>enables the following primary functions:               <ol style="list-style-type: none"> <li>a museum, a conference facility, a wedding venue and event facility and visitor accommodation;</li> </ol> </li> <li>provides for activities anticipated in any industrial zones where these do not cause adverse effects on amenity values on the activities listed in SPZ(MCC)-P1(1); and</li> <li>avoids office, retail, visitor accommodation and entertainment activities at a scale that could undermine the function and role of the Rangiora Town Centre and investment in public amenities and facilities.</li> </ol>
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## Activity Rules

<b>SPZ(MCC)-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the activity complies with all built form standards (as applicable).</li> </ol>	<b>Activity status when compliance not achieved: as set out in the relevant built form standards</b>
<b>SPZ(MCC)-R2 Trade supplier</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>

<b>SPZ(MCC)-R3 Yard-based activity</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(MCC)-R4 Community corrections activity</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(MCC)-R5 Emergency service facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(MCC)-R6 Wedding and event facility</b>	
<b>Activity status: PER</b> Where: 1. the activity occupies a maximum of 150m <sup>2</sup> of building GFA in the zone.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R7 Food and beverage outlet</b>	
<b>Activity status: PER</b> Where: 1. the activity occupies a maximum of 2,000m <sup>2</sup> of building GFA in the zone.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R8 Museum/conference centre including ancillary retail</b>	
<b>Activity status: PER</b> Where: 1. the activity occupies a maximum of 4,500m <sup>2</sup> of building GFA in the zone.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R9 Gymnasium</b>	
<b>Activity status: PER</b> Where: 1. the activity occupies a maximum of 200m <sup>2</sup> of building GFA in the zone.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R10 Retail activity</b>	
<b>Activity status: PER</b> Where: 1. other than already provided for under SPZ(MCC)-R1 to SPZ(MCC)-R3 and SPZ(MCC)-R7 to SPZ(MCC)-R8, any other retail activity shall be a maximum GFA of 2,400m <sup>2</sup> .	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R11 Visitor accommodation</b>	
<b>Activity status: PER</b> Where: 1. a maximum of 40 visitor accommodation units shall be provided in the zone.	<b>Activity status when compliance not achieved: DIS</b>



<b>SPZ(MCC)-R12 Industrial activity</b>	
<b>Activity status: PER</b> Where: 1. any industrial activity shall be set back a minimum of 50m from a museum and conference centre, wedding and event facility, and visitor accommodation; and 2. within the 50m setback, a minimum of 10m of landscaping shall be provided.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R13 Recreation facilities</b>	
<b>Activity status: PER</b> Where: 1. the activity occupies a maximum of 2,000m <sup>2</sup> of building GFA.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-R14 Recreation activities</b>	
<b>Activity status: PER</b> Where: 1. the activity is not a motorised recreation activity.	<b>Activity status when compliance not achieved: NC</b>
<b>SPZ(MCC)-R15 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except were expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>

## Built Form Standards

<b>SPZ(MCC)-BFS1 Height</b>	
1. The maximum height of any building, including parapets shall be 15m, calculated in accordance with the definition of height calculations.	<b>Activity status when compliance not achieved: DIS</b>
<b>SPZ(MCC)-BFS2 Height in relation to boundary adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones</b>	
1. Where an internal boundary adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measuring 2.5m from ground level above any site boundary in accordance with Appendix APP3, except for the following: a. flagpoles;	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-MCC-MD1 - Height in relation to boundary  <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

<ul style="list-style-type: none"> <li>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>c. decorative features such as steeples, towers and finials;</li> <li>d. for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>e. where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ul> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
<b>SPZ(MCC)-BFS3 Internal boundary building setback</b>	
<p>1. The minimum building setback from internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 10m.</p>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>          SPZ-MCC-MD2 - Internal boundary setbacks  <b>Notification</b>          An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(MCC)-BFS4 Landscaping</b>	
<ul style="list-style-type: none"> <li>1. Landscaping shall be provided along the full length of all internal boundaries with Residential Zones or Open Space and Recreation Zones. This landscape strip shall be a minimum of 2m deep.</li> <li>2. Any landscape strip required in (1) shall include a minimum of one evergreen tree for every 10m of shared boundary or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</li> <li>3. Within any boundary with Lot 1 DP 352557, Lot 4 DP 352557 and Lot 3 DP 33763 shall be landscaped to a minimum depth of 10m.</li> </ul>	<p><b>Activity status when compliance not achieved:</b>  <b>RDIS</b>  <b>Matters of discretion are restricted to:</b>          SPZ-MCC-MD3 - Internal boundary landscaping  <b>Notification</b>          An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

<p>4. Landscaping shall be provided along the full length of the road boundary apart from vehicle crossings.</p> <p>5. Any landscaping required in (4) shall be a minimum of 2m deep and include a minimum of one evergreen tree for every 10m of road frontage or part thereof, with the trees to be a minimum of 1.5m in height at time of planting.</p>	
<b>SPZ(MCC)-BFS5 Road boundary setback</b>	
<p>1. All buildings shall be set back a minimum of:</p> <ol style="list-style-type: none"> <li>10m from the road boundary with any arterial road or collector road;</li> <li>10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones;</li> <li>3m from the road boundary of all other roads; and</li> <li>no building setback is required under (a), (b), or (c) where buildings located within 10m of the boundary make up less than 10% of the road boundary frontage.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-MCC-MD4 - Road boundary setbacks</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(MCC)-BFS6 Outdoor storage areas</b>	
<p>1. Any outdoor storage or parking areas shall be screened by 1.8m high solid fencing or dense hedge landscaping from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones or Commercial and Mixed Use Zones or the road boundary.</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(MCC)-BFS7 Building coverage</b>	
<p>1. The maximum building coverage shall be 50%.</p>	<p><b>Activity status when compliance not achieved:</b> <b>DIS</b></p>
<b>SPZ(MCC)-BFS8 Waste management requirements for all commercial activities</b>	
<p>1. A waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space, or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(MCC)-BFS6.</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-MCC-MD5 - Outdoor storage and waste management</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(MCC)-BFS9 Site Layout Museum and Conference ODP</b>	

1. Development shall be in accordance with SPZ(MCC)-APP1.	<b>Activity status when compliance not achieved: DIS</b>
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## Matters of Discretion

<b>SPZ-MCC-MD1</b>	<b>Internal boundary landscaping</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</li> <li>2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings.</li> <li>3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.</li> </ol>
<b>SPZ-MCC-MD2</b>	<b>Internal boundary setback</b> <ol style="list-style-type: none"> <li>1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on any adjoining Residential Zones or Open Space and Recreation Zones.</li> <li>2. The extent to which buildings in the setback enable better use of the site and improve amenity values along more sensitive boundaries elsewhere on the site.</li> <li>3. The proposed use of the setback, the visual and other effects of this use and whether a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.</li> </ol>
<b>SPZ-MCC-MD3</b>	<b>Internal boundary landscaping</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</li> <li>2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings.</li> <li>3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity values and privacy of those sites.</li> </ol>
<b>SPZ-MCC-MD4</b>	<b>Road boundary setbacks</b> <ol style="list-style-type: none"> <li>1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to a strategic road, arterial road or collector road that has a gateway function to a township.</li> <li>2. The extent to which the reduced setback of the building is opposite any Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity values and outlook of those zones.</li> <li>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and showrooms in the front façade.</li> <li>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping, the width of the road corridor, and the character of existing building setbacks in the wider streetscape.</li> </ol>
<b>SPZ-MCC-MD5</b>	<b>Outdoor storage and waste management</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects on the adjoining site.</li> <li>2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the required setback.</li> </ol>

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	<ol style="list-style-type: none"><li>3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.</li><li>4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.</li><li>5. The extent of any amenity or traffic impacts from a reduced waste management area or alternative location.</li></ol>
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## Appendix

### SPZ(MCC)-APP1 - Museum and Conference Centre ODP





EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li><u>1. the activity is not a sensitive activity;</u></li> <li><u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <li><u>a. for a network utility;</u> <u>or</u></li> <li><u>b. a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <li><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></li> <li><u>ii. a wintering barn;</u></li> <li><u>iii. a building for intensive indoor primary production;<sup>1 2</sup></u></li> <li><u>iv. a commercial greenhouse; or</u></li> <li><u>v. produce packing facilities;</u></li> </ol> </li> <li><u>d. building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></li> </ol> </li> <li><u>3. a building or structure provided for by (2)(a) to (d) must:</u> <ol style="list-style-type: none"> <li><u>a. not be used for the handling or storage</u></li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC Notification</b></p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

<sup>1</sup> Transpower NZ Ltd [195.43].

<sup>2</sup> Horticulture NZ [295.80].



	<p><del>of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</del></p> <p><del>b. not permanently obstruct existing vehicle access to a National Grid support structure;</del></p> <p><del>c. be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</del><sup>3</sup></p> <p><del>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</del></p> <p><del>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></p> <p><del>b. fences no greater than 2.5m in height above ground level and no</del></p>	
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<sup>3</sup> Transpower NZ Ltd [195.43].

	<p> <del>closer than 6m from the nearest National Grid support structure;</del>  <del>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</del> </p> <ul style="list-style-type: none"> <li><del>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</del></li> <li><del>ii. is a maximum of 2.5m in height above ground level;</del></li> <li><del>iii. is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and emergency repair purposes;</del></li> <li><del>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</del></li> </ul> <p> <del>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</del>  <del>e. non-habitable buildings or structures used for agricultural and horticultural</del> </p>	
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	<p>activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or footprint of the building or structure; and</p> <p>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>4</sup></p>	
<b>All Zones</b>	<b>Activity status: NC</b> <b>Where:</b>	<b>Activity status when compliance not achieved:</b> <b>N/A</b> <sup>5</sup>

<sup>4</sup> Transpower NZ Ltd [195.43].

<sup>5</sup> Transpower NZ Ltd [195.43].

	<p><del>1. activities and development within a National Grid Yard involve the following:</del></p> <ul style="list-style-type: none"> <li><del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del></li> <li><del>b. any new building for a sensitive activity;</del></li> <li><del>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</del></li> <li><del>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</del></li> <li><del>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</del></li> </ul> <p><b>Notification</b>  <del>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</del></p>	
	<p><b>Advisory Note</b></p> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

<b>EI-R56</b>	<b>Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <u>major</u><sup>6</sup> electricity distribution line</b>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li><u>new, or expansion or extension of existing.</u><sup>7</sup></li> </ol>	<b>Activity status when compliance not achieved: N/A</b>

<sup>6</sup> Mainpower NZ Ltd [249.94].

<sup>7</sup> Mainpower NZ Ltd [249.95].

	<p>activities and development adjacent to a <del>66kV or 33kV</del>major<sup>8</sup> electricity distribution line involve the following:</p> <p><del>a. new a</del> sensitive activity <del>and or a new</del> buildings <del>or structure</del><sup>9</sup> (<del>excluding accessory buildings</del>)<sup>10</sup> within <del>6m</del><sup>11</sup> of the centreline of a <del>66kV or 33kV</del>major<sup>12</sup> electricity distribution line or within <del>40m</del> <del>6m</del><sup>13</sup> of the <del>visible outer edge of a</del><sup>14</sup> foundation of <del>an associated</del> a pole, <del>pi-pole</del><sup>15</sup> or tower; <del>and or</del></p> <p><del>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</del><sup>16</sup></p> <p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.</del><sup>17</sup></p> <p><b>Notification</b> An application under this rule is precluded from being publicly notified, but may be limited</p>	
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<sup>8</sup> Mainpower NZ Ltd [249.94].

<sup>9</sup> Mainpower NZ Ltd [249.94].

<sup>10</sup> Mainpower NZ Ltd [249.94].

<sup>11</sup> Mainpower NZ Ltd [249.94].

<sup>12</sup> Mainpower NZ Ltd [249.94].

<sup>13</sup> Mainpower NZ Ltd [249.94].

<sup>14</sup> Mainpower NZ Ltd [249.94].

<sup>15</sup> Mainpower NZ Ltd [249.94].

<sup>16</sup> Mainpower NZ Ltd [249.94].

<sup>17</sup> Mainpower NZ Ltd [249.94].

	notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.	
	<b>Advisory Notes</b> <ul style="list-style-type: none"><li>• <del>66kV/33kV</del> <u>Major</u><sup>18</sup> electricity distribution lines are shown on the planning map.</li><li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li><li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li></ul>	

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<sup>18</sup> Mainpower NZ Ltd [249.94].

# SPZ(PBKR) - Special Purpose Zone - Pines Beach and Kairaki Regeneration

## Introduction

The purpose of the Special Purpose Zone (Pines Beach and Kairaki Regeneration) is to provide for activities within parts of Kairaki and The Pines Beach that were badly affected by the Canterbury Earthquakes of 2010/2011. Some areas remain susceptible to liquefaction in future earthquake events and are susceptible to sea water inundation as a result of climate change.

The WRRZRP was developed in 2016 to identify long term uses for these regeneration areas. The WRRZRP identifies suitable activities depending on location, including recreation and ecological linkages, private lease, part of Tuhaitara Coastal Park, and residential activity for the remaining private residences. The majority of Tuhaitara Coastal Park, outside of land that is the subject of this chapter, is zoned Natural Open Space. The District Plan ~~must not be inconsistent with~~ shall have regard to<sup>1</sup> the WRRZRP.

This chapter sets out the provisions for:

- those parts of the regeneration areas identified in the WRRZRP as part of the Tuhaitara Coastal Park, but outside the Natural Open Space Zone;
- the remaining residential activities within these areas (identified in Appendix APP1 - Regeneration Area Remaining Private Residences and Alternate Zone). For these sites, the chapter also refers to the rules and built form standards of the Settlement Zone.

The remaining parts of The Pines Beach and Kairaki regeneration areas of the WRRZRP are subject to the provisions of the Open Space and Recreation Zones.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>SPZ(PBKR)-O1</b>	<b>Specific activities and use</b> New activities are complementary to and support the ongoing use, and management of the Tuhaitara Coastal Park and adjoining Natural Open Space Zone, and manage amenity values at the boundary with remaining private residences.
<b>SPZ(PBKR)-O2</b>	<b>Natural hazard resilience</b> New buildings and activities <u>in the Special Purpose Zone – Pines Beach and Kairaki Regeneration</u> <sup>2</sup> are natural hazard resilient.
<b>SPZ(PBKR)-O3</b>	<b>Residential activities</b> Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	

<sup>1</sup> RMA Schedule 1 Clause 16(2)

<sup>2</sup> RMA Schedule 1 Clause 16(2)

<b>SPZ(PBKR)-P1</b>	<b>Remaining properties in private ownership</b> On remaining sites in private ownership identified in Appendix APP1, enable residential activity to continue and ensure adverse effects on these sites are generally consistent with those anticipated in the Alternative Zone specified in Appendix APP1.
<b>SPZ(PBKR)-P2</b>	<b>Activities on sites not identified in Appendix APP1</b> On sites not identified in Appendix APP1: <ol style="list-style-type: none"> <li>1. enable recreation activities, conservation activities, education activities, cultural activities and public amenities;</li> <li>2. provide for small scale retail, including food and beverage, activities that support recreation, education and conservation activities;</li> <li>3. provide for ancillary offices associated with permitted activities;</li> <li>4. provide for non-permanent residential activity and visitor accommodation where these support recreation, education and conservation activities in the Tuhaitara Coastal Park.</li> </ol>
<b>SPZ(PBKR)-P3</b>	<b>Building design</b> On sites other than those identified in Appendix APP1, provide for buildings where they: <ol style="list-style-type: none"> <li>1. complement the surrounding natural environment and achieve a high level of onsite amenity, <sup>3</sup>through for example, the use of natural materials, low scale design, and locally-sourced indigenous ecological enhancement planting;</li> <li>2. integrate with and achieve a high quality, visually attractive development when viewed from the adjoining Natural Open Space Zone;</li> <li>3. are designed to deter crime and encourage a sense of safety, reflecting the principles of CPTED; and</li> <li>4. incorporate onsite treatment of stormwater and/or integrate with wider stormwater management systems where practicable.</li> </ol>
<b>SPZ(PBKR)-P4</b>	<b>Natural hazard resilience of buildings</b> New natural hazard sensitive buildings and building extensions shall be: <ol style="list-style-type: none"> <li>1. in accordance with the requirements of the Natural Hazards Chapter; and</li> <li>2. relocatable, when habitable and located on sites other than those identified in Appendix APP1, in order to avoid longer term natural hazards associated with sea level rise and land deformation in future earthquakes.</li> </ol>

## Activity Rules

<b>SPZ(PBKR)-R1 Construction or alteration of or addition to any building or structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity complies with all built form standards (as applicable).</li> </ol>	<b>Activity status when compliance not achieved: as set out in the applicable built form standards</b>
<b>SPZ(PBKR)-R2 Any activity on a site listed in Appendix APP1</b>	
<i>That is permitted under the Settlement Zone in SETZ-R2 to SETZ-R10, SETZ-R14 and SETZ-R15.</i>	
<b>Activity status: PER</b> Where:	<b>Activity status when compliance not achieved: as set out in the applicable rules of the Settlement Zone</b> <b>Matters of discretion are restricted to:</b>

<sup>3</sup> RMA Schedule 1 Clause 16(2)



1. the activity shall meet the applicable activity specific standards of the Settlement Zone; and 2. the activity shall meet the applicable built form and district wide standards applying to the Settlement Zone.	1. As set out in the applicable matters of discretion of the Settlement Zone.
<b>SPZ(PBKR)-R3 Conservation activities</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(PBKR)-R4 Customary practices</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(PBKR)-R5 Community garden</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(PBKR)-R6 Retail activity on sites not listed in Appendix APP1</b>	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all retail activity in the zone shall be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki-; <u>and</u> 2. <u>the hours of operation that the retail activity is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> <sup>4</sup>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
<b>SPZ(PBKR)-R7 Commercial services on sites not listed in Appendix APP1</b>	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all commercial services in the zone shall be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki-; <u>and</u> 2. <u>the hours of operation that the commercial service is open to visitors, clients and deliveries shall be limited to 7:00am – 7:00pm Monday to Sunday.</u> <sup>5</sup>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
<b>SPZ(PBKR)-R8 Community facility on sites not listed in Appendix APP1</b>	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all community facility buildings in the zone shall  be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale

<sup>4</sup> Land Subcommittee – Pines and Kairaki Beaches Association [186.35].

<sup>5</sup> Land Subcommittee – Pines and Kairaki Beaches Association [186.36].

SPZ(PBKR)-R9 Entertainment activity on sites not listed in Appendix APP1	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all entertainment activity buildings in the zone shall be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki; <u>and</u> 2. <u>the hours of operation that the entertainment activity is open to visitors, clients and deliveries shall be limited to 7:00am – 9:00pm Monday to Sunday.</u> <sup>6</sup>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R10 Ancillary offices to an education activity or conservation activities on sites not listed in Appendix APP1	
<b>Activity status: PER</b> Where: 1. the office activity shall occupy a maximum GFA of 250m <sup>2</sup> .	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R11 Cultural facility on sites not listed in Appendix APP1	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all cultural facility buildings in the zone shall be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R12 Educational facility on sites not listed in Appendix APP1	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m <sup>2</sup> ; or 2. limited to an educational facility that: a. is ancillary to conservation activities; or b. increases awareness of the natural environment, conservation issues, historic heritage, or Ngāi Tahu culture.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R13 Public amenities on sites not listed in Appendix APP1	
<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m <sup>2</sup> .	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
SPZ(PBKR)-R14 Park management activities and/or park management facilities	

<sup>6</sup> Land Subcommittee – Pines and Kairaki Beaches Association [186.38].

<b>Activity status: PER</b> Where: 1. the maximum cumulative GFA of all buildings associated with the activity in the zone shall be 250m <sup>2</sup> in The Pines Beach, and 250m <sup>2</sup> in Kairaki.	<b>Activity status when compliance not achieved: RDIS</b>  <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
<b>SPZ(PBKR)-R15 Car parking</b>	
<b>Activity status: PER</b> Where: 1. any parking lot contains fewer than 10 parking spaces.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale  <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
<b>SPZ(PBKR)-R16 Recreation activities</b>	
<b>Activity status: PER</b> Where: 1. the activity is not a motorised recreation activity.	<b>Activity status when compliance not achieved: NC</b>
<b>SPZ(PBKR)-R17 Natural hazard sensitive activities on sites not listed in Appendix APP1</b>	
<b>Activity status: RDIS</b> Where: 1. the building is designed as a relocatable building; and 2. a covenant is registered on the property's certificate of title confirming the relocatable building is not intended to be located on site permanently. <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale SPZ-PBKR-MD9 - Natural hazards	<b>Activity status when compliance not achieved: NC</b>
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>Modelled sea level rise will be actively monitored by the District Council and the information will be made available to property owners who have a limited duration resource consent condition applying.</li> </ul>	
<b>SPZ(PBKR)-R18 Residential activity on sites not listed in Appendix APP1</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD8 - Visitor and residential accommodation	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(PBKR)-R19 Visitor accommodation</b>	
<b>Activity status: RDIS</b>	<b>Activity status when compliance not achieved: N/A</b>

<b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD8 - Visitor and residential accommodation	
<b>SPZ(PBKR)-R20 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision.</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(PBKR)-R21 Industrial activity</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved: N/A</b>

**Advice Note**

<b>SPZ(PBKR)AN1</b>	<u>Activities and structures may also be subject to controls outside of the District Plan. Reference should be made to the Tūhaitara Coastal Park Reserve Management Plan 2022 and the Te Kōhaka o Tūhaitara Trust Deed of Lease.<sup>7</sup></u>
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**Built Form Standards, excluding sites identified in Appendix APP1**

<b>SPZ(PBKR)-BFS1 Building size</b>	
1. The maximum GFA of any building shall be 100m <sup>2</sup> .	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale
<b>SPZ(PBKR)-BFS2 Height</b>	
1. The maximum height of any building shall be 5m.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD2 - Height and height in relation to boundary
<b>Calculation method for SPZ(PBKR)-BFS2</b> <ul style="list-style-type: none"> <li>The height limit shall be determined as if the ground level was the minimum floor level required for a 0.5% annual exceedance probability flood level event; and</li> <li>Height shall also be calculated as per the definition of height calculations.</li> </ul>	
<b>SPZ(PBKR)-BFS3 Height in relation to boundary</b>	
1. Where an internal boundary adjoins Residential Zones, Open Space and Recreation Zones, or a site listed in Appendix APP1, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD2 - Height and height in relation to boundary  <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

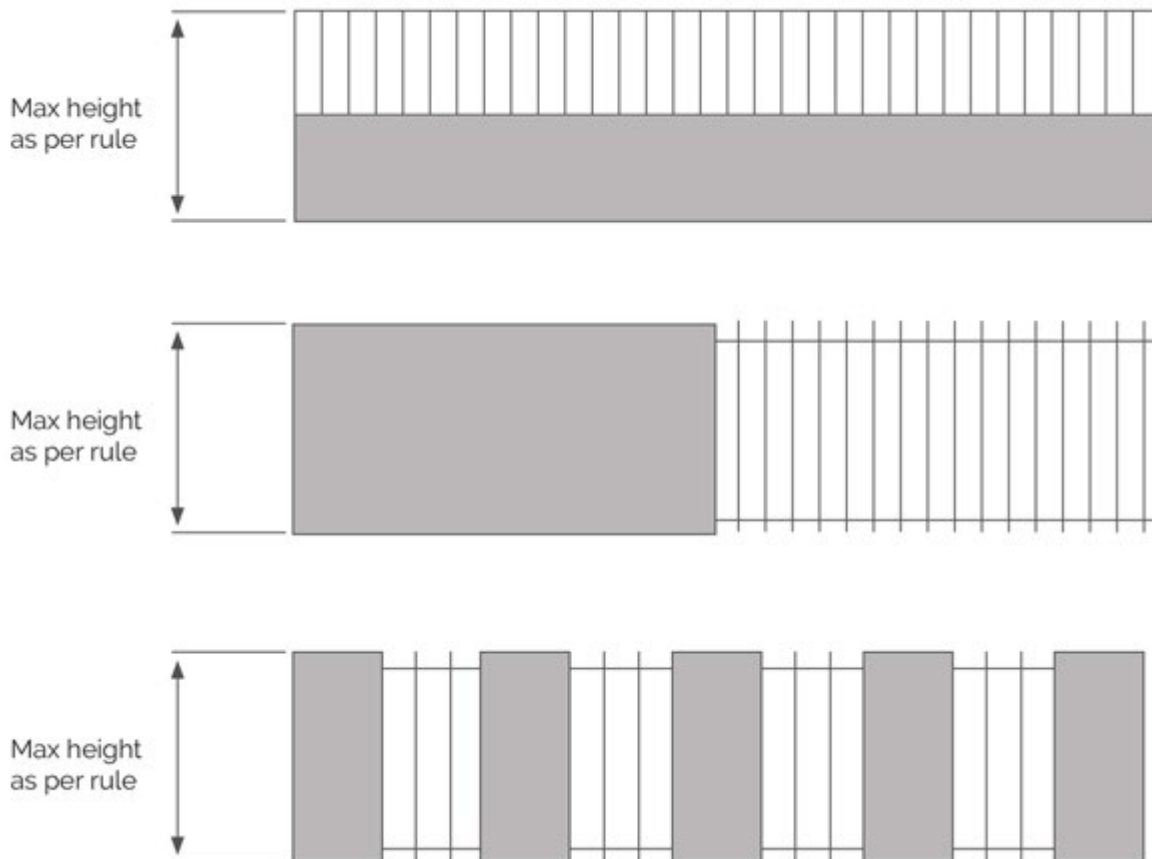
<sup>7</sup> Land Subcommittee – Pines and Kairaki Beaches Association [186.10 and 186.31-186.45].

<p>ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> <li>flagpoles;</li> <li>lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>decorative features such as steeples, towers and finials;</li> <li>for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ol> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 2m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	
<b>SPZ(PBKR)-BFS4 Internal boundary setback</b>	
<p>1. The minimum building, caravan or motor home setback from internal boundaries:</p> <ol style="list-style-type: none"> <li>that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones shall be 5m; and</li> <li>that are shared with a site listed in Appendix APP1 shall be 2m.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD3 - Internal boundary setbacks</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(PBKR)-BFS5 Internal boundary landscaping for non-residential activity</b>	
<p>1. A landscape strip that is a minimum of 2m wide shall be provided along the full length of all internal boundaries that adjoins Residential Zones or Open Space and Recreation Zones or a site listed in Appendix APP1; and</p> <p>2. Any landscape strip required in (1) shall include a minimum of one tree for every 10m</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD4 - Internal boundary landscaping</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.	
<b>SPZ(PBKR)-BFS6 Road boundary setback</b>	
1. All buildings shall be set back a minimum of 2m from a road boundary.	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD5 - Road boundary setbacks <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
<b>SPZ(PBKR)-BFS7 Outdoor storage areas</b>	
1. Any outdoor storage or parking areas associated with non-residential activities shall be screened by 1.8m high solid fencing or landscaping at least 1.5m high at time of planting from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones, a site listed in Appendix APP1 or the road boundary.	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD6 - Outdoor storage <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.
<b>SPZ(PBKR)-BFS8 Ecological enhancement planting</b>	
1. Ecological enhancement planting shall be provided as follows: <ol style="list-style-type: none"> <li>a minimum of 10% of the net site area shall be planted and maintained with at least 75% being indigenous vegetation that is sourced from within the ecological district, comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space areas.</li> </ol>	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD7 - Ecological enhancement planting <b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.
<b>Advisory Note</b> <ul style="list-style-type: none"> <li>This rule does not apply to activities not involving buildings, or to public amenities.</li> </ul>	
<b>SPZ(PBKR)-BFS9 Building coverage</b>	
1. The maximum building coverage shall be 35% of the net site area.	<b>Activity status when compliance not achieved:</b> <b>DIS</b>
<b>SPZ(PBKR)-BFS10 Fencing</b>	
1. All fencing between a road and the façade of a residential activity or visitor	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-PBKR-MD1 - Development design and scale

<p>accommodation, or within 2m of a boundary with a public reserve, walkway or cycleway shall be:</p> <p>a. shall be a maximum of 1.2m in height provided that any fence greater than 0.9m in height shall be at least 45% visually permeable as shown in Figure SPZ(PBKR)-1.</p>	<p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
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**Figure SPZ(PBKR)-1: Examples of Visually Permeable Fencing**



<b>SPZ(PBKR)-BFS11 Waste management requirements for all commercial activities</b>	
<p>1. A waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(PBKR)-BFS7.</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are limited to:</b> SPZ-PBKR-MD6 - Outdoor storage</p> <p><b>Notification</b></p> <p>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

## Matters of Discretion



<b>SPZ- PBKR-MD1</b>	<b>Development design and scale</b> <ol style="list-style-type: none"> <li>1. The extent to which the design, scale, density and longevity of the development results in adverse visual and amenity effects on adjoining residential sites or any open space and recreation zones.</li> <li>2. The extent to which the development contributes positively to the adjacent street and public open spaces being safe and attractive, including the degree to which fencing enables interaction between the habitable building and public space.</li> <li>3. The extent and design of landscaping and open spaces within the development.</li> <li>4. The incorporation of CPTED principles to achieve a safe, secure environment, including the extent to which the development: <ol style="list-style-type: none"> <li>a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces;</li> <li>b. makes pedestrian entrances and routes readily recognisable; and</li> <li>c. provides for good visibility with clear sightlines.</li> </ol> </li> <li>5. The extent to which the activity does not adversely affect the function or capacity of the nearby Kaiapoi Town Centre to provide for primarily commercial and community activities.</li> <li>6. The extent to which the activity generates traffic and other effects <u>(including the hours of operation)</u><sup>8</sup> that impact on the day to day operation and amenity of the local community.</li> </ol>
<b>SPZ- PBKR-MD2</b>	<b>Height and height in relation to boundary</b> <ol style="list-style-type: none"> <li>1. The effect of any reduced sunlight admission on properties in adjoining residential and open space and recreation zones, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings.</li> <li>2. The effect on privacy of residents and other users in the adjoining zones or on sites listed in Appendix APP1.</li> <li>3. The scale of building and its effects on the character of any adjoining residential or open space and recreation zones.</li> <li>4. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.</li> <li>5. The effect on outlook from adjoining site.</li> <li>6. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional requirement in a compliant manner.</li> </ol>
<b>SPZ- PBKR-MD3</b>	<b>Internal boundary setbacks</b> <ol style="list-style-type: none"> <li>1. The scale and height of buildings, caravans or motor homes located within the reduced setback and their impact on the visual outlook of residents and users on adjoining Residential Zones or Open Space and Recreation Zones.</li> <li>2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site.</li> <li>3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.</li> </ol>
<b>SPZ- PBKR-MD4</b>	<b>Internal boundary landscaping</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</li> </ol>

<sup>8</sup> Consequential amendment from Land Subcommittee – Pines and Kairaki Beaches Association [186.35, 186.36 and 186.38].



	<ol style="list-style-type: none"> <li>2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings.</li> <li>3. The extent to which the site is visible from adjoining sites in Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.</li> </ol>
<b>SPZ-PBKR-MD5</b>	<b>Road boundary setbacks</b> <ol style="list-style-type: none"> <li>1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road.</li> <li>2. Whether the reduced setback of the building is opposite Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.</li> <li>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade.</li> <li>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.</li> </ol>
<b>SPZ-PBKR-MD6</b>	<b>Outdoor storage</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects on the adjoining site.</li> <li>2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback.</li> <li>3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.</li> <li>4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.</li> </ol>
<b>SPZ-PBKR-MD7</b>	<b>Ecological enhancement planting</b> <ol style="list-style-type: none"> <li>1. The extent to which the proposed ecological enhancement planting: <ol style="list-style-type: none"> <li>a. achieves a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;</li> <li>b. supports the growth of other vegetation and the restoration of habitat for indigenous species;</li> <li>c. is protected through the provision of space, or other methods, including plant protection barriers; and</li> <li>d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration.</li> </ol> </li> <li>2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.</li> <li>3. The appropriateness and design of landscaping having regard to the potential adverse effects on safety for pedestrians and vehicles.</li> </ol>
<b>SPZ-PBKR-MD8</b>	<b>Visitor and residential accommodation</b> <ol style="list-style-type: none"> <li>1. The extent to which the residential activity or visitor accommodation supports recreation, education and conservation activities in the Tuhaitara Coastal Park.</li> <li>2. The extent to which the residential activity and visitor accommodation activity compliments and supports the amenity and enjoyment of the adjoining Natural Open Space Zone.</li> <li>3. The extent to which the residential activity and visitor accommodation activity results in adverse amenity effects on adjoining residential properties.</li> </ol>
<b>SPZ-PBKR-MD9</b>	<b>Natural hazards</b> <ol style="list-style-type: none"> <li>1. The period of time the proposed building is proposed to remain on site and the risk of flooding from localised rainfall events, an Ashley River/Rakahuri breakout event</li> </ol>

	<p>and sea water inundation over that period, with reference to as built stop-bank heights and modelled storm surge, taking into account central government direction or guidance in relation to projected sea level rise.</p> <ol style="list-style-type: none"> <li>The extent to which the building is readily relocatable.</li> <li>The extent to which the proposal avoids, remedies or mitigates the identified natural hazards risks, and includes the following: <ol style="list-style-type: none"> <li>the use of 'trigger' decision-points that take into account actual sea level rise and how such triggers will provide advance warning of the need to relocate the building; and</li> <li>proposals to manage residual risk.</li> </ol> </li> <li>The extent to which the proposal relies on Council infrastructure and the risks to that infrastructure from natural hazards, including taking into account maintenance and repair costs that might fall on the wider community.</li> <li>The extent of positive effects resulting from the proposal on the local community and the Tuhaitara Coastal Park.</li> </ol>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p><b>Activity status: PER</b> Where:</p> <ol style="list-style-type: none"> <li><u>the activity is not a sensitive activity;</u></li> <li><u>buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <li><u>for a network utility;</u> or</li> <li><u>a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <li><u>a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></li> <li><u>a wintering barn;</u></li> <li><u>a building for intensive indoor primary production;</u><sup>9 10</sup></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC Notification</b></p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority considers this is required, absent its written approval.</p>

<sup>9</sup> Transpower [195.43].

<sup>10</sup> Horticulture NZ [295.80].

	<p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u><sup>11</sup></p> <p><del>1. the activities and development within a National Grid Yard in (a) to (i) below comply with the safe electrical clearance distances set</del></p>	
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<sup>11</sup> Transpower [195.43].

	<p>out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</p> <ul style="list-style-type: none"> <li>a. <del>network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></li> <li>b. <del>fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</del></li> <li>c. <del>artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</del> <ul style="list-style-type: none"> <li>i. <del>meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</del></li> <li>ii. <del>is a maximum of 2.5m in height above ground level;</del></li> <li>iii. <del>is removable or temporary, to allow clear working space 12m from the pole when necessary for maintenance and</del></li> </ul> </li> </ul>	
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	<p>emergency repair purposes;</p> <p><del>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</del></p> <p><del>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</del></p> <p><del>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</del></p> <p><del>f. mobile irrigation equipment used for agricultural and horticultural activities;</del></p> <p><del>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</del></p> <p><del>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height above ground level or</del></p>	
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	<p>footprint of the building or structure; and</p> <p>a. a building or structure where Transpower has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.<sup>12</sup></p>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li>1. activities and development within a National Grid Yard involve the following: <ol style="list-style-type: none"> <li>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</li> <li>b. any new building for a sensitive activity;</li> <li>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</li> <li>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</li> <li>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</li> </ol> </li> </ol> <p><b>Notification</b></p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower where the consent authority</p>	<p><b>Activity status when compliance not achieved:</b></p> <p><b>N/A</b><sup>13</sup></p>

<sup>12</sup> Transpower [195.43].

<sup>13</sup> Transpower [195.43].

	<del>considers this is required, absent its written approval.</del>	
	<b>Advisory Note</b> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

<b>EI-R56</b>	<b>Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <u>major</u><sup>14</sup> electricity distribution line</b>	
<b>All Zones</b>	<b>Activity status: NC</b> Where: 1. <u>new, or expansion or extension of existing</u> <sup>15</sup> activities and development adjacent to a <del>66kV or 33kV</del> <u>major</u> <sup>16</sup> electricity distribution line involve the following: <u>a. new a</u> sensitive activity <del>and</del> <u>or a new</u> buildings <u>or structure</u> <sup>17</sup> <del>(excluding accessory buildings)</del> <sup>18</sup> within <u>6m</u> <sup>19</sup> of the centreline of a <del>66kV or 33kV</del> <u>major</u> <sup>20</sup> electricity distribution line or within <del>40m</del> <u>6m</u> <sup>21</sup> of the <del>visible outer edge of a</del> <sup>22</sup> foundation of <del>an associated</del> <u>a pole, pi-pole</u> <sup>23</sup> or tower; <del>and/or</del> <u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> <sup>24</sup>	<b>Activity status when compliance not achieved:</b> N/A

<sup>14</sup> Mainpower [249.94].<sup>15</sup> Mainpower [249.95].<sup>16</sup> Mainpower [249.94].<sup>17</sup> Mainpower [249.94].<sup>18</sup> Mainpower [249.94].<sup>19</sup> Mainpower [249.94].<sup>20</sup> Mainpower [249.94].<sup>21</sup> Mainpower [249.94].<sup>22</sup> Mainpower [249.94].<sup>23</sup> Mainpower [249.94].<sup>24</sup> Mainpower [249.94].

	<p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.</del><sup>25</sup></p> <p><b>Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p><b>Advisory Notes</b></p> <ul style="list-style-type: none"> <li>• <del>66kV/33kV</del> <u>Major</u><sup>26</sup> electricity distribution lines are shown on the planning map.</li> <li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li> <li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li> </ul>	

### Relevant planning map amendments

Amend the planning map for 2 Chichester Street (LOT 123 DP 7292), The Pines Beach to Natural Open Space Zone<sup>27</sup>.

<sup>25</sup> Mainpower [249.94].

<sup>26</sup> Mainpower [249.94].

<sup>27</sup> Waimakariri District Council [367.23].



## SPZ(KR) - Special Purpose Zone - Kaiapoi Regeneration

### Introduction

The purpose of the Special Purpose Zone (Kaiapoi Regeneration) is to provide for those parts of Kaiapoi that were badly affected by the Canterbury Earthquakes of 2010/2011. The WRRZRP was prepared in 2016 to identify long term uses for these damaged areas, including the area covered by the Special Purpose Zone (Kaiapoi Regeneration). The WRRZRP identifies suitable land use activities depending on location, including recreation and ecological linkages, private lease for rural activities, and residential activity for the remaining private residences. The District Plan ~~must not be inconsistent with~~ shall have regard to<sup>1</sup> the WRRZRP.

The Special Purpose Zone (Kaiapoi Regeneration) applies to two areas covered by the WRRZRP. These are the areas to the north-east and south-east of the Kaiapoi Town Centre on either side of the Kaiapoi River.

The provisions in this chapter are consistent with the matters in Part 2 - District Wide Matters - Strategic Directions and give effect to matters in Part 2 - District Wide Matters - Urban Form and Development.

As well as the provisions in this chapter, district wide chapter provisions will also apply where relevant.

Objectives	
<b>SPZ(KR)-O1</b>	<b>Regeneration</b> A range of activities are enabled which support the regeneration of the area and the role, function and continued viability of the Kaiapoi Town Centre.
<b>SPZ(KR)-O2</b>	<b>Existing residential activities</b> Pre-earthquake residential activities on privately-owned sites are able to continue.
Policies	
<b>SPZ(KR)-P1</b>	<b>Supporting regeneration</b> Provide for the ongoing and adaptive regeneration of the area while avoiding undermining the role, function, economic viability and investment in the public amenities and facilities of the Kaiapoi Town Centre.
<b>SPZ(KR)-P2</b>	<b>Range of activities</b> Support opportunities for regeneration by enabling a wide range of activities, including: <ol style="list-style-type: none"> <li>the following primary activities:               <ol style="list-style-type: none"> <li>non-intensive agriculture;</li> <li>active sport and recreation;</li> <li>community gardens, community markets and community facilities;</li> <li>ecological restoration and enhancement;</li> <li>visitor attractions;</li> <li>education and conferences; and</li> </ol> </li> <li>the following secondary and ancillary activities:               <ol style="list-style-type: none"> <li>visitor accommodation;</li> <li>temporary activities, events, buildings and structures;</li> </ol> </li> </ol>

<sup>1</sup> RMA Schedule 1 Clause 16(2)

	<ul style="list-style-type: none"> <li>c. small scale retail facilities, including food and beverage;</li> <li>d. gymnasiums; and</li> <li>e. ancillary offices.</li> </ul>
<b>SPZ(KR)-P3</b>	<b>Design</b> Provide for built development which: <ol style="list-style-type: none"> <li>1. achieves a visually attractive development when viewed from public spaces;</li> <li>2. incorporates ecological enhancement planting to provide a high level of onsite amenity and support an improved natural environment;</li> <li>3. incorporates onsite treatment of stormwater and/or integrates with wider stormwater management systems where practicable;</li> <li>4. includes design measures to mitigate adverse effects at the boundaries with adjacent residential zones and open space and recreation zones and remaining privately-owned residential activities; and</li> <li>5. manages natural hazard risk.</li> </ol>
<b>SPZ(KR)-P4</b>	<b>Continuation of pre-earthquake residential activities</b> Enable residential activities on existing sites in private ownership and manage activities at the boundary to mitigate adverse effects on these sites.

## Activity Rules

<b>SPZ(KR)-R1 Construction or alteration of or addition to any building or other structure</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity complies with:             <ol style="list-style-type: none"> <li>a. all built form standards (as applicable); and</li> <li>b. the building or addition is less than 450m<sup>2</sup> GFA if located within 50m of any Open Space and Recreation Zones or Residential Zone.</li> </ol> </li> </ol>	<b>Activity status when compliance not achieved with SPZ(KR)-R1(1)a): As set out in the applicable built form standards</b> <b>Activity status when compliance not achieved with SPZ(KR)-R1(1)(b): RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R2 Any activity on a site listed in Appendix APP1</b>	
<i>That is permitted in the General Residential Zone in GRZ-R1 to GRZ-R9, GRZ-R11 and GRZ-R13.</i>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity shall meet the applicable activity specific standards of the General Residential Zone.</li> </ol>	<b>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone.</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. As set out in the applicable matters of discretion for the General Residential Zone</li> </ol>
<b>SPZ(KR)-R3 Any activity on a site listed in Appendix APP1</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>1. the activity shall meet the applicable built form standards and district wide standards applying to the General Residential Zone.</li> </ol>	<b>Activity status when compliance not achieved: As set out in the applicable rules of the General Residential Zone.</b> <b>Matters of discretion are restricted to:</b> <ol style="list-style-type: none"> <li>1. As set out in the applicable matters of discretion applying to the General Residential Zone</li> </ol>
<b>SPZ(KR)-R4 Agriculture</b>	

*This rule does not apply to intensive outdoor primary production or intensive indoor primary production provided for by SPZ(KR)-R36.*

**Activity status: PER**

Where:

1. any ~~forestry and~~<sup>2</sup> woodlot ~~less than 1ha~~<sup>3</sup> shall be set back a minimum of the following distances:
  - a. 40m from any residential unit or minor residential unit on a site under different ownership;
  - b. 10m from any site boundary of a site under different ownership; and
  - c. 10m from any road boundary of a public road.

**Activity status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**  
RURZ-MD4 - ~~Forestry less than 1ha~~,<sup>4</sup>  
Woodlots

**Notification**

An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.

**SPZ(KR)-R5 Recreation activities and recreation facilities****Activity status: PER****Activity status when compliance not achieved: N/A****SPZ(KR)-R6 Office****Activity status: PER**

Where:

1. the activity is an ancillary activity on the site; and
2. ancillary offices shall occupy a maximum of 250m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the site used for the activity the office is ancillary to, whichever is the lesser.

**Activity status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**  
SPZ-KR-MD1 - Development design and scale

**SPZ(KR)-R7 Major sports facility**

*This rule does not apply to any motorised sports facility.*

**Activity status: PER**

Where:

1. any outdoor recreation activity shall be set back a minimum of 50m from a boundary with any Residential Zones or a site listed in Appendix APP1; and
2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.

**Activity status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**  
SPZ-KR-MD1 - Development design and scale

**SPZ(KR)-R8 Conference facility****Activity status: PER**

Where:

1. any car parking area shall be set back a minimum of 20m from any boundary with any

**Activity status when compliance not achieved: RDIS**

**Matters of discretion are restricted to:**  
SPZ-KR-MD1 - Development design and scale

<sup>2</sup> s44A RMA

<sup>3</sup> s44A RMA

<sup>4</sup> s44A RMA

<p>Residential Zones or a site listed in Appendix APP1;</p> <p>2. the maximum GFA of any building shall be 250m<sup>2</sup>; and</p> <p>3. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	
<b>SPZ(KR)-R9 Visitor accommodation</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. the maximum GFA of the activity on the site shall be 600m<sup>2</sup>.</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>SPZ-KR-MD1 - Development design and scale</p>
<b>SPZ(KR)-R10 Conservation activities</b>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>SPZ(KR)-R11 Health care facility</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the facility shall be 200m<sup>2</sup>; and</p> <p>2. the hours of operation when the site is open to visitors, patients, clients, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>SPZ-KR-MD1 - Development design and scale</p>
<b>SPZ(KR)-R12 Cultural facility</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the activity shall be 200m<sup>2</sup>; and</p> <p>2. the hours of operation when the site is open to visitors and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>SPZ-KR-MD1 - Development design and scale</p>
<b>SPZ(KR)-R13 Educational facility</b>	
<p><b>Activity status: PER</b></p>	<p><b>Activity status when compliance not achieved: N/A</b></p>
<b>SPZ(KR)-R14 Childcare facility</b>	
<p><b>Activity status: PER</b></p> <p>Where:</p> <p>1. the maximum GFA of building occupied by the childcare facility shall be 200m<sup>2</sup>; and</p> <p>2. the hours of operation when the site is open to visitors, students, children, and deliveries</p>	<p><b>Activity status when compliance not achieved: RDIS</b></p> <p><b>Matters of discretion are restricted to:</b></p> <p>SPZ-KR-MD1 - Development design and scale</p>

shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	
<b>SPZ(KR)-R15 Customary harvesting</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R16 Community garden</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R17 Community market</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R18 Public amenities</b>	
<b>Activity status: PER</b> Where: 1. the activity shall comply with SPZ(KR)-BFS1 to SPZ(KR)-BFS10 (as applicable).	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R19 Emergency service facility</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R20 Parking lots and parking buildings</b>	
<b>Activity status: PER</b> Where: 1. the parking lot or parking building shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1.	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R21 Gymnasiums</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R22 Ancillary fitness and health care services</b>	
<b>Activity status: PER</b>	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R23 Community facility</b>	
<b>Activity status: PER</b> Where: 1. any car parking area shall be set back a minimum of 20m from any boundary with any Residential Zones or a site listed in Appendix APP1; 2. the maximum GFA of any building shall be 200m <sup>2</sup> ; and 3. the hours of operation when the site is open to visitors, students, children, and deliveries	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale

shall be between the hours of 7:00am – 9:00pm Monday to Sunday.	
<b>SPZ(KR)-R24 Retail activity</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the retail activity shall be ancillary to a primary activity on the same site; and</li> <li>the retail activity shall cumulatively occupy a maximum of 400m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site used for the activity the retail is ancillary to, whichever is the lesser.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R25 Food and beverage outlet</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>food and beverage shall occupy a maximum of 450m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R26 Entertainment activity</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the hours of operation when the site is open to visitors, students, children, and deliveries shall be between the hours of 7:00am – 9:00pm Monday to Sunday.</li> </ol>	<b>Activity status when compliance not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R27 Industrial activity</b>	
<b>Activity status: PER</b> Where: <ol style="list-style-type: none"> <li>the industrial activity shall be ancillary to a recreation activity on the same site;</li> <li>shall occupy a maximum of 200m<sup>2</sup> of GFA per building; or 10% of the GFA of all buildings on the same site, whichever is the lesser.</li> </ol>	<b>Activity status when compliance with SPZ(KR)-R27 (1) not achieved: NC</b> <b>Activity status when compliance with SPZ(KR)-R27 (2) not achieved: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale
<b>SPZ(KR)-R28 Retirement village</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	<b>Activity status when compliance not achieved: N/A</b>
<b>SPZ(KR)-R29 Care facility</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	<b>Activity status when compliance not achieved: N/A</b>

<b>SPZ(KR)-R30 Trade supplier</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R31 Yard-based activity</b>	
<b>Activity status: RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD1 - Development design and scale	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R32 Motorised vehicle events</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R33 Motorised sports facility</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R34 Residential activity</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R35 Intensive outdoor primary production and intensive indoor primary production</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R36 Any other activity not provided for in this zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision</b>	
<b>Activity status: DIS</b>	<b>Activity status when compliance not achieved:</b> N/A
<b>SPZ(KR)-R37 Heavy industry</b>	
<b>Activity status: NC</b>	<b>Activity status when compliance not achieved:</b> N/A

### Built Form Standards, excluding sites identified in Appendix APP1

<b>SPZ(KR)-BFS1 Height</b>	
1. The maximum height of any building, calculated as per the height calculation, shall be 12m above ground level.	<b>Activity status when compliance not achieved:</b> <b>RDIS</b> <b>Matters of discretion are restricted to:</b> SPZ-KR-MD2 - Height and height in relation to boundary
<b>SPZ(KR)-BFS2 Height in relation to boundary</b>	
1. Where an internal boundary adjoins Residential Zones, Open Space and	<b>Activity status when compliance not achieved:</b> <b>RDIS</b>



<p>Recreation Zones, or a site listed in Appendix APP1, the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the diagrams in Appendix APP3, except for the following:</p> <ol style="list-style-type: none"> <li>flagpoles;</li> <li>lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;</li> <li>decorative features such as steeples, towers and finials;</li> <li>for buildings on adjoining sites which share a common wall, the height in relation to boundary requirement shall not apply along that part of the internal boundary covered by such a wall; and</li> <li>where the land immediately beyond the site boundary forms part of any rail corridor, drainage reserve, or accessway (whether serving the site or not), the boundary of the rail corridor, drainage reserve, or accessway furthest from the site boundary may be deemed to be the site boundary for the purpose of defining the origin of the recession plane, provided this deemed site boundary is no further than 6m from the site boundary;</li> </ol> <p>2. Provided that none of the structures listed in (1) (c) to (e) above has a horizontal dimension of over 3m along the line formed where the structure meets the recession plane as measured parallel to the relevant boundary.</p>	<p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD2 - Height and height in relation to boundary</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(KR)-BFS3 Internal boundary building setbacks</b>	
<p>1. The minimum building setback from internal boundaries shall be as follows:</p> <ol style="list-style-type: none"> <li>20m for any building housing a recreation activity, a major sports facility or a conference facility;</li> <li><u>10m for any site adjoining a Natural Open Space Zone;</u><sup>5</sup> and</li> <li>6m for all other buildings.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD3 - Internal boundary setbacks</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<b>SPZ(KR)-BFS4 Internal boundary at grade car parking setbacks</b>	
<p>1. The minimum at grade car parking setback from internal boundaries with Residential</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p>

<sup>5</sup> Steve Higgs [119.1 and 119.8]



<p>Zones or a site listed in Appendix APP1 shall be as follows:</p> <ol style="list-style-type: none"> <li>20m for any car parking associated with a major sports facility or conference facility; and</li> <li>6m for all other buildings.</li> </ol>	<p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD3 - Internal boundary setbacks</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS5 Internal boundary landscaping for non-residential activities</b></p>	
<ol style="list-style-type: none"> <li>A landscape strip that is a minimum of 2m wide shall be provided along the full length of all internal boundaries that adjoins Residential Zones, Rural Zones, or Open Space and Recreation Zones or a site listed in Appendix APP1; and</li> <li>any landscape strip required in (a) shall include a minimum of one tree for every 10m of shared boundary or part thereof, spaced at a maximum distance of 5m with the trees to be a minimum of 1.5m in height at time of planting.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD4 - Internal boundary landscaping</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS6 Road boundary setbacks</b></p>	
<ol style="list-style-type: none"> <li>All buildings shall be set back a minimum of: <ol style="list-style-type: none"> <li>10m from the road boundary where the road is separating the site from Residential Zones, Rural Zones, or Open Space and Recreation Zones; and</li> <li>3m from the road boundary of all other roads; and</li> </ol> </li> <li>no building setback is required under (a) to (b) above where the road-facing façade is for a retail activity and at least 40% glazed.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD5 - Road boundary setbacks</p>
<p><b>SPZ(KR)-BFS7 Outdoor storage areas</b></p>	
<ol style="list-style-type: none"> <li>Any outdoor storage areas associated with non-residential activities shall be screened by 1.8m high solid fencing or landscaping at least 1.5m high at time of planting from any adjoining site in Residential Zones, Rural Zones, or Open Space and Recreation Zones, a site listed in Appendix APP1 or the road boundary.</li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD6 - Outdoor storage</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>
<p><b>SPZ(KR)-BFS8 Ecological enhancement planting</b></p>	
<ol style="list-style-type: none"> <li>Ecological enhancement planting shall be provided for all activities involving buildings as follows: <ol style="list-style-type: none"> <li>a minimum of 10% of the delineated area for the activity associated with the building or buildings shall be planted and maintained with at least 75% being</li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD7 - Ecological enhancement planting</p> <p><b>Notification</b></p>

<p>indigenous vegetation that is sourced from within the ecological district,</p> <p>comprising a combination of trees, shrubs and ground cover species. Planting may include some ancillary lawn or other amenity features not exceeding 10% of the planted area, set aside as landscaped or open space</p> <p>areas. This rule does not apply to outdoor recreation activities not involving buildings, or to public amenities.</p>	<p>An application for a restricted discretionary activity under this rule is precluded from being publicly or limited notified.</p>
<b>SPZ(KR)-BFS9 Building coverage</b>	
<p>1. The maximum building coverage shall be 35% of the net site area, or delineated area for the activity associated with the building or buildings.</p>	<p><b>Activity status when compliance not achieved:</b> <b>DIS</b></p>
<b>SPZ(KR)-BFS10 Waste management requirements for all commercial activities</b>	
<p>1. A waste management area for the storage of rubbish and recycling of 5m<sup>2</sup> with a minimum dimension of 1.5m shall be provided. Waste management areas shall be located behind buildings when viewed from any road or public open space or screened in accordance with the screening requirements for outdoor storage areas contained in SPZ(KR)-BFS7.</p>	<p><b>Activity status when compliance not achieved:</b> <b>RDIS</b></p> <p><b>Matters of discretion are restricted to:</b> SPZ-KR-MD6 - Outdoor storage</p> <p><b>Notification</b> An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited notified.</p>

## Matters of Discretion

<p><b>SPZ-KR-MD1</b></p>	<p><b>Development design and scale</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the design and scale of the development adversely affects any nearby natural and cultural environments, and any features or sites of significance to Ngāi Tūāhuriri.</li> <li>2. The extent to which the design and scale of the development results in adverse visual and amenity value effects on adjoining residential sites or any Open Space and Recreation Zones.</li> <li>3. The extent and design of landscaping and open spaces within the development.</li> <li>4. The extent to which CPTED principles have been considered to achieve a safe, secure environment, including the extent to which the development:             <ol style="list-style-type: none"> <li>a. provides for views over, and passive surveillance of, adjacent public and publicly accessible spaces;</li> <li>b. clearly demarcates boundaries of public and private space;</li> <li>c. makes pedestrian entrances and routes readily recognisable; and</li> <li>d. provides for good visibility with clear sightlines and effective lighting.</li> </ol> </li> <li>5. The extent to which the activity does not adversely affect the function, viability and public investment in the Kaiapoi Town Centre to provide for primarily commercial and community activities.</li> </ol>
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	6. The extent to which the activity generates traffic and other effects that impact on the day to day operation and amenity of the local community.
<b>SPZ-KR-MD2</b>	<b>Height and height in relation to boundary</b> <ol style="list-style-type: none"> <li>1. The effect of any reduced sunlight admission on properties in adjoining Residential Zones and Natural Open Space Zone or sites listed in Appendix APP1, taking account of the extent of overshadowing, the intended use of spaces, and for residential properties, the position of outdoor living spaces or main living areas in buildings.</li> <li>2. The scale of building and its effects on the character of any adjoining Residential Zones or Open Space and Recreation Zones, including outlook from adjoining properties in those zones.</li> <li>3. The effects of any landscaping and trees proposed within the site, or on the boundary of the site in mitigating adverse visual effects.</li> <li>4. The extent to which the recession plane or height breach and associated effects reflect the functional requirements of the activity and the extent to which there are alternative practical options for meeting the functional needs in a compliant manner.</li> </ol>
<b>SPZ-KR-MD3</b>	<b>Internal boundary setbacks</b> <ol style="list-style-type: none"> <li>1. The scale and height of buildings within the reduced setback and their impact on the visual outlook of residents and users on the adjoining Residential Zones, Rural Zones, or Open Space and Recreation Zones.</li> <li>2. The extent to which buildings in the setback enable better use of the site and improve the level of amenity along more sensitive boundaries elsewhere on the site.</li> <li>3. The proposed use of the setback, the visual and other effects of this use and the extent to which a reduced setback and the use of that setback achieves a better amenity outcome for residential neighbours.</li> </ol>
<b>SPZ-KR-MD4</b>	<b>Internal boundary landscaping</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects of outdoor storage and car parking areas, or buildings (taking account of their scale and appearance), as a result of reduced landscaping.</li> <li>2. The extent to which any reduction in landscaping or screening within the setback adequately mitigates the visual dominance of buildings.</li> <li>3. The extent to which the site is visible from adjoining sites in any Residential Zones or Open Space and Recreation Zones and the likely consequences of any reduction in landscaping or screening on the amenity and privacy of those sites.</li> </ol>
<b>SPZ-KR-MD5</b>	<b>Road boundary setbacks</b> <ol style="list-style-type: none"> <li>1. The effect of a building's reduced setback on amenity and visual streetscape values, especially where the frontage is to an arterial road or collector road.</li> <li>2. The extent to which the reduced setback of the building is opposite Residential Zones, Rural Zones, or Open Space and Recreation Zones and the effects of a reduced setback on the amenity and outlook of those zones.</li> <li>3. The extent to which the building presents a visually attractive frontage to the street through the inclusion of glazing, ancillary offices, and retail showrooms in the front façade.</li> <li>4. The extent to which the visual effects of a reduced setback are mitigated through site frontage landscaping and the character of existing building setbacks in the wider streetscape.</li> </ol>
<b>SPZ-KR-MD6</b>	<b>Outdoor storage</b> <ol style="list-style-type: none"> <li>1. The extent of visual effects on adjoining sites.</li> <li>2. The extent to which site constraints and/or the functional requirements of the activity necessitate the location of storage within the setback.</li> </ol>

	<ol style="list-style-type: none"> <li>3. The extent of the amenity effects on pedestrians or residential activities generated by the type and volume of materials to be stored.</li> <li>4. The extent to which any proposed landscaping or screening mitigates amenity effects of the outdoor storage.</li> </ol>
<b>SPZ-KR-MD7</b>	<p><b>Ecological enhancement planting</b></p> <ol style="list-style-type: none"> <li>1. The extent to which the proposed ecological enhancement planting:             <ol style="list-style-type: none"> <li>a. is likely to achieve a high level of onsite amenity while minimising the visual effects of activities and buildings on the surroundings;</li> <li>b. supports the growth of other vegetation and the restoration of habitat for indigenous species;</li> <li>c. is protected through the provision of space, or other methods, including plant protection barriers; and</li> <li>d. recognises and provides for Ngāi Tahu/mana whenua values through the inclusion of indigenous species that support the establishment of ecological corridors, mahinga kai and general ecological restoration.</li> </ol> </li> <li>2. The extent to which the non-compliance is mitigated through the design, scale and type of landscaping proposed, including the species used.</li> <li>3. The design of the landscaping, having regard to the potential adverse effects on safety for pedestrians and vehicles.</li> </ol>

<b>EI-R51</b>	<b>Activities and development (other than earthworks) within a National Grid Yard</b>	
<b>All Zones</b>	<p><b>Activity status: PER</b></p> <p>Where:</p> <ol style="list-style-type: none"> <li><u>1. the activity is not a sensitive activity;</u></li> <li><u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <li><u>a. for a network utility;</u></li> <li><u>or</u></li> <li><u>b. a fence not exceeding 2.5m in height above ground level; or</u></li> <li><u>c. a non-habitable building or structure used for agricultural and horticultural activities (including irrigation) that is not:</u> <ol style="list-style-type: none"> <li><u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u></li> <li><u>ii. a wintering barn;</u></li> <li><u>iii. a building for intensive indoor</u></li> </ol> </li> </ol> </li> </ol>	<p><b>Activity status when compliance not achieved: NC Notification</b></p> <p>An application under this rule is precluded from being publicly notified, but may be limited notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</p>

	<p>primary production.<sup>6 7</sup></p> <p>iv. <u>a commercial greenhouse; or</u></p> <p>v. <u>produce packing facilities;</u></p> <p>d. <u>building alterations or additions to an existing building or structure that do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p>3. <u>a building or structure provided for by (2)(a) to (d) must:</u></p> <p>a. <u>not be used for the handling or storage of hazardous substances with explosive or flammable intrinsic properties in greater than domestic scale quantities;</u></p> <p>b. <u>not permanently obstruct existing vehicle access to a National Grid support structure;</u></p> <p>c. <u>be located at least 12m from the outer visible edge of a foundation of a National Grid support structure, except where it is a fence not exceeding 2.5m height above ground level that is located at least 6m from the outer visible edge of a foundation of a National Grid support structure.</u><sup>8</sup></p> <p><del>1. the activities and development within a National Grid Yard in (a)</del></p>	
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<sup>6</sup> Transpower [195.43].

<sup>7</sup> Horticulture NZ [295.80].

<sup>8</sup> Transpower [195.43].

	<p><del>to (i) below comply with the safe electrical clearance distances set out in the NZECP; and where the activities and development in (d) to (i) below are set back 12m from any National Grid support structure:</del></p> <p><del>a. network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by network utility operators;</del></p> <p><del>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</del></p> <p><del>c. artificial crop protection and support structures between 8m and 12m from a single pole or pi-pole and any associated guy wire (but not a tower) that:</del></p> <p><del>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances from the conductor;</del></p> <p><del>ii. is a maximum of 2.5m in height above ground level;</del></p> <p><del>iii. is removable or temporary, to allow clear working space 12m from the pole when</del></p>	
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	<p>necessary for maintenance and emergency repair purposes;</p> <p>iv. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane;</p> <p>d. any new non-habitable building less than 2.5m in height above ground level and 10m<sup>2</sup> in floor area;</p> <p>e. non-habitable buildings or structures used for agricultural and horticultural activities, provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), a wintering barn, a building for intensive farming activities, or a commercial greenhouse;</p> <p>f. mobile irrigation equipment used for agricultural and horticultural activities;</p> <p>g. other than reticulation and storage of water in dams or reservoirs in (a) above, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct vehicular access to a National Grid support structure;</p> <p>h. building alteration and additions to an existing building or other structure that does not involve an increase in the height</p>	
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	<p><del>above ground level or footprint of the building or structure; and</del></p> <p><del>a. a building or structure where Transpower NZ Ltd has given written approval in accordance with clause 2.4.1 of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</del><sup>9</sup></p>	
<b>All Zones</b>	<p><b>Activity status: NC</b></p> <p><b>Where:</b></p> <p><del>1. activities and development within a National Grid Yard involve the following:</del></p> <p><del>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</del></p> <p><del>b. any new building for a sensitive activity;</del></p> <p><del>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</del></p> <p><del>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</del></p> <p><del>e. any hazardous facility that involves the storage and handling of hazardous substances with explosive or flammable intrinsic properties within 12m of the centreline of a National Grid transmission line.</del></p> <p><b>Notification</b></p> <p><del>An application under this rule is precluded from being publicly notified, but may be limited</del></p>	<p><b>Activity status when compliance not achieved:</b></p> <p><b>N/A</b><sup>10</sup></p>

<sup>9</sup> Transpower [195.43].

<sup>10</sup> Transpower [195.43].



	<del>notified only to Transpower NZ Ltd where the consent authority considers this is required, absent its written approval.</del>	
	<b>Advisory Note</b> <ul style="list-style-type: none"> <li>National Grid transmission lines are shown on the planning map.</li> </ul>	

<b>EI-R56</b>	<b>Activities and development (other than earthworks or network utilities) adjacent to a <del>66kV or 33kV</del> <u>major</u><sup>11</sup> electricity distribution line</b>	
<b>All Zones</b>	<b>Activity status: NC</b> Where: 1. <u>new, or expansion or extension of existing.</u> <sup>12</sup> activities and development adjacent to a <del>66kV or 33kV</del> <u>major</u> <sup>13</sup> electricity distribution line involve the following: <u>a. new a</u> sensitive activity <del>and</del> <u>or a new</u> buildings <u>or</u> <u>structure</u> <sup>14</sup> <del>(excluding accessory buildings)</del> <sup>15</sup> within <u>6m</u> <sup>16</sup> of the centreline of a <del>66kV or 33kV</del> <u>major</u> <sup>17</sup> electricity distribution line or within <del>40m</del> <u>6m</u> <sup>18</sup> of the <del>visible outer edge of a</del> <sup>19</sup> foundation of <del>an</del> <u>associated</u> a pole, <u>pi-pole</u> <sup>20</sup> or tower; <del>and/or</del> <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for</u>	<b>Activity status when compliance not achieved:</b> N/A

<sup>11</sup> Mainpower [249.94].<sup>12</sup> Mainpower [249.95].<sup>13</sup> Mainpower [249.94].<sup>14</sup> Mainpower [249.94].<sup>15</sup> Mainpower [249.94].<sup>16</sup> Mainpower [249.94].<sup>17</sup> Mainpower [249.94].<sup>18</sup> Mainpower [249.94].<sup>19</sup> Mainpower [249.94].<sup>20</sup> Mainpower [249.94].

	<p><u>Electricity Safe Distances.</u><sup>21</sup></p> <p><del>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.</del><sup>22</sup></p> <p><b>Notification</b> An application under this rule is precluded from being publicly notified, but may be limited notified only to the relevant electricity distribution line operator where the consent authority considers this is required, absent its written approval.</p>	
	<p><b>Advisory Notes</b></p> <ul style="list-style-type: none"> <li>• <del>66kV/33kV</del> <u>Major</u><sup>23</sup> electricity distribution lines are shown on the planning map.</li> <li>• Vegetation to be planted around electricity distribution lines should be selected and managed to ensure that it will not breach the Electricity (Hazards from Trees) Regulations 2003.</li> <li>• The NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances contains restrictions on the location of activities and development in relation to electricity distribution lines. Activities and development in the vicinity of these lines must comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</li> </ul>	

<sup>21</sup> Mainpower [249.94].

<sup>22</sup> Mainpower [249.94].

<sup>23</sup> Mainpower [249.94].

## APP1 - Regeneration Area Remaining Private Residences and Alternate Zone

Legal Description	Street Address	New Zone	Alternate Zone
LOT 2 DP 82245	14 A Bowler Street, KAIAPOI	Natural Open Space Zone	General Residential Zone
LOT 3 DP 46410	65 A Cass Street, KAIAPOI	Sport and Active Recreation Zone	General Residential Zone
LOT 123 DP 7292	2 Chichester Street, THE PINES BEACH	Natural Open Space Zone	<del>Settlement Zone</del> <u>General Residential Zone<sup>1</sup></u>
LOT 2 DP 317695	3 Chichester Street, THE PINES BEACH	Natural Open Space Zone	<del>Settlement Zone</del> <u>General Residential Zone<sup>2</sup></u>
LOT 2 DP 9128	4 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52854	5 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 52645	11 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 7 DP 7293	15 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 1 DP 54440	19 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 54440	21 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 10 DP 9128	22 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 11 DP 7293	25 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52851	34 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone

<sup>1</sup> Waimakariri District Council [367.23].

<sup>2</sup> Waimakariri District Council [367.23].

		Zone	
LOT 17 DP 7293	39 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 18 DP 7293	41 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 19 DP 9128	42 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 5 DP 306793	51 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 1 DP 52856	53 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 2 DP 52856	55 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 6 DP 52855	56 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 3 DP 52856	57 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 7 DP 52855	58 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 25 DP 7293	59 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
FLAT 2 DP 52689 ON Lot 26 DP 7293	61 Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
FLAT 1 DP 52689 ON Lot 26 DP 7293	61 A Featherstone Avenue, KAIRAKI	Special Purpose (Pines Beach and Kairaki Regeneration) Zone	Settlement Zone
LOT 38 DP 29042	10 Kirk Place, KAIAPOI	Special Purpose Zone (Kaiapoi Regeneration)	General Residential Zone
LOT 120 DP 30505	45 Feldwick Drive, KAIAPOI	Open Space Zone	General Residential Zone
LOT 218 DP 33737	32 Gray Crescent, KAIAPOI	Open Space Zone	General Residential Zone
LOT 3 DP	14 Jones Street, KAIAPOI	Mixed Use Zone	General Residential

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24841			Zone
LOT 40 DP 72744	21 Courtenay Drive, KAIAPOI	Natural Open Space Zone	General Residential Zone