

Waimakariri District Council Proposed Waimakariri District Plan

Recommendations of the PDP Hearings Panel

Recommendation Report 20

Hearing Stream 6

Part 3: Area specific matters – OSRZ – Open Space and Recreation 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 6** 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 20 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 OSRZ – Open Space and Recreation Zones chapter and the submissions received on those provisions. The relevant provisions are:
 - Definitions
 - Objective NOSZ-O1
3. We have structured our discussion on this topic as follows:
 - (a) **Section 2** summarises key contextual matters, including relevant provisions and key issues/themes in submissions;
 - (b) **Sections 3 - 4** contains our evaluation of key issues and recommended amendments to provisions; and
 - (c) **Section 5** contains our conclusions.
4. 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.
5. We record that all submissions on the provisions relating to the OSRZ – Open Space and Recreation Zones chapter 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 Reports, Responses to Preliminary Questions and written Reply Reports, which are available on the Council’s website.

6. In accordance with the approach set out in Report 1, this Report focuses only on 'exceptions', 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.
7. 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.
8. 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.
9. A fuller discussion of our approach in this respect is set out in Section 5 of Report 1.

2. Summary of provisions and key issues

Outline of matters addressed in this section

10. 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.

Relevant provisions

11. As indicated in paragraph 1.2 of this Recommendation Report, the relevant provisions we address relate to Part 3: Area specific matters – OSRZ – Open Space and Recreation Zones chapter.

Submissions

12. This chapter attracted 16 original submitters, who made a 56 submission points. Of these, 49 were in support, 54 seeking amendment, and 25 opposed. There were also 21 further submitters who made 66 further submission points.

Key issues

13. The issue in contention on this chapter addressed in this report is NOSZ-O1, the predominant character, amenity values, role and function of the Natural Open Space Zone.

3. NOSZ-O1

Overview

14. The following is a summary of the Panel's recommended amendments to NOSZ-O1 which differs from the s42A report author's recommendation to make no amendments.

Provision	Panel recommendations
NOSZ-O1	Amend the clause 1 of the objective to read <i>"Undeveloped natural open spaces, <u>features and landscapes</u>;"</i>

Reasons

15. The submission we consider here is that by Environment Canterbury¹ seeking an amendment to NOSZ-O1 to broaden the reference in clause 1 from undeveloped open spaces to also refer to "including landscapes and features".
16. The s42A report author considered the amendment is unnecessary as this outcome is already encapsulated in clause (1) of NOSZ-O1, which relates to 'undeveloped natural open spaces', and it may create an overlap with the Natural Features and Landscapes chapter and cause duplication and confusion.
17. Ms Serena Orr, planner for Environment Canterbury, gave evidence to support the requested amendment, noting that while many natural features and landscapes are located in the Natural Open Space Zone, that is not so for all natural features and landscapes. Therefore, it cannot be assumed that the clause for undeveloped natural open spaces encapsulates these features and landscapes. Further, she considered that the addition of this wording would be consistent with Policy 12.3.2 in the CRPS that

¹ 316.177

seeks the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development and policy 12.3.3 for the appropriate management of other important landscapes including for their natural character and amenity values.

18. On balance, the Panel favours Ms Orr's evidence on this point, noting also that NOSZ-O1 also addresses natural character (which also relates to the NATC chapter), indigenous biodiversity (ECO chapter) and coastal spaces (CE chapter). We see no reason why it would not also be appropriate to reference natural features and landscapes in clause (a) of NOSZ-O1. We consider this minor amendment will add clarity to the intended scope of the objective and maintain consistency with other provisions in the PDP. We therefore recommend accepting Environment Canterbury's submission.

4. Other matters and consequential changes

19. One minor matter relates to the submissions² on the definition of "conservation activities". We have recommended a minor grammatical amendment to the definition by adding the word "the" to improve its clarity.
20. There are no other consequential changes that we have identified as being necessary.

5. Conclusion

21. For the reasons summarised above, we recommend the adoption of a set of changes to the PDP provisions relating to Part 3: Area-specific Matters – OSRZ – Open Space and Recreation Zones. Our recommended amendments are shown in Appendix 2.
22. 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.

² Horticulture NZ [295.19] and Department of Conservation [419.9]

Appendix 1: Submitter attendance and tabled evidence for Open Space and Recreation Zones - Hearing Stream 6

Attendee	Speaker	Submitter No.
Council Reporting Officer	<ul style="list-style-type: none"> • Neil Sheerin 	N/A
Canterbury Regional Council	<ul style="list-style-type: none"> • Serena Orr • Imogen Edwards 	316
NZ Agricultural Aviation Association	<ul style="list-style-type: none"> • Tony Michelle (Teams) 	310
KiwiRail	(Teams): <ul style="list-style-type: none"> • Catherine Heppelthwaite • Michelle Grinlinton-Hancock • Kirsten Gunnell 	373
Horticulture NZ	<ul style="list-style-type: none"> • Robert Lindsay • Sarah Cameron • Vance Hodgson – Expert Planner combined with NZ Pork • Rachel Robilliard – Legal Joint Horticulture NZ and NZ Pork 	295
Tabled Evidence		
Fire & Emergency NZ	<ul style="list-style-type: none"> • Lydia Shirley 	303
Federated Farmers of New Zealand Inc.	<ul style="list-style-type: none"> • L J Hume 	414
Rolleston Industrial Developments Ltd	<ul style="list-style-type: none"> • Jo Appleyard 	160

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

Appendix 2: (1) General Objectives and Policies for all Open Space Zones

Appendix 2: (2) Natural Open Space Zone

Appendix 2: (3) Open Space Zone

Appendix 2: (4) Sport and Active Recreation Zone

Appendix 2: (5) Matters of Control or Discretion for all Open Space Zones

OSRZ - General Objectives and Policies for all Open Space Zones

Introduction

The purpose of this chapter is to set out provisions relating to the Open Space and Recreation Zones.

This chapter contains objectives and policies relating to the:

- Natural Open Space Zone;
- Open Space Zone; and
- Sport and Active Recreation Zone.

These zones generally include only public land to provide for open space and recreation areas to benefit the health and well-being of the people and communities of the District.

Within the Open Space and Recreation Zones are seven privately owned sites containing remaining pre-earthquake residential activity, as identified in Appendix 'APP1 Regeneration Area Remaining Private Residences and Alternate Zone'. While these sites lie within the Open Space and Recreation Zones, they are subject to the provisions of the General Residential Zone and any relevant District wide provisions. This is in accordance with the WRRZRP, with which the District Plan must not be inconsistent.

The objectives and policies set out below apply to all Open Space and Recreation Zones. However, there are other specific objectives and policies that apply to each zone and appear in each zone section along with the rules for each zone.

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.

Objectives

OSRZ-O1

Purpose of Open Space and Recreation Zones

Open Space and Recreation Zones that:

1. provide a range of types and sizes of open space and recreation areas and compatible recreation activities and structures to meet the current and future recreation needs and health and well-being of the District;
2. provide a high quality environment and enhanced opportunities for recreation;
3. are accessible and safe, and maintain and enhance connectivity and access;
4. enable multi-functional uses in specified locations; and
5. provide for the continuance of activities on specified remaining privately-owned pre-earthquake residential sites.

OSRZ-O2	Character, amenity values, role and function of Open Space and Recreation Zones Activities and structures within Open Space and Recreation Zones are of a scale, form, design and location that: <ol style="list-style-type: none">1. maintain a predominance of open space, other than on sites specifically dedicated to a larger scale of built development of recreation activities and structures;2. are compatible with the role and anticipated use of the open space and recreation land; and3. maintain and, where possible, enhance amenity values.
Policies	
OSRZ-P1	Predominant character, amenity values, role and function of the zones Within the Open Space and Recreation Zones: <ol style="list-style-type: none">1. enable activities and structures, including compatible multi-functional uses, that are compatible with the predominant character, amenity values, role and function of the zone;2. manage activities and structures and their effects where these may be potentially incompatible with the predominant character, amenity values, role and function of the zone; and3. avoid activities and structures incompatible with the predominant character, amenity values, role and function of the zone, where these will:<ol style="list-style-type: none">a. undermine the predominant character, amenity values, role and function of the zone;b. limit access to or the use of the zone for open space and recreation;c. adversely affect amenity values or safety;d. result in reverse sensitivity effects for, or lead to conflict with, existing activities within or adjoining the zone; ande. do not have a functional need or operational need to locate within the zone.4. <u>Avoid quarry, landfill, cleanfill, mining or dam activities within the zones.</u>¹
OSRZ-P2	Environmental effects Ensure activities and structures are compatible with the scale, layout, design and intended use of open space and recreation land, and adverse effects on amenity values and the wider community are avoided, remedied or mitigated, including by: <ul style="list-style-type: none">• providing separation distances and minimising the number, type, bulk and location of structures;• limiting coverage of open space and recreation land by structures;• maintaining and enhancing, where practicable, accessibility of open space and recreation land to communities, including through the provision of: new parks, playgrounds and recreation spaces within a 500m radius of new residential allotments; public entrances and access points; walking,

¹ Fulton Hogan [41.33]

	<p>cycling and riding paths; viewing points and bridges; and connectivity with the transport network;</p> <ul style="list-style-type: none">• designing open space and recreation land and the structures within to be as safe as practicable, taking into account the principles of CPTED;• the application of measures to avoid, remedy or mitigate actual or potential adverse environmental effects and to achieve or enhance positive effects;• restricting the type, duration, frequency and hours of operation of activities;• promoting the planting of indigenous vegetation naturally occurring within the ecological district in which the planting will take place, or of ecologically similar origin, for landscaping, screening, reinstatement purposes or conservation activities, to enhance local or regional indigenous biodiversity;• recognising that some infrastructure such as stormwater infrastructure may have a functional need or operational need to locate within the zone, but otherwise discouraging use of the zone as a location or route for infrastructure; and• enabling activities on sites in Appendix APP1 to continue where those activities and their effects are generally consistent with those anticipated in the Alternate Zone specified in Appendix APP1, and any relevant District wide provisions.
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NOSZ - Natural Open Space Zone

Introduction

The purpose of the Natural Open Space Zone is to provide for areas where the natural environment is retained, and activities, buildings and other structures are compatible with the characteristics of the zone.

Large areas of the zone lie in the Puketeraki range in the west of the District, and in the coastal environment in the east of the District, with many smaller areas of the zone in-between.

The portion of the zone in the coastal environment of the District lies from near the mouth of the Waimakariri River in the south to near the Ashley River/Rakahuri Saltwater Creek Estuary in the north. The coastal portion of the zone is of varying width between MHWS and varying points inland of the beach and dunes. This coastal portion of the zone is largely based around Tuhaitara Coastal Park, and also includes: Tūtaepatu Lagoon and coastal wetlands; estuary margins; coastal reserve land at Waikuku Beach and Pines-Kairaki Beach; Woodend Beach Domain; existing lifesaving, coastguard, yacht and boating facilities; existing commercial ~~plantation~~¹ forestry; and existing equestrian and ancillary activities and facilities at Pegasus Bay Coastal Reserve and beach, Waikuku Beach, Woodend Beach and Pines-Kairaki Beach.

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

NOSZ-01

Predominant character, amenity values, role and function of the Natural Open Space Zone

A Natural Open Space Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. undeveloped natural open spaces, ~~features and landscapes~~²;
2. undeveloped coastal open spaces that include beaches, dunes, water bodies, wetlands, estuary margins, forest and parks;
3. minimal buildings and other structures;
4. activities compatible with the natural environment and location;
5. natural character;
6. indigenous biodiversity;
7. recreation, lifesaving, coastguard, yacht and boating activities and structures; and
8. park management activities, park management facilities and conservation activities.

¹ s44A of RMA.

² Environment Canterbury [316.177].

Policies

NOSZ-P1	Activities and structures in the Natural Open Space Zone The predominant character, amenity values, role and function of the zone is maintained and, where possible, enhanced, by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular NOSZ-O1.
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Activity Rules

NOSZ-R1 Any activity on a site listed in Appendix APP1

That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.

Activity status: PER

Where:

1. the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and
2. the activity complies with any relevant District wide provisions.

Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions

Matters of discretion are restricted to:

1. As set out in the General Residential Zone and any relevant District wide provisions

NOSZ-R2 Construction or alteration of or addition to any building or other structure

Activity status: PER

Where:

1. the activity complies with all built form standards (as applicable).

Activity status when compliance not achieved: as set out in the relevant built form standards

NOSZ-R3 Customary harvesting

Activity status: PER

Activity status when compliance not achieved: N/A

Advisory Note

- This rule does not override the requirements to obtain permission of the landowner or administrator for any customary harvesting of taonga species.

NOSZ-R4 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R5 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R6 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R7 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R8 Surf lifesaving activities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R9 Use of motor vehicles on beach areas <i>This rule does not apply to the use of motor vehicles on beach areas in the circumstances provided for under NOSZ-R4, NOSZ-R6 to NOSZ-R8 and NOSZ-R20³.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to the use of road legal motor vehicles on beach areas, for the following: <ol style="list-style-type: none"> boat launching/retrieval; fishing; whitebaiting; mahinga kai gathering; transport of recreation equipment to/from the water edge; and holders of mobility cards; 	Activity status when compliance not achieved: DIS

³ Te Kohaka o Tūhaitara Trust [113.7].

<ol style="list-style-type: none"> 2. all motor vehicle access to beach areas shall be via formed vehicle access points; and 3. all motor vehicle use on beach areas shall: <ol style="list-style-type: none"> a. be outside of the dunes; b. be driven below the last high tide mark unless unsafe to do so; c. be outside of flagged lifesaving patrol areas; and d. not involve two wheeled motorbikes. 	
Advisory Note <ul style="list-style-type: none"> The Northern Pegasus Bay Bylaw 2016 also regulates (among other things) access and use of motor vehicles on beach areas. Reference should be made to this Bylaw to ascertain whether there are any other requirements that may also apply. 	
NOSZ-R10 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
NOSZ-R11 Office ancillary to park management activities or conservation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to sites with a minimum net area of 1ha; and the combined GFA of all ancillary offices on a site shall cumulatively occupy a maximum of 250m² or 10% of the GFA of all buildings on the same site, whichever is the lesser.⁴ 	Activity status when compliance not achieved: DIS
NOSZ-R12 Residential activity ancillary to park management activities or conservation activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be located either: <ol style="list-style-type: none"> a. within an existing residential unit; or b. within a new residential unit provided: 	Activity status when compliance not achieved: DIS

⁴ Te Kohaka o Tūhaitara Trust [113.8].

<ul style="list-style-type: none"> i. it is used for caretaker and site management purposes only; ii. it is located on a site with a minimum net area of 1ha; and iii. there is only one residential unit on any site. 	
NOSZ-R13 Planting of vegetation	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> 1. planting of vegetation is not for plantation forestry;⁵ 1. planting shall be limited to indigenous species that are naturally occurring within the ecological district within which the planting is to take place, except as specified in (32⁶) below; 2. planting of indigenous vegetation of ecologically similar origin, or non-indigenous vegetation, in the following circumstances: <ol style="list-style-type: none"> a. re-introduction of indigenous species no longer occurring naturally in the District, procured from a naturally occurring and ecologically similar source; b. conservation activities (excluding non-indigenous vegetation); c. species conservation (excluding non-indigenous vegetation); d. soil conservation, <u>including erosion control</u>⁷; e. <u>natural hazard mitigation</u>;⁸ f. planting for the purposes of screening public amenities and parking areas, or for shelter purposes, or for maintaining the character of an existing cultural or historical site; and g. shall exclude: 	<p>Activity status when compliance not achieved: DIS</p>

⁵ Te Kohaka o Tūhaitara Trust [113.9].

⁶ Te Kohaka o Tūhaitara Trust [113.9].

⁷ Environment Canterbury [316.178].

⁸ Environment Canterbury [316.178].

<ul style="list-style-type: none"> i. all plants listed in the National Pest Plant Accord (reprinted with minor amendments February 2020); ii. all non-indigenous plants listed in the DoC Consolidated List of Environmental Weeds in NZ (May 2008); and iii. all organisms classified as pests and all Organisms of Interest listed in the Canterbury Regional Pest Management Plan 2018-2038. 	
NOSZ-R14 Grazing	
Activity status: PER Where: <ul style="list-style-type: none"> 1. grazing is carried out under a grazing licence issued by the District Council. 	Activity status when compliance not achieved: DIS
NOSZ-R15 Community facility	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall be limited to Northbrook Studios buildings at Northbrook Wetlands Reserve; and 2. the activity shall not include a community garden or a new building. 	Activity status when compliance not achieved: DIS
NOSZ-R16 Cultural facility	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall not include a new building. 	Activity status when compliance not achieved: DIS
NOSZ-R17 Visitor accommodation	
Activity status: PER Where: <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. existing tramping huts; 	Activity status when compliance not achieved: DIS

b. the use of existing buildings on a site; and c. the use of tents.	
NOSZ-R18 Recreation facilities	
Activity status: PER Where: 1. the activity shall not include a new building.	Activity status when compliance not achieved: DIS
NOSZ-R19 Equestrian and ancillary activities and facilities	
Activity status: PER Where: 1. the activity shall not include a new building.	Activity status when compliance not achieved: DIS
NOSZ-R20 Removal of a building or other structure ⁹	
Activity status: CON Matters of control are restricted to: OSRZ-MCD12—Removal of buildings or other structures	Activity status when compliance not achieved: N/A
NOSZ-R21 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
NOSZ-R22 Any activity not provided for in the Natural Open Space Zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
NOSZ-R23 Motorised recreation activities	

⁹ Te Kohaka o Tūhaitara Trust [113.7].

Activity status: NC	Activity status when compliance not achieved: N/A
NOSZ-R24 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
NOSZ-R25 Major sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

NOSZ-BFS1 Coverage	
1. Unless otherwise specified in the activity standards, the maximum GFA of any building shall be 75 <u>150</u> m ² . ¹⁰	Activity status when compliance not achieved: DIS
NOSZ-BFS2 Height	
1. The maximum building height above ground level shall be 5m.	Activity status when compliance not achieved: DIS
NOSZ-BFS3 Height in relation to boundary	
1. Where an internal boundary adjoins Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary in the adjoining zone shall apply,	Activity status when compliance not achieved: DIS

¹⁰ Te Kohaka o Tūhaitara Trust [113.10].

<p>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 the diagrams in Appendix APP3, except for the following:</p> <ul style="list-style-type: none"> a. flagpoles; b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; c. decorative features such as steeples, towers and finials; 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 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; <p>2. Provided that none of the structures listed in (c) to (e) 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>	
NOSZ-BFS4 Internal boundary setback	
<p>1. The minimum setback for buildings from an internal boundary with Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration) shall be as follows:</p> <ul style="list-style-type: none"> a. all sites, except as specified in (b) below: 6m; and b. any stand-alone building containing toilets or changing rooms: 10m. 	<p>Activity status when compliance not achieved: DIS</p>

NOSZ-BFS5 Road boundary setback	
<p>1. The minimum building setback from a road boundary shall be as follows:</p> <p>a. all sites, except as specified in (b) below:</p> <p>i. a State Highway: 20m; and</p> <p>ii. all other roads: 5m;</p> <p>b. any stand-alone building containing toilets or changing rooms:</p> <p>i. a State Highway: 20m; and</p> <p>ii. all other roads: 3m.</p>	<p>Activity status when compliance not achieved: DIS</p>
NOSZ-BFS6 Outdoor storage	
<p>1. Outdoor storage areas shall not be located within the setbacks specified in NOSZ-BFS4 and NOSZ-BFS5; and</p> <p>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height above ground level at the time of planting of 1m and be capable of achieving a height above ground level at maturity of at least 1.8m.</p>	<p>Activity status when compliance not achieved: DIS</p>
NOSZ-XXXX Rail boundary setback ¹¹	
<p>1. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></p>	<p><u>Activity status when compliance not achieved: DIS</u></p>

¹¹ KiwiRail [373.93].

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <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"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;¹²</u> ¹³ <u>iv. a commercial greenhouse;</u> <u>or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that do not increase</u> 	<p>Activity status when compliance not achieved: NC Notification 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>

¹² Transpower [195.43].¹³ Horticulture NZ [295.80].

	<p><u>the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. 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 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>¹⁴</p> <p>4. the activities and development within a National Grid Yard in (a) to (i) below</p>	
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¹⁴ Transpower [195.43].

	<p>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:</p> <p>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;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>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:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances</p>	
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	<p>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 10m² 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>	
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	<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.¹⁵</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p>	<p>Activity status when compliance not achieved: N/A¹⁶</p>

¹⁵ Transpower [195.43].

¹⁶ Transpower [195.43].

	<p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>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.</p> <p>Notification 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>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ¹⁷ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> , ¹⁸ activities and development adjacent to a 66kV or 33kV <u>major</u> ¹⁹ electricity distribution line involve the following: <u>a. new a</u> sensitive activity <u>and or a new</u> buildings <u>or structure</u> ²⁰ (excluding accessory buildings) ²¹ within <u>6m</u> ²² of the centreline of a 66kV or 33kV <u>major</u> ²³ electricity distribution line or within <u>10m</u> <u>6m</u> ²⁴ of the <u>visible</u> outer edge of a ²⁵ foundation of <u>an</u> associated <u>a pole, pi-pole</u> ²⁶ or tower; <u>and/or</u> <u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> ²⁷ <u>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV</u>	Activity status when compliance not achieved: N/A

¹⁷ Mainpower [249.94].¹⁸ Mainpower [249.95].¹⁹ Mainpower [249.94].²⁰ Mainpower [249.94].²¹ Mainpower [249.94].²² Mainpower [249.94].²³ Mainpower [249.94].²⁴ Mainpower [249.94].²⁵ Mainpower [249.94].²⁶ Mainpower [249.94].²⁷ Mainpower [249.94].

	<p>electricity distribution line, pole or tower.²⁸</p> <p>Notification 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>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>²⁹ electricity distribution lines are shown on the planning map. • 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. • 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. 	

²⁸ Mainpower [249.94].

²⁹ Mainpower [249.94].

OSZ - Open Space Zone

Introduction

The purpose of the Open Space Zone is to provide for areas used predominantly for a range of passive and active recreational activities, along with limited associated facilities and structures.

The zone includes parks, playgrounds and informal recreation spaces in a range of sizes, locations, settings and communities. The zone also includes existing District Council owned cemeteries, which function as memorial gardens and have a park-like setting.

The zone may include items such as play equipment, outdoor furniture, ornamental landscaping, memorials, historic heritage items, and various other public amenities, and may also include ecological linkage reserves.

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

OSZ-O1

Predominant character, amenity values, role and function of the Open Space Zone

An Open Space Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. parks, playgrounds and informal recreation spaces of varying size and type in a range of locations, settings and communities, that complement and maintain amenity values;
2. compatible passive and active recreation activities;
3. limited buildings and other structures;
4. cemeteries functioning as memorial gardens with a park-like setting; and
5. park management activities and park management facilities.

Policies

OSZ-P1

Activities and structures in the Open Space Zone

The predominant character, amenity values, role and function of the zone is maintained and, where possible, enhanced, by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular OSZ-O1.

Activity Rules

OSZ-R1 Any activity on a site listed in Appendix APP1	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and the activity complies with any relevant District wide provisions. 	Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions Matters of discretion are restricted to: <ol style="list-style-type: none"> As set out in the General Residential Zone and any relevant District wide provisions
OSZ-R2 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: <ol style="list-style-type: none"> the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
OSZ-R3 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R4 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R5 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R6 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A

OSZ-R7 Recreation facilities	
Activity status: PER Where: <ol style="list-style-type: none"> recreation facilities do not involve a new building; and on sites with a net area of 5,000m² or less, any on site parking provided is limited to: <ol style="list-style-type: none"> one parking area per site; and a maximum of six parking spaces per parking area. 	Activity status when compliance not achieved: DIS
OSZ-R8 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
OSZ-R9 Office ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to sites with a minimum net area of 1ha; and the combined GFA of all ancillary offices on site shall cumulatively occupy a maximum of 250m² or 10% of the GFA of all buildings on the same site, whichever is the lesser. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD7 - Scale and nature of the activity or facility OSRZ-MCD8 - Coverage OSRZ-MCD9 - Traffic generation and access
OSZ-R10 Residential activity ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be located either: <ol style="list-style-type: none"> within an existing residential unit; or within a new residential unit provided: <ol style="list-style-type: none"> it is used for caretaker and site management purposes only; it is located on a site with a minimum net area of 1ha; and there is only one residential unit on any site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD6 - Residential activity OSRZ-MCD8 - Coverage

OSZ-R11 Community facility	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to: <ol style="list-style-type: none"> Cust Community Centre and PreSchool and Cust Toy Library, Cust Community Centre Reserve; Pines Community Hall, Pines Oval; Kaiapoi Community Centre, Darnley Square South; Kaiapoi Scouts Building, Darnley Square South; West Eyreton Hall; Waikuku Hall, Waikuku Main Oval; and Saltwater Creek Hall, Saltwater Creek Reserve; in all other areas, the activity shall be ancillary to or co-located on the same site as existing built recreation facilities; and the activity shall not include a community garden. 	Activity status when compliance not achieved: DIS
OSZ-R12 Cultural facility	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be limited to: <ol style="list-style-type: none"> Rangiora Museum, Good St Reserve; Kaiapoi Railway Station building; and unless otherwise specified in (a) or (b) above, an existing building on a site with a minimum net area of 1ha. 	Activity status when compliance not achieved: DIS
OSZ-R13 Equestrian and ancillary activities and facilities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall not include a new building. 	Activity status when compliance not achieved: DIS

OSZ-R14 Grazing	
Activity status: PER Where: <ol style="list-style-type: none"> 1. grazing is carried out under a grazing licence issued by the District Council. 	Activity status when compliance not achieved: RDIS Matters of discretion restricted to: OSRZ-MCD14 - Grazing
OSZ-R15 Cemetery	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity is on an existing District Council owned cemetery within the Open Space Zone; 2. there shall be only one building on a cemetery; 3. any single building shall have a maximum GFA of 100m²; 4. for closed cemeteries: any building shall have a maximum GFA of 40m², except that one residential unit that has a maximum GFA of 100m² may be erected on any site for custodial or management purposes. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: OSRZ-MCD10 - Cemetery – street scene and road boundary setback OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary
OSZ-R16 Community garden	
Activity status: RDIS Matters of discretion are restricted to: OSRZ-MCD13 - Community garden	Activity status when compliance not achieved: N/A
OSZ-R17 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
OSZ-R18 Any activity not provided for in the Open Space Zone as a permitted, controlled, restricted discretionary, discretionary, non complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A

OSZ-R19 Motorised recreation activities	
Activity status: NC	Activity status when compliance not achieved: N/A
OSZ-R20 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A
OSZ-R21 Major sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

OSZ-BFS1 Coverage	
<p>1. Unless otherwise specified in the activity standards, with the exception of a cemetery, the maximum:</p> <ul style="list-style-type: none"> a. GFA of a single building; b. percentage of a site covered by all buildings; and c. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces, and buildings); <p>shall be as specified in Table OSZ-1 below.</p>	Activity status when compliance not achieved: DIS

Table OSZ-1: Coverage

Site Size	Single Building	All Buildings	Impervious Surface
< 5,000m ²	30m ²	1%	5%
5,000m ² - 10,000m ²	100m ²	1%	10%
>10,000m ²	500m ²	3%	10%
OSZ-BFS2 Height			
<div>1. All sites, except as specified in (2) below:<div>a. maximum building height above ground level: 8m;<div>b. maximum height of any pole or structure for flood or training lighting: 30m;</div></div><div>2. Cemetery:<div>a. maximum building height above ground level except as specified in (b) below: 8m; and<div>b. closed cemetery: maximum building height above ground level shall be 5m.</div></div></div></div>		<div>Activity status when compliance not achieved: RDIS</div> <div>Matters of discretion are restricted to:<div>OSRZ-MCD2 - Height<div>OSRZ-MCD11 - Cemetery – building height, setback from neighbours and height in relation to boundary</div></div></div>	
OSZ-BFS3 Height in relation to boundary			
<div>1. Where an internal boundary adjoins residential zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), 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 the diagrams in Appendix APP3, except for the following:<div>a. flagpoles;<div>b. lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts;<div>c. decorative features such as steeples, towers and finials;</div></div></div></div>		<div>Activity status when compliance not achieved: RDIS</div> <div>Matters of discretion are restricted to:<div>OSRZ-MCD5 - Height in relation to boundary</div></div>	

<p>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</p> <p>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;</p> <p>2. Provided that none of the structures listed in (c) to (e) 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>	
OSZ-BFS4 Internal boundary setback	
<p>1. The minimum setback from an internal boundary with Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration) shall be as follows:</p> <p>a. all sites, except as specified in (b) and (c) below:</p> <ul style="list-style-type: none"> i. buildings: 10m; ii. poles or structures for flood or training lighting: 6m; <p>b. any stand-alone building containing toilets or changing rooms: 10m;</p> <p>c. cemetery:</p> <ul style="list-style-type: none"> i. buildings: 20m; and ii. burial plots: 5m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> OSRZ-MCD1 - Boundary setbacks OSRZ-MCD4 - Public amenities
OSZ-BFS5 Road boundary setback	

<p>1. The minimum building setback from a road boundary shall be as follows:</p> <p>a. all sites, except as specified in (b) below:</p> <p>i. State Highway: 20m; and</p> <p>ii. all other roads: 5m;</p> <p>b. any stand-alone building containing toilets or changing rooms:</p> <p>i. State Highway: 20m; and</p> <p>ii. all other roads: 3m.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>OSRZ-MCD1 - Boundary setbacks</p> <p>OSRZ-MCD4 - Public amenities</p>
<p>OSZ-BFS6 Outdoor storage</p>	
<p>1. Outdoor storage areas shall not be located within the setbacks specified in OSZ-BFS4 and OSZ-BFS5; and</p> <p>2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height at the time of planting of 1m above ground level and be capable of achieving a height at maturity of at least 1.8m above ground level.</p>	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <p>OSRZ-MCD3 - Outdoor storage</p>
<p><u>OSZ-XXXX Rail boundary setback</u>¹</p>	
<p>1. <u>All buildings shall be set back a minimum of 4m from any site boundary with the rail corridor.</u></p>	<p><u>Activity status when compliance not achieved: RDIS</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p><u>XXXX-MDXX - Rail boundary setback</u></p> <p><u>Notification</u></p> <p><u>An application for a restricted discretionary activity under this rule is precluded from being publicly notified, but may be limited</u></p>

¹ KiwiRail [373.94].

	<u>notified only to KiwiRail where the consent authority considers this is required, absent its written approval.</u>
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EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ul style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <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"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{2 3}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <u>d. building alterations or additions to an existing building or structure that</u> 	<p>Activity status when compliance not achieved: NC Notification 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>

² Transpower [195.43].

³ Horticulture NZ [295.80].

	<p><u>do not increase the height above ground level or footprint of the existing building or structure;</u></p> <p><u>3. 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 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>⁴</p> <p>1. the activities and development within a National Grid Yard in</p>	
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⁴ Transpower [195.43].

	<p>(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:</p> <p>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;</p> <p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>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:</p> <p>i. meets the requirements of the NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances for separation distances</p>	
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	<p>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 10m² 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>	
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	<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.⁵</p>	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p>	<p>Activity status when compliance not achieved: N/A⁶</p>

⁵ Transpower [195.43].

⁶ Transpower [195.43].

	<p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>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.</p> <p>Notification 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>Advisory Note</p> <ul style="list-style-type: none"> • National Grid transmission lines are shown on the planning map. 	

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁷ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> , ⁸ activities and development adjacent to a 66kV or 33kV <u>major</u> ⁹ electricity distribution line involve the following: <u>a. new a</u> sensitive activity <u>and or a new</u> buildings <u>or structure</u> ¹⁰ (excluding accessory buildings) ¹¹ within <u>6m</u> ¹² of the centreline of a 66kV or 33kV <u>major</u> ¹³ electricity distribution line or within <u>10m</u> <u>6m</u> ¹⁴ of the <u>visible</u> outer edge of a ¹⁵ foundation of <u>an</u> associated <u>a pole, pi-pole</u> ¹⁶ or tower; <u>and/or</u> <u>a-b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances.</u> ¹⁷ <u>b. new fences more than 2.5m high and within 5m of the visible outer edge of a foundation for a 66kV or 33kV</u>	Activity status when compliance not achieved: N/A

⁷ Mainpower [249.94].⁸ Mainpower [249.95].⁹ Mainpower [249.94].¹⁰ Mainpower [249.94].¹¹ Mainpower [249.94].¹² Mainpower [249.94].¹³ Mainpower [249.94].¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.94].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].

	<p>electricity distribution line, pole or tower.¹⁸</p> <p>Notification 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>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV <u>Major</u>¹⁹ electricity distribution lines are shown on the planning map. • 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. • 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. 	

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

SARZ - Sport and Active Recreation Zone

Introduction

The purpose of the Sport and Active Recreation Zone is to provide for areas used predominantly for a range of indoor and outdoor sport and active recreational activities and associated facilities and structures.

The activities, facilities and structures that may occur in this zone include, but are not necessarily limited to, the following:

- Sports fields and artificial and/or hard playing surfaces;
- Aquatic centres, sports stadiums and multi-sport facilities, both covered and uncovered;
- Ancillary activities and structures such as spectator stands and/or seating, clubrooms, offices, custodial facilities, ancillary sport and recreation services, food and beverage and retail outlets, and conference facility and function rooms;
- Signs including for advertising and sponsorship purposes;
- Outdoor lighting (including security, amenity, and flood or training lighting);
- Vehicle access, parking, loading and manoeuvring areas;
- Fencing (including security fencing);
- Landscaping; and
- Various other public amenities.

It is anticipated some facilities may have a capacity for multi-functional use, co-location of compatible activities, and an ability to host local, regional, national or international events which provide entertainment to both residents and visitors.

The zone may also provide for ancillary commercial activities that support the core facilities though these are secondary to the primary sport and active recreation use.

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

SARZ-O1

Predominant character, amenity values, role and function of the Sport and Active Recreation Zone

A Sport and Active Recreation Zone where the predominant character, amenity values, role and function of the zone is characterised by:

1. indoor and outdoor sport and active recreation activities and ancillary activities and structures;
2. a larger scale of built development;

	<ol style="list-style-type: none"> 3. compatible multi-functional use and co-location of activities and structures; 4. larger events; 5. times of higher levels of environmental effects; and 6. park management activities and park management facilities.
Policies	
SARZ-P1	Activities and structures in the Sport and Active Recreation Zone The predominant character, amenity values, role and function of the zone is maintained by enabling or managing activities and structures in the zone in a manner consistent with OSRZ-P1 and OSRZ-P2, with regard to achieving the outcomes sought in OSRZ-O1 and OSRZ-O2 and in particular SARZ-O1.

Activity Rules

SARZ-R1 Any activity on a site listed in Appendix APP1	
<i>That is permitted under the General Residential Zone in GRZ-R1 to GRZ-R6 and GRZ-R10.</i>	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all applicable activity standards and built form standards in the General Residential Zone; and 2. the activity complies with any relevant District wide provisions. 	Activity status when compliance not achieved: as set out in the General Residential Zone and any relevant District wide provisions Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. As set out in the General Residential Zone and any relevant District wide provisions
SARZ-R2 Construction or alteration of or addition to any building or structure	
Activity status: PER Where: <ol style="list-style-type: none"> 1. the activity complies with all built form standards (as applicable). 	Activity status when compliance not achieved: as set out in the relevant built form standards
SARZ-R3 Non motorised recreation activities	
Activity status: PER	Activity status when compliance not achieved: N/A

SARZ-R4 Recreation facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R5 Park management activities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R6 Park management facilities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R7 Conservation activities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R8 Public amenities	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R9 Office ancillary to park management activities, recreation facilities or major sports facility	
Activity status: PER Where: <ol style="list-style-type: none"> the combined GFA of all ancillary offices on site shall not exceed 10% of the GFA of all buildings on the site. 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD7 - Scale and nature of the activity or facility OSRZ-MCD8 - Coverage OSRZ-MCD9 - Traffic generation and access
SARZ-R10 Residential activity ancillary to park management activities	
Activity status: PER Where: <ol style="list-style-type: none"> the activity shall be located either: <ol style="list-style-type: none"> within an existing residential unit; or within a new residential unit provided: 	Activity status when compliance not achieved: RDIS Matters of discretion are restricted to: <ul style="list-style-type: none"> OSRZ-MCD6 - Residential activity OSRZ-MCD8 - Coverage

<ul style="list-style-type: none"> i. it is used for caretaker and site management purposes only; ii. it is located on a site with a minimum net area of 1ha; and iii. there is only one residential unit on any site. 	
SARZ-R11 Community facility or cultural facility	
<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. Oxford Museum, Oxford Art Gallery, Oxford Jaycee Rooms, and Oxford Community Men's Shed, all at Pearson Park, Oxford; b. Former Scout Building, Woodend Recreation Ground; c. Kaiapoi Toy Library Building, Darnley Square North; d. Rangiora Pottery Club Building, Loburn Domain; e. in all other areas, shall be ancillary to or co-located with existing built recreation facilities or major sports facility on the same site; and 2. the activity shall not include a community garden. 	<p>Activity status when compliance not achieved: DIS</p>
SARZ-R12 Major sports facility	
<p>Activity status: PER Where:</p> <ul style="list-style-type: none"> 1. the activity shall be limited to: <ul style="list-style-type: none"> a. Dudley Park and Dudley Park Aquatic Centre, Rangiora; b. Kaiapoi Aquatic Centre, Darnley Square North; c. Oxford Community Aquatic Centre and Health and Fitness Centre; d. Pearson Park, Oxford; e. Mandeville Domain; 	<p>Activity status when compliance not achieved: DIS</p>

<p>f. Gladstone Park;</p> <p>g. Coldstream Road Sport and Recreation Reserve (incorporating Mainpower Oval);</p> <p>h. Woodend Recreation Ground;</p> <p>i. Loburn Domain;</p> <p>j. Rangiora Golf Course; and</p> <p>2. in all other areas, the activity shall be limited to sites with a minimum net area of 1ha.</p>	
SARZ-R13 Ancillary sport and recreation services	
Activity status: PER	Activity status when compliance not achieved: N/A
SARZ-R14 Food and beverage outlet	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> the activity shall be limited to a food and beverage outlet ancillary to recreation facilities or major sports facility on the same site; and the combined GFA of all ancillary food and beverage outlets on site shall not exceed 10% of the GFA of all buildings on the site. 	Activity status when compliance not achieved: DIS
SARZ-R15 Retail activity	
<i>This rule does not apply to a food and beverage outlet provided for in SARZ-R14.</i>	
<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> shall be limited to retail activity ancillary to recreation facilities or major sports facility on the same site; shall be limited to sites with a minimum net area of 1ha; and 	Activity status when compliance not achieved: DIS

3. the combined GFA of all ancillary retail activities on site shall not exceed 10% of the GFA of all buildings on the site.	
SARZ-R16 Conference facility and other function facilities	
Activity status: PER Where: 1. the activity shall be limited to conference facility and other function facilities ancillary to recreation facilities or major sports facility on the same site.	Activity status when compliance not achieved: DIS
SARZ-R17 Equestrian and ancillary activities and facilities	
Activity status: PER Where: 1. the activity shall be limited to sites with a minimum net area of 1ha.	Activity status when compliance not achieved: DIS
SARZ-R18 Emergency service facility	
Activity status: DIS	Activity status when compliance not achieved: N/A
SARZ-R19 Any activity not provided for in the Sport and Active Recreation Zone as a permitted, controlled, restricted discretionary, discretionary, non-complying, or prohibited activity, except where expressly specified by a district wide provision	
Activity status: DIS	Activity status when compliance not achieved: N/A
SARZ-R20 Motorised recreation activities	
<i>This rule does not apply to motorised vehicle events provided for in GRZ-R18.</i>	
Activity status: NC	Activity status when compliance not achieved: N/A

SARZ-R21 Motorised sports facility	
Activity status: NC	Activity status when compliance not achieved: N/A

Built Form Standards

SARZ-BFS1 Coverage	
<p>1. Unless otherwise specified in the activity standards, the maximum:</p> <ul style="list-style-type: none"> a. percentage of a site covered by all buildings; and b. percentage of a site covered by impervious surface (excluding walk ways, tracks, cycle ways, hard/artificial playing and safety surfaces); <p>shall be as specified in Table SARZ-1 below.</p>	Activity status when compliance not achieved: DIS

Table SARZ-1: Coverage

Site	All Buildings	Impervious Surface
All sites	20%	30%

SARZ-BFS2 Height	
<p>1. Maximum building height above ground level: 20m.</p> <p>2. Maximum height of any pole or structure for flood or training lighting: 40m.</p>	Activity status when compliance not achieved: DIS
SARZ-BFS3 Height in relation to boundary	
<p>1. Where an internal boundary adjoins any Residential Zones, Special Purpose Zone (Kāinga Nohoanga) or Special Purpose Zone (Pines Beach and Kairaki Regeneration), the height in relation to boundary for the adjoining zone shall apply, and where specified structures shall not project beyond a building</p>	Activity status when compliance not achieved: DIS

<p>envelope defined by recession planes measuring 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"> flagpoles; lightning rods, chimneys, ventilation shafts, solar heating devices, roof water tanks, lift and stair shafts; decorative features such as steeples, towers and finials; 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 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; <p>2. Provided that none of the structures listed in (c) to (e) 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>	
SARZ-BFS4 Internal boundary setback	
<ol style="list-style-type: none"> The minimum setback from an internal boundary with Residential Zones, Rural Zones,¹ Special Purpose Zone (Kāinga Nohoanga), Special Purpose Zone (Pines Beach and Kairaki Regeneration), or other Open Space and Recreation Zones shall be as follows: <ol style="list-style-type: none"> all sites, except as specified in (b) below: 	<p>Activity status when compliance not achieved: DIS</p>

¹ Horticulture NZ [295.204].

<ul style="list-style-type: none"> i. buildings: 20m; ii. poles or structures for flood or training lighting: 10m; b. any stand-alone building containing toilets or changing rooms: 10m. 	
SARZ-BFS5 Road boundary setback	
<ol style="list-style-type: none"> 1. The minimum building setback from a road boundary shall be as follows: <ul style="list-style-type: none"> a. all sites, except as specified in (b) below: <ul style="list-style-type: none"> i. a State Highway: 20m; and ii. all other roads: 10m; b. any stand-alone building containing toilets or changing rooms: <ul style="list-style-type: none"> i. a State Highway: 20m; and ii. all other roads: 3m. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> OSRZ-MCD1 - Boundary setbacks OSRZ-MCD4 - Public amenities
SARZ-BFS6 Outdoor storage	
<ol style="list-style-type: none"> 1. Outdoor storage areas shall not be located within the setbacks specified in SARZ-BFS4 and SARZ-BFS5; and 2. Outdoor storage areas shall be screened from adjoining sites and roads by either planting, walls or fences, or any combination of these, for a minimum of 1.8m in height above ground level along the length of the storage area (except for access points). Where screening is by landscaping this shall be to a minimum depth of 1.5m and any trees shall have a minimum height of 1m above ground level at the time of planting and be capable of reaching a height at maturity of at least 1.8m above ground level. 	<p>Activity status when compliance not achieved: RDIS</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> OSRZ-MCD3 - Outdoor storage

EI-R51	Activities and development (other than earthworks) within a National Grid Yard	
All Zones	<p>Activity status: PER Where:</p> <ol style="list-style-type: none"> <u>1. the activity is not a sensitive activity;</u> <u>2. buildings or structures comply with NZECP34: 2001 and are:</u> <ol style="list-style-type: none"> <u>a. for a network utility; or</u> <u>b. a fence not exceeding 2.5m in height above ground level; or</u> <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"> <u>i. a milking shed/dairy shed (excluding the stockyards and ancillary platforms);</u> <u>ii. a wintering barn;</u> <u>iii. a building for intensive indoor primary production;^{2 3}</u> <u>iv. a commercial greenhouse; or</u> <u>v. produce packing facilities;</u> <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> <u>3. a building or structure provided for by (2)(a) to (d) must:</u> 	<p>Activity status when compliance not achieved: NC Notification 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>

² Transpower [195.43].

³ Horticulture NZ [295.80].

	<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 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>⁴</p> <p>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:</p> <p>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;</p>	
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⁴ Transpower [195.43].

	<p>b. fences no greater than 2.5m in height above ground level and no closer than 6m from the nearest National Grid support structure;</p> <p>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:</p> <p>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;</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</p>	
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	<p>level and 10m² 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 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</p>	
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	Electricity Safe Distances. ⁵	
All Zones	<p>Activity status: NC</p> <p>Where:</p> <p>1. activities and development within a National Grid Yard involve the following:</p> <p>a. any activity and development that permanently physically impedes vehicular access to a National Grid support structure;</p> <p>b. any new building for a sensitive activity;</p> <p>c. any change of use to a sensitive activity or the establishment of a new sensitive activity;</p> <p>d. dairy/milking sheds or buildings for intensive farming or wintering barns; and</p> <p>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.</p> <p>Notification</p> <p>An application under this rule is precluded from being publicly notified, but may be</p>	<p>Activity status when compliance not achieved: N/A⁶</p>

⁵ Transpower [195.43].

⁶ Transpower [195.43].

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

EI-R56	Activities and development (other than earthworks or network utilities) adjacent to a 66kV or 33kV <u>major</u> ⁷ electricity distribution line	
All Zones	Activity status: NC Where: 1. <u>new, or expansion or extension of existing</u> ⁸ activities and development adjacent to a 66kV or 33kV <u>major</u> ⁹ electricity distribution line involve the following: <u>a. new a sensitive activity and or a new buildings or structure</u> ¹⁰ (excluding accessory buildings) ¹¹ within <u>6m</u> ¹² of the centreline of a 66kV or 33kV <u>major</u> ¹³ electricity distribution line or within 10m <u>6m</u> ¹⁴ of the visible outer edge of a ¹⁵ foundation of an associated a pole, pi-pole ¹⁶ or tower; and/or <u>a.b. does not comply with the requirements of NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances</u> ¹⁷ <u>b. new fences more than 2.5m high and within 5m of the visible outer</u>	Activity status when compliance not achieved: N/A

⁷ Mainpower [249.94].⁸ Mainpower [249.95].⁹ Mainpower [249.94].¹⁰ Mainpower [249.94].¹¹ Mainpower [249.94].¹² Mainpower [249.94].¹³ Mainpower [249.94].¹⁴ Mainpower [249.94].¹⁵ Mainpower [249.94].¹⁶ Mainpower [249.94].¹⁷ Mainpower [249.94].

	<p style="color: red;">edge of a foundation for a 66kV or 33kV electricity distribution line, pole or tower.¹⁸</p> <p>Notification 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>Advisory Notes</p> <ul style="list-style-type: none"> • 66kV/33kV Major¹⁹ electricity distribution lines are shown on the planning map. • 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. • 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. 	

¹⁸ Mainpower [249.94].

¹⁹ Mainpower [249.94].

Matters of ~~Control~~¹ Discretion for all Open Space and Recreation Zones

OSRZ- MC²D1	Boundary setbacks <ol style="list-style-type: none">1. The extent to which any reduced internal boundary setback will result in:<ol style="list-style-type: none">a. adverse visual effects on open space or on adjoining residents; andb. potential for activities within the building to give rise to disturbance to neighbours or nuisance effects.2. 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">a. compatibility with the appearance, layout and scale of other buildings and sites within the vicinity of the site; andb. the classification and formation of the road, and the volume of traffic using it within the vicinity of the site.3. 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.4. The extent to which the provision of planting or screening will avoid, remedy or mitigate adverse effects of the encroachment.5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED.6. The extent to which the reduced setback will result in a more efficient, practical and better use of the balance of the site.7. 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.8. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC³D2	Height <ol style="list-style-type: none">1. The extent to which any increased building height will result in:<ol style="list-style-type: none">a. visual dominance;b. loss of privacy and outlook for adjoining residents;c. incompatibility with the scale and character of buildings within and adjoining the site; andd. adverse visual effects that are avoided, remedied or mitigated by landscaping.

¹ Te Kohaka o Tūhaitara Trust [113.7].

² Te Kohaka o Tūhaitara Trust [113.7].

³ Te Kohaka o Tūhaitara Trust [113.7].

	<ol style="list-style-type: none"> 2. The extent to which any increased building height will result in any benefits in terms of retention of open space, significant trees or the satisfaction of specialised recreational needs. 3. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.
OSRZ- MC⁴D3	<p>Outdoor storage</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. planting or screening will avoid, remedy or mitigate adverse visual effects of outdoor storage areas; and b. the materials or goods stored have an adverse visual effect.
OSRZ- MC⁵D4	<p>Public amenities</p> <ol style="list-style-type: none"> 1. For public amenities involving public toilets or changing rooms, the extent to which any reduced building setback will: <ol style="list-style-type: none"> a. detract from the amenity of adjoining residents and give rise to nuisance effects; and b. promote a safe physical environment, taking into account the principles of CPTED. 2. For other public amenities, the extent to which the building or other structure will: <ol style="list-style-type: none"> a. be of a scale that detracts from the open space qualities, including the natural character of scheduled freshwater bodies; b. have a layout and design that is appropriate to the locality, context and character of the area; and c. allow for better utilisation and improve the amenity of the open space. 3. The extent to which the design and landscaping avoids, remedies or mitigates adverse visual effects. 4. The extent to which indigenous vegetation and indigenous fauna and their habitats will be damaged or destroyed and whether any replacement planting or habitat is proposed. 5. The extent to which the removal of vegetation or proposed planting will maintain or enhance local or regional indigenous biodiversity. 6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.

⁴ Te Kohaka o Tūhaitara Trust [113.7].

⁵ Te Kohaka o Tūhaitara Trust [113.7].

	7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC⁶D5	<p>Height in relation to boundary</p> <ol style="list-style-type: none"> The extent to which the height in relation to boundary intrusion will result in: <ol style="list-style-type: none"> overshadowing and reduced sunlight admission, taking into account the location of residential units on adjoining sites and the position of main living areas and outdoor living spaces; loss of privacy and outlook for adjoining residents; and visual dominance. The extent to which the height in relation to boundary intrusion will create any benefits in terms of retention of open space or the satisfaction of specialised recreational needs.
OSRZ- MC⁷D6	<p>Residential activity</p> <ol style="list-style-type: none"> The extent to which a residential unit(s) is needed for custodial or management purposes, or other purposes. The extent to which available open space would be reduced by a proposed building(s) and their surrounds and adversely affect the range of recreation activities undertaken on the site. The extent to which the scale of residential activity would have adverse effects on the visual quality of the environment, residential amenities and traffic generation. The extent of the visual impacts of such development as seen from adjoining residential zones or road frontage. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC⁸D7	<p>Scale and nature of the activity or facility</p> <ol style="list-style-type: none"> The extent to which the activity/facility has a functional need or operational need to be located within the open space. The extent to which the activity/facility or its scale will: <ol style="list-style-type: none"> significantly reduce open space or impede access to it; displace recreation activities or facilities; be compatible with the functions of the open space and recreation activities within it; have a layout and design that is appropriate to the locality, context, character or natural values of the area;

⁶ Te Kohaka o Tūhaitara Trust [113.7].

⁷ Te Kohaka o Tūhaitara Trust [113.7].

⁸ Te Kohaka o Tūhaitara Trust [113.7].

	<p>e. adversely impact on natural values; and⁹ the amenity values of the open space and adjoining residents, including (but not necessarily limited to) visual impacts, noise, light spill, glare, nuisance and traffic effects; and</p> <p>f. promote a safe physical environment, taking into account the principles of CPTED.</p> <p>3. The extent to which the facility interacts with pedestrians and pedestrian linkages.</p> <p>4. The extent to which the activity will provide economic benefits enabling the ongoing operation and maintenance of recreation facilities or open spaces.</p> <p>5. The extent to which the activity/facility maintains existing or future public access connections to multi-modal sustainable transport options including (but not necessarily limited to) walking/cycling and public transport.</p> <p>6. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.</p> <p>7. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.</p>
<p>OSRZ- MC¹⁰D8</p>	<p>Coverage</p> <p>1. The extent to which the proposal is consistent with the role and function of the open space.</p> <p>2. The extent to which the scale of development will detract from amenity values and public use and enjoyment of the open space.</p> <p>3. The extent to which the location, layout and design is consistent with good urban design principles.</p> <p>4. The extent to which the scale, design, materials, and external appearance are appropriate to the surrounding environment.</p> <p>5. The extent to which the development is designed and laid out to promote a safe environment, taking into account the principles of CPTED.</p> <p>6. The extent to which appropriate public access and connectivity is provided.</p> <p>7. The extent to which adverse visual effects can be avoided, remedied or mitigated by effective use of landscaping.</p> <p>8. The extent to which mixed or multi-functional use of land and facilities and adaptable design increases the capacity of the open space.</p> <p>9. The extent to which the proposal meets a recreational need of the community, particularly where there is an identified deficiency, or a specialised recreational need.</p> <p>10. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter.</p>

⁹ Environment Canterbury [316.179].

¹⁰ Te Kohaka o Tūhaitara Trust [113.7].

	11. Where development is proposed within District Plan setbacks from scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC¹¹D9	<p>Traffic generation and access</p> <ol style="list-style-type: none"> 1. The extent to which traffic generation and vehicle access will adversely affect the character and amenity values of the surrounding area or safety and efficient functioning of the road network. 2. The ability to cater for increased traffic generation taking into account: <ol style="list-style-type: none"> a. the classification and formation of the connecting road network; b. the hourly, daily and weekly pattern of vehicle movements; c. the ability to provide safe vehicle access and adequate on site car parking and circulation and on site manoeuvring; and d. traffic management plans. 3. The extent to which adverse effects in terms of noise, vibration, dust, nuisance, glare and vehicle emissions will be incompatible with the amenity of the open space or adjoining residents. 4. In that part of any of the Open Space and Recreation Zones covered by the Coastal Environment Overlay, the matters of control or discretion in the Coastal Environment Chapter. 5. With regards access to scheduled freshwater bodies, the matters of control or discretion in the Natural Character of Freshwater Bodies Chapter.
OSRZ- MC¹²D10	<p>Cemetery – street scene and road boundary setback</p> <ol style="list-style-type: none"> 1. The extent to which any reduction in setback would enable greater protection or retention of natural, cultural or heritage values within the site. 2. The extent to which any proposed landscaping may reduce the visual impact of a reduction in setback. 3. The extent to which there will be adverse visual or heritage impacts on the site and zone and on its value to the public, or on its natural character.
OSRZ- MC¹³D11	<p>Cemetery – building height, setback from neighbours and height in relation to boundary</p> <ol style="list-style-type: none"> 1. The extent of adverse effects of height on adjacent residences or residential zones. 2. The visual impact of the scale of the structure and its appropriateness having regard to the purpose of the site and zone. 3. The extent to which any landscaping provided will reduce the visual impact of the building as seen from the road or adjoining residences.

¹¹ Te Kohaka o Tūhaitara Trust [113.7].

¹² Te Kohaka o Tūhaitara Trust [113.7].

¹³ Te Kohaka o Tūhaitara Trust [113.7].

<p>OSRZ- MCD12</p>	<p>Removal of buildings or other structures¹⁴</p> <ol style="list-style-type: none"> 1. Timing, duration and hours of works. 2. Vehicle access for demolition or removal purposes. 3. The extent of actual or potential effects of the proposed works both within and surrounding the site, and the adequacy of any mitigation proposed. 4. Removal of materials and disposal at an approved dump site. 5. Reinstatement and rehabilitation of the area from which the building or other structure is to be removed and of the vehicle access used for this purpose.
<p>OSRZ- MC¹⁵D13</p>	<p>Community garden</p> <ol style="list-style-type: none"> 1. Location and area. 2. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
<p>OSRZ- MC¹⁶D14</p>	<p>Grazing</p> <ol style="list-style-type: none"> 1. Whether the proposed grazing has a grazing licence issued by the District Council. 2. Location and area. 3. The extent to which the existing open space functions, public access and environmental qualities of the site can be maintained without significant adverse effect or conflict with the wider community, or whether displaced open space functions can be provided at a nearby alternative site that meets the District Council's levels of service commitments.
<p><u>OSRZ- MDXX</u></p>	<p><u>Rail boundary setback¹⁷</u></p> <ol style="list-style-type: none"> <u>1. The extent to which the reduced setback will compromise the safe and efficient functioning of the rail network, including rail corridor access and maintenance.</u>

¹⁴ Te Kohaka o Tūhaitara Trust [113.7].

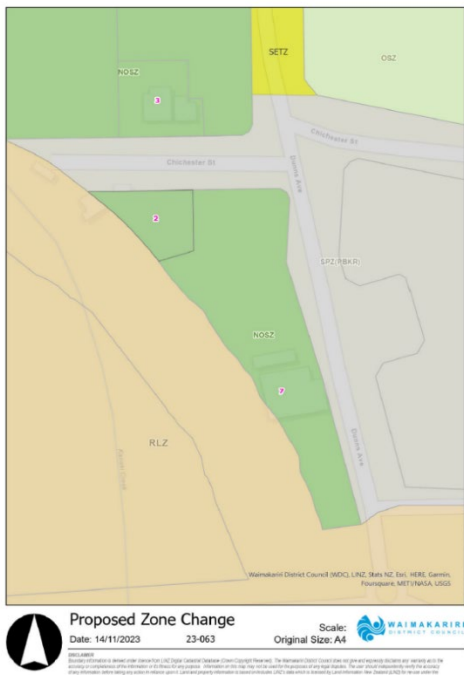
¹⁵ Te Kohaka o Tūhaitara Trust [113.7].

¹⁶ Te Kohaka o Tūhaitara Trust [113.7].

¹⁷ KiwiRail [373.97].

Related Planning Map Amendments

Amend the planning map for 2 Chichester Street, The Pines Beach as Natural Open Space Zone as shown below:¹⁸



Rezone the land shown in the image below from GRUZ to NOSZ, being the true left and true right branches of Coopers Creek above their confluence and located near 266 and 268 Mountain Road, Coopers Creek.¹⁹

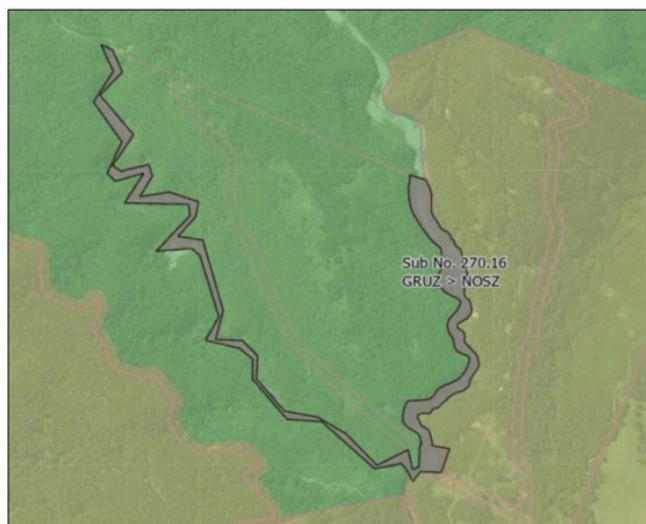


Figure A1: Area recommended to be rezoned from GRUZ to NOSZ via submission of George JasonSmith [270.16] [Source: WAIMAP]

¹⁸ Waimakariri District Council [367.23]

¹⁹ George JasonSmith [270.16]

Related Definition Amendments

<p>CONSERVATION ACTIVITIES</p>	<p>means the management, maintenance and enhancement of <u>the intrinsic values of natural resources, including</u>^{20 21} ecological values of^{22 23} parks and reserves, beach areas and open space and recreation zones. This includes:</p> <ul style="list-style-type: none"> a. pest control; b. fencing; c. plant nurseries; d. conservation and restoration planting; e. planting for stormwater treatment, erosion and coastal protection, and carbon sequestration; f. ancillary environmental research and education activities; g. ancillary access tracks and ancillary structures; h. the ancillary use of vehicles, machinery or equipment.
<p>EQUESTRIAN AND ANCILLARY ACTIVITIES AND FACILITIES</p>	<p>means the use of land and buildings for training, exercising, riding or showing of horses for recreational or competitive purposes <u>and whether a charge is made for admission or participation or not</u>²⁴, and may include (but is not necessarily limited to):</p> <ul style="list-style-type: none"> a. pony clubs; b. clubroom; c. exercise areas, riding courses, <u>dressage arenas</u>²⁵ and jumps; d. providing horse riding lessons for a tariff; e. <u>short term grazing of horses prior to an event</u>²⁶; and f. associated outdoor storage areas; <p>but excludes:</p> <ul style="list-style-type: none"> g. major sports facility; h. the grazing of horses on District Council land <u>(other than in e. above)</u>²⁷; i. the use of land and buildings for keeping, grazing, training and exercising of horses where this is ancillary to residential activity on the same site <u>(other than in a. to f. and h. above)</u>²⁸.
<p>MAJOR SPORTS FACILITY</p>	<p>means land and buildings, other than recreation facilities or a motorised sports facility, used for a large single or multi-purpose facility for the purposes of participating in or viewing sports and active recreation, whether indoor or outdoor, public or private, and whether a charge is made for admission or not, and serves as a 'destination site' or 'hub'. It includes, but is not necessarily limited to:</p>

²⁰ Horticulture NZ [295.19]

²¹ Department of Conservation [419.9]

²² Horticulture NZ [295.19]

²³ Department of Conservation [419.9]

²⁴ Oxford A&P Association [146.2]

²⁵ Oxford A&P Association [146.2]

²⁶ Oxford A&P Association [146.2]

²⁷ Oxford A&P Association [146.2]

²⁸ Oxford A&P Association [146.2]

	<ul style="list-style-type: none">a. stadiums (covered and uncovered);b. indoor sports and recreation facilities where the gross floor area of a single building is more than 800m²;c. aquatic centres/swimming pool complexes (covered and uncovered);d. golf courses and golf driving ranges;e. equestrian racetracks and show grounds²⁹, including stables and ancillary facilities;f. athletics complexes;g. natural, artificial or hard playing and safety surfaces; andh. ancillary facilities such as clubroom and function rooms, spectator stands or seating, lighting and light poles (including security, amenity, flood or training lights), fencing (including security fencing), signage (including for advertising or sponsorship) and parking, loading and manoeuvring areas.
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²⁹ Oxford A&P Association [146.2]