

Before the Independent Hearings Commissioners

Mai I Kā Kaikōmihana Motuhake

Under the Resource Management Act 1991

In the matter Hearing of the submissions and further submissions on the
proposed Timaru District Council:
Hearing E – Infrastructure, Subdivisions and Cultural Values

**MEMORANDUM ON BEHALF OF TE RŪNANGA O NGĀI TAHU
(Submitter185)**

31 March 2025

May it please the Panel:

1. INTRODUCTION

1.1 This memorandum is provided on behalf of Te Rūnanga o Ngāi Tahu in response to the direction in Minute 24 from the Hearing Panel in regard to Hearing E of the proposed Timaru District Plan (**TDP**).

1.2 In my evidence in chief, a planning assessment of the controlled and restricted discretionary rules relevant to the hearing topics was attached in Appendix Four. It tested the circumstances where having Ngāi Tahu values as a matter of control or discretion would provide the opportunity to achieve better environmental outcomes for Timaru. The result was that only four¹ of the 54 rules and standards assessed were determined to have better implementation of higher order documents and the Strategic Direction SD-O5.

1.3 In my evidence I offered to repeat this assessment for the rest of the relevant provisions if requested, which it has been in paragraph 18 of Minute 24.

2. METHODOLOGY

2.1 The full assessment is attached in **Appendix One**.

2.2 This assessment is within the scope of submission 185.8 which sought that Ngāi Tahu values were inserted throughout the TDP as a matter of control or discretion.

2.3 The assessment is a planning assessment only and is based on theoretical activities for each rule/standard that are not within any area of identified cultural value (i.e. Sites and Areas of Significance to Māori overlay) but does consider potential downstream/adjoining effects on overlays where relevant. It is not a replacement assessment for any resource consent application, nor does it replace or is grounds

¹ Note that one of the four rules identified was for a landfill in the flight path overlay. This was identified due to mahinga kai and taonga species values could be affected depending on how mitigation of the bird strike effects (one of the concerns of having landfills in flight paths) could impact these values. This is to provide additional clarity due to the question raised at the hearing.

to not engage with Te Rūnanga o Arowhenua on a particular activity or rule assessment.

2.4 The assessment refines the initial submission to specific rules where it is feasible to consider these values separate from existing matters of control or discretion.

2.5 Where there are matters of control or discretion that are broad or open to interpretation (like references to landscape, character, amenity or mitigation measures), I have considered that those terms can include Ngāi Tahu values in most circumstances and have noted it in the assessment². Where potential effects can be addressed by other District Wide chapters of the TDP (particularly Earthworks), this is noted in the assessment, and specific inclusion of Ngāi Tahu values is not recommended.

2.6 Ngāi Tahu values for the purpose of this assessment are taken from the Mana Whenua Chapter of the notified TDP.

Table 1: Ngāi Tahu values as identified in the Proposed Timaru District Plan

Ngāi Tahu Value	How the Value Could Be Relevant
Tikaka	Will this activity be consistent with traditional practices?
Kaitiakitaka	What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).
Rakatirataka	How does this fit into the RMA partnership and agreements between Crown/Council and Ngāi Tahu?
Mauri	Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?
Mahika kai	Could the activity impact a food or resource gathering location?
Ki Uta Ki Tai	Is the activity near a SASM or within a prominent view shaft or route between SASM?
Wāhi tapu and Taoka	Are there spiritual values associated with the area or Taonga species in the area?

² Although I note that good practice in rule drafting is to specify which matters the Council has reserved control or discretion. (Quality Planning website: <https://www.qualityplanning.org.nz/node/611> and Making Good Decisions 4th edition A resource for RMA decision makers. Module 2- principles of RMA decision making).

- 2.7** The version of the rules and standards used in the assessment is taken from the s42A reports. This is to reduce instances of the assessment becoming obsolete as definitions and wording are amended through recommendations, however I note this will occur as decisions are drafted, meaning that this assessment could change as the provisions are finalised.

SECTION 32AA ASSESSMENT

- 2.8** In my evidence in chief for Hearing E, I restricted my recommendation to four rules that could achieve better environmental outcomes by the inclusion of Ngāi Tahu values as a matter of discretion. However, that assessment was based on the plan interpretation that the Earthworks rules in the District Wide Chapter would apply to these activities, which would protect wāhi tapu or wāhi tāoka values through consideration of its proximity to SASM or inclusion of Archaeological Protocols. The recently released s42A report for the Earthworks Chapter contains an advice note that Infrastructure and Transport are excluded from earthworks rule EW-R1. I ask that the reporting officer confirm that these activities will still consider the impact on this matter of national importance where relevant either in the Earthworks rules or the Infrastructure and Transport Chapters.
- 2.9** This assessment of the Controlled or Restricted Discretionary rules has identified the following activities that have the potential to adversely affect Ngāi Tahu values.

Table 2: Summary of rules recommended to have Ngāi Tahu values as a matter of discretion and the recommended text

Rule	Additional matter of discretion
GRUZ-R23 Expansion of existing consented quarries	<u>x. Management of effects on Ngāi Tahu values</u>
PORTZ-R3 Industrial activity and ancillary activities not addressed in PORTZ-R1 and not complying with: 2. Port Operational Area Precinct and not complying with: RDIS-2 The activity is an offensive trade (Tanning)	<u>x. Management of effects on Ngāi Tahu values</u>
ECO-R1 Clearance of Indigenous vegetation within: 2. Riparian margins, coastal environment, within 20m of a spring,	any adverse effects on the mauri of the site, <u>Rakatirataka, Kaitiakitaka</u> , mahika kai, <u>tikaka</u> , wāhi tapu or wāhi tāoka values;

Rule	Additional matter of discretion
<p>higher than 900m altitude or on a slope greater than 30 degrees</p> <p>or</p> <p>4. All areas not specified in 1-3 in this rule</p> <p>but not complying with performance standards</p>	
<p>HS-R1 Use/storage of hazardous substances in a hazardous facility not complying with:</p> <p>PER-1 Hazardous facility is within a sensitive location (ONL/SASM)</p> <p>or</p> <p>PER-2 Within a flood assessment area with insufficient floor level</p>	<p><u>x. Management of effects on Ngāi Tahu values</u></p>
<p>EW-R1 Earthworks not complying with performance standards:</p> <p>EW-S1 Exceeds maximum amount in Rural zones</p> <p>or</p> <p>EW-S2 Excavation exceeds 1.5m</p> <p>or</p> <p>EW-S5 Earthworks associated with national grid excavating deeper than 300mm</p>	<p><u>where the earthworks are within a wāhi tūpuna, wāhi taoka or wāhi tapu overlay:</u></p> <p><u>a. whether Te Rūnanga o Arowhenua has been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation; and</u></p> <p><u>b. the proposal's consistency with the values identified in SCHED6 — Schedule of Sites and Areas of Significance to Kāti Huirapa; and</u></p> <p><u>c. the potential adverse effects, including on sensitive tangible and/or intangible cultural values;</u></p> <p><u>d. whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the values associated with the site or area of significance; and</u></p> <p><u>e. the appropriateness of any mitigation measures proposed, including the need for an accidental discovery protocol; and</u></p> <p><u>f. the extent to which the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to:</u></p> <p><u>i. affirm the connection between mana whenua and place; or</u></p> <p><u>ii. enhance the cultural values of the site/area; or</u></p> <p><u>iii. provide for the relationship of Kāti Huirapa with their taoka; or</u></p> <p><u>iv. maintain or enhance the ability of Kāti Huirapa to access and use the Site or Area of Significance commensurate with the scale and nature of the proposal; and</u></p> <p><u>g. where the earthworks will remove indigenous vegetation, the nature of any effects on mahika kai and other customary uses.</u></p>
<p>TEMP-R3 Temporary events and Temporary military training activities not complying with performance standard:</p> <p>PER-4 permanent or mechanical excavation</p>	

2.10 I reached this conclusion after reviewing the potential adverse effects to Ngāi Tahu values for the feasible activities and removing effects that were able to be considered through overlay provisions and the existing matters of discretion for the rules.

- 2.11** The benefits of including the matter of discretion for Ngāi Tahu values for these rules are better implementation of the CRPS, effective consideration of the Strategic Direction SD-O5 and improved cultural and environmental outcomes. The costs could include a more detailed assessment than previously considered on the potential cultural impacts in an assessment of environmental effects and/or discussion with representatives of the rūnanga. However, as the consideration of Ngāi Tahu values is limited to the above rules that have the potential to cause adverse effects on Ngāi Tahu values, then the cost is minimised and reasonable, as well as being efficient compared to restoration of the values if damaged.
- 2.12** Many Ngāi Tahu values protect resources that once gone cannot be replaced, therefore I consider that the risk of not acting is higher than acting.
- 2.13** The additional matter of discretion is efficient as it clearly identifies and communicates to the Plan user that additional consideration of Ngāi Tahu values may be required. This means that engagement can occur early in the process and not be a surprise or delay to the activity. By discounting potential effects that are covered by other provisions of the Plan, the inclusion of Ngāi Tahu values to these rules will be effective in ensuring that significant adverse effects on Ngāi Tahu values are regarded and minimized as required by the objective and policies.
- 2.14** In conclusion, given the types of activities (and possible effects) that are addressed by the rules above, I consider that it remains important that Ngāi Tahu values are included as a matter of discretion.

CONCLUSION

- 2.15** Thankyou for the opportunity to undertake this assessment of the controlled or restricted discretionary rules of the Proposed Timaru District Plan. As set out in my evidence in chief, there are matters of control and discretion that are broad enough to consider Ngāi Tahu values if relevant to the specific activity or site, however there are some particular rules where more clarity and direction towards Ngāi Tahu values will achieve what is set out in the Strategic Directions and higher order documents. Therefore, I recommend that for the rules identified above that

reference to Ngāi Tahu values as indicated will support the Plan user and environmental outcomes.

2.16 I am available to discuss this assessment further with the reporting officers or the Hearing Panel.



Rachael Pull

31 March 2025

Senior Environmental Advisor – Planner

Te Rūnanga o Ngāi Tahu

APPENDIX ONE: Assessment Tables for Ngāi Tahu values

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
HEARING A				
No relevant rules to consider				
HEARING B - RURAL				
GRUZ-R1 Primary production not meeting performance standard 3 or 4 (RDA)	Performance Standard 3: Grazing stock within 50m of the MPZ or milking shed within 200m of MPZ	<u>Tikaka</u> – will the activity (particularly waste) be managed in accordance with Tikaka in relation to what is occurring on the MPZ. Conditions regarding timing, storage of waste, avoidance during flood events <u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	The ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.	Yes 'amenity' is a RMA term that includes cultural attributes.
	Performance Standard 4: Milking shed within 200m of MPZ		Any adverse effect on adjoining properties; and Mitigation measures.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant.
GRUZ-R4 Residential units not meeting performance standard 5 (compliance with GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6) (RDA)	GRUZ-S1 – A residential unit over 9m high	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	GRUZ-S2 – A residential unit not fitting within a distance to boundary envelope	<u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
	GRUZ-S3 – Residential unit too close to the boundary			
	GRUZ-S6 – Residential unit within the Geraldine Downs specific control area	<u>Kaitiakitaka</u> – Public access, impacts of clearance? <u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20)? <u>Mauri</u> –	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
		Will the activity impact vegetation, bird corridors?		effects are no greater than the activity without the overlay
GRUZ-R7 Education facilities (RDA)	Educational facility with more than six children.	<u>Tikaka</u> – will the activity (particularly waste) be managed in accordance with Tikaka in relation to what is occurring on the MPZ. Conditions regarding timing, storage of waste, avoidance during flood events <u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	the location and design of buildings and any proposed car parking and hours of operation; and noise, disturbance and loss of privacy of neighbours; screening and landscaping; waste treatment and disposal: whether the activity has a operational or functional need to locate in the General Rural Zone.	Yes Dominance in the landscape is a matter than can address Tikaka values and waste treatment and the privacy, noise and screening conditions could help address rakatirataka values.
PREC8- Waihi School Precinct not meeting a performance standard (compliance with GRUZ-S1, GRUZ-S2 and GRUZ-S3) (RDA)	GRUZ-S1 – An educational facility over 9m high	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	GRUZ-S2 – An educational facility not fitting within a distance to boundary envelope	<u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
	GRUZ-S3 – An educational facility too close to the boundary			
GRUZ-R13 Buildings and Structures not listed in GRUZ-R17 or GRUZ-R18 not meeting performance standard 2 (compliance with GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6) (RDA)	GRUZ-S1 – A raised milk storage tank over 9m high	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> –	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
		Is this near a prominent view shaft or route between SASM?		
	GRUZ-S2 – A raised milk storage tank not fitting within a distance to boundary envelope	Rakatirataka – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
	GRUZ-S3 – A raised milk storage tank too close to the boundary			
	GRUZ-S6 – A raised milk storage tank within the Geraldine Downs specific control area	<u>Kaitiakitaka</u> – Public access, impacts of clearance? <u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20)? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay
GRUZ-R14 Use of permanent airstrips and helicopter landing sites not meeting performance criteria (RDA)	The landing site is used more than 30 days within a 12 month period.	<u>Mauri</u> – impacts on taonga species, bird corridors and contaminants (especially fuel leakage/emergency release protocols). <u>Mahika kai</u> – could the high use affect a breeding season of a taoka species?	the level, duration and character of the noise; proximity and nature of nearby activities and the adverse effects they may experience from the noise; and the existing noise environment; and effects on amenity values and anticipated character of the receiving environment.	Yes Duration, proximity and amenity matters can address these issues if relevant.
GRUZ-R14A Aircraft and Helicopter Movements not meeting performance criteria (RDA)	Helicopter operating within the notional boundary of a building containing an existing noise sensitive activity – ie the marae complex.	<u>Wāhi tapu</u> – the proximity and duration and timing could impact spiritual values and activities on the site.	the level, duration and character of the noise; proximity and nature of nearby activities and the adverse effects they may experience from the noise; and the existing noise environment; and effects on amenity values and anticipated character of the receiving environment.	Yes Duration, proximity and amenity matters can address these issues if relevant.
GRUZ-R15 Shelterbelts and woodlots not	Shelterbelt within 30m from principal building on an adjoining property (marae complex)	<u>Rakatirataka</u> –	height and setback of trees from property boundaries and roads; tree species	Yes General Rural land surrounds much of the Māori Purpose Zone. The RDA is limited to

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
meeting performance criteria (RDA)		will the activity create reverse sensitivity issues that will impact the use and enjoyment of the marae? <u>Ki Uta Ki Tai</u> – prominent view shaft impacted?		height and tree species, which could be used to address these issues or decline the consent.
GRUZ-R17 Crop support structures not meeting performance criteria (RDA)	GRUZ-S1 – A crop support structure over 9m high	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter that can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Kaitiakitaka values.
	GRUZ-S2 – A crop support structure within a distance to boundary envelope	<u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
	GRUZ-S6 – A crop support structure within the Geraldine Downs specific control area	<u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20) or any view shafts in the area? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay.
GRUZ-R18 Artificial Crop support structures not meeting performance criteria (RDA)	Oversized artificial crop support structure (with black cloth)	<u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM? <u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape?	The extent of visual impacts including: limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; the extent of shading adverse effects on adjoining sites, activities and roads; mitigation measures.	Yes 'visual impacts' and 'mitigation measures' are broad enough to include Ngāi Tahu values if relevant for the difference between the permitted standards and the potential breach.
GRUZ-R19 Seasonal workers accommodation not meeting	Seasonal accommodation for longer than 180 days, more than 20 people or occasionally used as visitor accommodation.	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape?	the size of the site to accommodate a discharge to ground;	Yes Consideration of the discharge and methods to manage effects provides limited scope to consider Ngāi Tahu values if relevant.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
performance criteria (RDA) GRUZ-R20 Permanent workers accommodation not meeting performance criteria (RDA)		<u>Mauri</u> – Will the activity impact vegetation, bird corridors or contaminants in a wider system?	methods to manage effects on existing activities, including the provision of screening, landscaping, and methods for noise management	
	GRUZ-S1 – Accommodation over 9m high	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	GRUZ-S2 – Accommodation not fitting within a distance to boundary envelope	<u>Rakatirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
	GRUZ-S3 – Accommodation too close to the boundary			
	GRUZ-S6 – Accommodation within the Geraldine Downs specific control area	<u>Kaitiakitaka</u> – Public access, impacts of clearance? <u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20)? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay
GRUZ-R21 Rural industry (RDA)	New meat processing plant for human consumption	<u>Tikaka</u> – Will this activity be consistent with traditional practices? <u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will the activity impact contaminants in a wider system?	the suitability of the location, site design and layout; the intensity and scale of the activity; the extent of adverse effects on existing or permitted activities; measures to avoid, mitigate or remedy adverse effects	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
GRUZ-R22 Emergency services facilities (RDA)	New fire stations	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).		n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays)
GRUZ-R23 Expansion of existing consented quarries (RDA)	Expansion of quarry does not increase the hours of operation or rate of production	<u>Kaitiakitaka</u> - What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts). <u>Mahika kai</u> - Could the activity impact a food or resource gathering location? <u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM? <u>Wāhi tapu & Taoka</u> - Is there spiritual values associated with the area or Taonga species in the area?	adverse effects on the visual amenity and landscape character and the location and scale of any buildings; the extent of dust nuisance, land instability, and contamination; adverse effects on the margins of water bodies; rehabilitation of the site; the commitment to implement appropriate accidental discovery protocol, in accordance with the commitment form contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol.	No While the matters of discretion do cover some of the potential issues, depending on the scale of the activity a direct reference to Ngāi Tahu values would give better environmental outcomes. Alternatively, an Advice Note may direct Plan users to consider Ngāi Tahu values when addressing these matters of discretion.
RLZ-R1 Residential Activities not meeting performance criteria (RDA)	RLZ-S8 – Less than the required number of trees or undersized at planting.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	adverse effects on the character and qualities of the zone; effect on amenity values; height and setback of trees from property boundaries and roads; shading of houses; effects on the character of the area and amenity values; tree species	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part of the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
RLZ-R2 Residential units and minor residential units not meeting performance criteria (RDA)	RLZ-S1 1. Residential unit over 8m 2. Residential unit over 4.5m in the Brookfield Road specific control area	<u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance in the landscape; overlooking and loss of privacy of adjacent residential units; shading of adjacent residential units; landscaping.	Yes 'dominance in the landscape' is broad enough to consider important view shafts.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	RLZ-S2 - Residential unit not fitting within a distance to boundary envelope	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on solar access to habitable rooms and outdoor living areas; any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; measures to avoid or mitigate adverse effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S3 - Residential unit covering more than 10% of the site		adverse effects on the character and qualities of the zone; landscaping and screening.	
	RLZ-S4 - Residential unit closer than 8m from the boundary		location of buildings and structures; the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; measures to avoid and mitigation adverse effects.	
	RLZ-S5 - Residential unit with a concrete fence		adverse effects on the character and qualities of the zone; the location, height and design of fences or hedges	
	RLZ-S6 - Residential unit with a glass wall causing reflectance	<u>Mauri</u> - Will the reflectance impact bird corridors?	adverse effects on the character and qualities of the zone; effect on amenity values	Yes 'amenity values' includes cultural attributes which could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RLZ-S7 - Residential unit painted pink (Brookfield Road)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	adverse effects on the character and qualities of the zone; any adverse effects on amenity values; alternative exterior materials	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S8 – Residential unit with less than the required number of trees or undersized at planting.		adverse effects on the character and qualities of the zone; effect on amenity values; height and setback of trees from property boundaries and roads; shading of houses;	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part fo

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			effects on the character of the area and amenity values; tree species	the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	RLZ-S9 – Residential unit not connected to a reticulated drinking water supply.	<u>Kaitiakitaka</u> – What resources are impacted by this? (downstream impacts) <u>Mauri</u> – Mixing of different waters (assuming water supply is brought in and discharged to land after use)	security of domestic water supply from contamination;	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
	RLZ-S10 – Residential unit in the Geraldine Downs specific control area	<u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20) or any view shafts in the area? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay.
RLZ-R4 Pig Production for domestic self-subsistence home use not meeting performance criteria (RDA)	RLZ-S1 1. Associated structure over 8m 2. Associated structure over 4.5m in the Brookfield Road specific control area	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	dominance in the landscape; overlooking and loss of privacy of adjacent residential units; shading of adjacent residential units; landscaping.	Yes Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
RLZ-R5 Keeping of Poultry for domestic self-subsistence home use not meeting performance criteria (RDA)		n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on solar access to habitable rooms and outdoor living areas; any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; measures to avoid or mitigate adverse effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
RLZ-R12 Rural produce retail use not meeting performance criteria (RDA)	RLZ-S2 - Associated structure not fitting within a distance to boundary envelope			
RLZ-R13 Rural produce manufacturing use not	RLZ-S3 - Associated structure covering more than 10% of the site		adverse effects on the character and qualities of the zone;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
meeting performance criteria (RDA) RLZ-R14 Buildings and structures not meeting performance criteria (RDA)	RLZ-S4 - Associated structure closer than 8m from the boundary		landscaping and screening.	
	RLZ-S5 - Associated structure with a concrete fence on the boundary		location of buildings and structures; the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; measures to avoid and mitigation adverse effects.	
	RLZ-S6 - Associated structure with a glass wall causing reflectance	<u>Mauri</u> - Will the reflectance impact bird corridors?	adverse effects on the character and qualities of the zone; effect on amenity values	Yes 'amenity values' includes cultural attributes which could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RLZ-S7 - Associated structure painted pink (Brookfield Road)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	adverse effects on the character and qualities of the zone; any adverse effects on amenity values; alternative exterior materials	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S8 – Associated structure with less than the required number of trees or undersized at planting.		adverse effects on the character and qualities of the zone; effect on amenity values; height and setback of trees from property boundaries and roads; shading of houses; effects on the character of the area and amenity values; tree species	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part fo the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	RLZ-S9 – Associated structure not connected to a reticulated drinking water supply.		security of domestic water supply from contamination;	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	RLZ-S10 – Associated structure in the Geraldine Downs specific control area	<u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20) or any view shafts in the area? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay.
RLZ-R7 Educational Facilities not meeting performance criteria (RDA)	Educational facility with more than six children.	<u>Tikaka</u> – will the activity (particularly waste) be managed in accordance with Tikaka in relation to what is occurring on the MPZ. Conditions regarding timing, storage of waste, avoidance during flood events	the location and design of buildings and any proposed car parking and hours of operation; and noise, disturbance and loss of privacy of neighbours; screening and landscaping; waste treatment and disposal: whether the activity has a operational or functional need to locate in the RLZ	Yes Dominance in the landscape is a matter than can address Tikaka values.
RLZ-R10 Conservation Activities not meeting performance criteria (RDA)	RLZ-S1 1. Associated structure over 8m 2. Associated structure over 4.5m in the Brookfield Road specific control area	<u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance in the landscape; overlooking and loss of privacy of adjacent residential units; shading of adjacent residential units; landscaping.	Yes 'dominance in the landscape' is broad enough to consider important view shafts.
	RLZ-S2 - Associated structure not fitting within a distance to boundary envelope	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on solar access to habitable rooms and outdoor living areas; any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; measures to avoid or mitigate adverse effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S3 - Associated structure covering more than 10% of the site		adverse effects on the character and qualities of the zone; landscaping and screening.	
	RLZ-S4 - Associated structure closer than 8m from the boundary		location of buildings and structures; the extent of adverse effects including noise, smell, visual,	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			character, privacy, shading, dominance and reverse sensitivity; measures to avoid and mitigation adverse effects.	
	RLZ-S5 - Associated structure with a concrete fence on the boundary		adverse effects on the character and qualities of the zone; the location, height and design of fences or hedges	
	RLZ-S6 - Associated structure with a glass wall causing reflectance	<u>Mauri</u> - Will the reflectance impact bird corridors?	adverse effects on the character and qualities of the zone; effect on amenity values	Yes 'amenity values' includes cultural attributes which could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RLZ-S7 - Associated structure painted pink (Brookfield Road)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	adverse effects on the character and qualities of the zone; any adverse effects on amenity values; alternative exterior materials	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S9 – Associated structure not connected to a reticulated drinking water supply.	<u>Kaitiakitaka</u> - What resources are impacted by this? (downstream impacts). <u>Mauri</u> - Mixing of different waters (assuming water supply is brought in and discharged to land after use)	security of domestic water supply from contamination;	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
	RLZ-S10 – Associated structure in the Geraldine Downs specific control area	<u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20) or any view shafts in the area? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay.
RLZ-R11 Recreation Activities not meeting performance criteria (RDA)	RLZ-S1 1. Associated structure over 8m 2. Associated structure over 4.5m in the Brookfield Road specific control area	<u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance in the landscape; overlooking and loss of privacy of adjacent residential units; shading of adjacent residential units; landscaping.	Yes 'dominance in the landscape' is broad enough to consider important view shafts.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	RLZ-S2 - Associated structure not fitting within a distance to boundary envelope	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on solar access to habitable rooms and outdoor living areas; any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; measures to avoid or mitigate adverse effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S3 - Associated structure covering more than 10% of the site		adverse effects on the character and qualities of the zone; landscaping and screening.	
	RLZ-S4 - Associated structure closer than 8m from the boundary		location of buildings and structures; the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; measures to avoid and mitigation adverse effects.	
	RLZ-S5 - Associated structure with a concrete fence on the boundary		adverse effects on the character and qualities of the zone; the location, height and design of fences or hedges	
	RLZ-S6 - Associated structure with a glass wall causing reflectance	<u>Mauri</u> - Will the reflectance impact bird corridors?	adverse effects on the character and qualities of the zone; effect on amenity values	Yes 'amenity values' includes cultural attributes which could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RLZ-S7 - Associated structure painted pink (Brookfield Road)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	adverse effects on the character and qualities of the zone; any adverse effects on amenity values; alternative exterior materials	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RLZ-S8 – Associated structure with less than the required number of trees or undersized at planting.		adverse effects on the character and qualities of the zone; effect on amenity values; height and setback of trees from property boundaries and roads; shading of houses;	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part fo

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			effects on the character of the area and amenity values; tree species	the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	RLZ-S10 – Associated structure in the Geraldine Downs specific control area	<u>Ki Uta Ki Tai</u> – How does this impact the nearby SASM? (SASM20) or any view shafts in the area? <u>Mauri</u> – Will the activity impact vegetation, bird corridors?	Safety of users of network; Impact on alignment and to connections to and within the network.	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the control area rule seems to be limited to the provision of public access and the potential effects are no greater than the activity without the overlay.
RLZ-R15 Crop support structures not meeting performance criteria (RDA)	RLZ-S1 – A crop support structure over 8m high or 4.5m in the Brookfield Road Specific Control Area	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Kaitiakitaka values.
	RLZ-S2 – A crop support structure within a distance to boundary envelope	Rakatirataka – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
RLZ-R18 Artificial Crop support structures not meeting performance criteria (RDA)	Oversized artificial crop support structure (with black cloth)	<u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM? <u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape?	The extent of visual impacts including: limiting view shafts and panoramas from properties and public areas; changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; the extent of shading adverse effects on adjoining sites, activities and roads; mitigation measures.	Yes 'visual impacts' and 'mitigation measures' are broad enough to include Ngāi Tahu values if relevant for the difference between the permitted standards and the potential breach.
	RLZ-S1 – A crop support structure over 8m high or 4.5m in the Brookfield Road Specific Control Area	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	Dominance in the landscape; Landscaping; Measures to avoid or mitigate adverse effects.	Yes 'Any adverse effect' is broad enough to include Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Kaitiakitaka values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	RLZ-S2 – A crop support structure within a distance to boundary envelope	<u>Rakaitirataka</u> – will the activity create reverse sensitivity issues that will prevent mana whenua from using the MPZ as intended?	Measures to avoid or mitigate adverse effects.	Yes 'adverse effect' is broad enough to include Ngāi Tahu values if relevant.
RLZ-R17 Emergency services facilities (RDA)	New fire stations	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	suitability of the location, site design and layout and design of buildings; the intensity and scale of the activity; the extent of adverse effects on the character and qualities of the zone; measures to avoid, mitigate or remedy adverse effects;	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays)
SETZ-R1 Residential Activities and Residential Unit not meeting performance criteria (RDA)	PER-2: More than six guests per night	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the location and design of buildings hours of operation; noise, disturbance and loss of privacy of neighbours; screening and landscaping; waste treatment and disposal.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays) or Regional Plan (discharge)
	SETZ-S1 Height is over 10m	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	dominance of the surrounding area overlooking and loss of privacy to adjoining sites; landscaping; mitigation measures.	Yes 'mitigation measures' is broad enough to include conditions on Ngāi Tahu values if relevant. Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	SETZ-S2 Height in relation to boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S3 Building setback from boundary		overshadowing of adjacent sites; mitigation measures.	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	SETZ-S4 Building covering more than 35% of the site		availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; compatibility with the character and qualities of the zone; visual dominance of buildings; mitigation measures.	
	SETZ-S5 Building does not have sufficient water on site	<u>Kaitiakitaka</u> What resources are impacted by this? (downstream impacts).	security of domestic water supply from contamination;	n/a
	SETZ-S6 Building does not have sufficient wastewater system on site	<u>Mauri</u> Mixing of different waters (assuming water supply is brought in and discharged to land after use)	contamination of soil and water.	The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
SETZ-R2 Home Business not meeting performance criteria (RDA)	SETZ-S1 Height is over 10m	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance of the surrounding area overlooking and loss of privacy to adjoining sites; landscaping; mitigation measures.	Yes 'dominance of the surrounding area and mitigation measures' is broad enough to consider important view shafts.
SETZ-R4 Market gardening and community gardens not meeting performance criteria (RDA)	SETZ-S2 Height in relation to boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
SETZ-R5 Recreational activities not meeting performance criteria (RDA)	SETZ-S3 Building setback from boundary		overshadowing of adjacent sites; mitigation measures.	
SETZ-R5 Buildings and Structures not meeting performance criteria (RDA)	SETZ-S4 Building covering more than 35% of the site		availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; compatibility with the character and qualities of the zone; visual dominance of buildings; mitigation measures.	
	SETZ-S5 Building does not have sufficient water on site	<u>Kaitiakitaka</u> What resources are impacted by this? (downstream impacts).	security of domestic water supply from contamination;	n/a
	SETZ-S6 Building does not have sufficient wastewater system on site	<u>Mauri</u>	contamination of soil and water.	The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
		Mixing of different waters (assuming water supply is brought in and discharged to land after use)		take and potential contamination can be addressed as part of a regional council application.
	SETZ-S7 Manufacturing Activity occurs outside the building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	nature, scale and intensity of the activity; noise, odour and dust effects on the surrounding area.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S8 Outdoor storage not screened from road		visual impacts on neighbouring properties and the surrounding area; type and maintenance of landscaping.	
	SETZ-S9 Home Business of items not created on site		scale, intensity and character of business; hours of operation; noise, odour, dust, disturbance and loss of privacy for neighbours; mitigation measures.	
SETZ-R3 Educational facility (CA for clause breach or RDA for breach of performance standards)	PER-3 Educational facility with more than six children. (CA)	<u>Tikaka</u> Will the activity (particularly waste) be managed in accordance with Tikaka. Conditions regarding timing, storage of waste, avoidance during flood events	the location and design of buildings and any proposed car parking and hours of operation; and noise, disturbance and loss of privacy of neighbours; screening and landscaping; waste treatment and disposal:	Yes Location and design, waste treatment and landscaping are matters that can address Tikaka values.
	SETZ-S1 Height is over 10m	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance of the surrounding area overlooking and loss of privacy to adjoining sites; landscaping; mitigation measures.	Yes 'dominance of the surrounding area' is broad enough to consider important view shafts.
	SETZ-S2 Height in relation to boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S3 Building setback from boundary		overshadowing of adjacent sites; mitigation measures.	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	SETZ-S4 Building covering more than 35% of the site		availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; compatibility with the character and qualities of the zone; visual dominance of buildings; mitigation measures.	
	SETZ-S5 Building does not have sufficient water on site	<u>Kaitiakitaka</u> What resources are impacted by this? (downstream impacts). <u>Mauri</u> Mixing of different waters (assuming water supply is brought in and discharged to land after use)	security of domestic water supply from contamination;	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
	SETZ-S6 Building does not have sufficient wastewater system on site		contamination of soil and water.	
	SETZ-S7 Manufacturing Activity occurs outside the building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	nature, scale and intensity of the activity; noise, odour and dust effects on the surrounding area.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S8 Outdoor storage not screened from road		visual impacts on neighbouring properties and the surrounding area; type and maintenance of landscaping.	
	SETZ-S9 Home Business of items not created on site		scale, intensity and character of business; hours of operation; noise, odour, dust, disturbance and loss of privacy for neighbours; mitigation measures.	
SETZ-R7 Offices not meeting performance criteria (RDA)	PER-1 The office has more than six staff	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	scale, intensity and character of business; the matters of discretion of any infringed standard; the location and design of buildings hours of operation; noise, disturbance and loss of privacy of neighbours; screening and landscaping;	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays) or Regional Plan (discharge)

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	SETZ-S1 Height is over 10m	<u>Kaitiakitaka</u> – what are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> – Will this impact bird corridors (large reflective building disorientating taoka species) <u>Ki Uta Ki Tai</u> – Is this near a prominent view shaft or route between SASM?	waste treatment and disposal. dominance of the surrounding area overlooking and loss of privacy to adjoining sites; landscaping; mitigation measures.	Yes 'mitigation measures' is broad enough to include conditions on Ngāi Tahu values if relevant. Dominance of the surround area is a matter than can address Ki Uta Ki Tai values and 'landscaping' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	SETZ-S2 Height in relation to boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S3 Building setback from boundary		overshadowing of adjacent sites; mitigation measures.	
	SETZ-S4 Building covering more than 35% of the site		availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; compatibility with the character and qualities of the zone; visual dominance of buildings; mitigation measures.	
	SETZ-S5 Building does not have sufficient water on site	<u>Kaitiakitaka</u> - What resources are impacted by this? (downstream impacts). <u>Mauri</u> - Mixing of different waters (assuming water supply is brought in and discharged to land after use)	security of domestic water supply from contamination;	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
	SETZ-S6 Building does not have sufficient wastewater system on site		contamination of soil and water.	
	SETZ-S7 Manufacturing Activity occurs outside the building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	nature, scale and intensity of the activity; noise, odour and dust effects on the surrounding area.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S8 Outdoor storage not screened from road		visual impacts on neighbouring properties and the surrounding area;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	SETZ-S9 Home Business of items not created on site		type and maintenance of landscaping. scale, intensity and character of business; hours of operation; noise, odour, dust, disturbance and loss of privacy for neighbours; mitigation measures.	
SETZ-R9 Community facility (CA for activity or RDA for breach of performance standards) SETZ-R10 Cafe (CA for activity or RDA for breach of performance standards) SETZ-R10 Industrial activities within existing industrial buildings (CA for activity or RDA for breach of performance standards) SETZ-R12 Emergency Services Facilities (CA for activity or RDA for breach of performance standards)	CON-1 Establish a new activity that complies with the standards of the chapter (CA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the location and design of buildings, hours of operation; noise, disturbance and loss of privacy of neighbours; screening and landscaping; waste treatment and disposal	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S1 Height is over 10m	Ki Uta Ki Tai - Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance of the surrounding area overlooking and loss of privacy to adjoining sites; landscaping; mitigation measures any relevant matters of control for the activity.	Yes 'dominance of the surrounding area and mitigation measures' is broad enough to consider important view shafts.
	SETZ-S2 Height in relation to boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures any relevant matters of control for the activity.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S3 Building setback from boundary		overshadowing of adjacent sites; mitigation measures. any relevant matters of control for the activity.	
	SETZ-S4 Building covering more than 35% of the site		availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; compatibility with the character and qualities of the zone;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			visual dominance of buildings; mitigation measures. any relevant matters of control for the activity.	
	SETZ-S5 Building does not have sufficient water on site	<u>Kaitiakitaka</u> - What resources are impacted by this? (downstream impacts). <u>Mauri</u> - Mixing of different waters (assuming water supply is brought in and discharged to land after use)	security of domestic water supply from contamination; any relevant matters of control for the activity.	n/a The connection of the water supply (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of water take and potential contamination can be addressed as part of a regional council application.
	SETZ-S6 Building does not have sufficient wastewater system on site		contamination of soil and water. any relevant matters of control for the activity.	
	SETZ-S7 Manufacturing Activity occurs outside the building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	nature, scale and intensity of the activity; noise, odour and dust effects on the surrounding area. any relevant matters of control for the activity.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	SETZ-S8 Outdoor storage not screened from road		visual impacts on neighbouring properties and the surrounding area; type and maintenance of landscaping. any relevant matters of control for the activity.	
	SETZ-S9 Home Business of items not created on site		scale, intensity and character of business; hours of operation; noise, odour, dust, disturbance and loss of privacy for neighbours; mitigation measures. any relevant matters of control for the activity.	
SETZ-R13 Industrial activities not listed in SETZ-R12 but complying with performance standards (RDA)	Extension to an existing industrial activity	<u>Tikaka</u> – will the activity (particularly waste) be managed in accordance with Tikaka. Conditions regarding timing, storage of waste, avoidance during flood events	the location and design of buildings, parking and loading areas and access; hours of operation; noise, disturbance and loss of privacy of neighbours; screening and landscaping;	Yes Location and design, waste treatment and landscaping are matters than can address Tikaka values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			the treatment and disposal of stormwater, wastewater and any industrial or trade waste; Measures to avoid or mitigate adverse effects.	
HEARING B - INDUSTRIAL				
GIZ-R1 Industrial activity Trade supplier Laboratories Service stations Motor garage Emergency services facilities Veterinary clinics but not complying with performance standards (CA or RDA)	PER-1 Activity and its buildings are closer than 50m from a residential zone (CA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	hours of operation; noise and vibration; light spill; effects on amenity from dust and odour; length, height and alignment of boundary landscaping and bunds; and landscaping; privacy	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	PER-2 Activity requires a new waste connection (RDA)	<u>Mauri</u> - Will the activity impact contaminants in a wider system?	design and location of network extensions; location of connections; the volume or loading of discharge; adverse effect on adjacent residential zoned sites.	n/a The connection (as a land use consent) is not relevant. The impacts of this on the wider landscape in terms of potential contamination can be addressed as part of a regional council application.
	GIZ-S1 Exceeding the height in relation to rural boundary (RDA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; any benefits, such as the use of architectural features or steps in the building façade; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S2 Breaching the maximum height of buildings: GIZ: 15m Height Specific Control area: 35m Washdyke Industrial Expansion Precinct: 10m (near residential boundary)	Ki Uta Ki Tai - Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'dominance of the surrounding area and mitigation measures' is broad enough to consider important view shafts.
	GIZ-S3 Breaching setback from boundary rules:	n/a	landscaping;	n/a

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	GIZ: 3m Washdyke Industrial Expansion Precinct: 18m 16 Martin St: 9m	No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual amenity, bulk and dominance of building; mitigation measures.	No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S4 Building colour and reflectivity: GIZ: greater than 25% Washdyke Industrial Expansion Precinct: greater than 25%	<u>Mauri</u> - Will the reflectance impact bird corridors?	visual amenity effects on the General Residential Zone; any glare effects on the General Residential Zone; mitigation measures.	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment..
	GIZ-S5 Outdoor Storage not screened	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual amenity effects; shading on property and public spaces; noise effects; lighting effects; dust effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S6 Breaching landscaping and bund(s): GIZ: 3m strip along boundary Washdyke Industrial Expansion Precinct: 3m strip along boundary and 15 bund Seadown Road: 3m strip along boundary and totara planted		visual amenity; maintenance of landscaping; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part of the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	GIZ-S7 Building orientation Washdyke Industrial Expansion Precinct not orientated north-south		dominance; overlooking and loss of privacy.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
GIZ-R2 Industrial ancillary activity but not complying with performance standards (CA or RDA)	PER-1 (CA) Storage of waste by-product in associated structure closer than 50m from a residential zone	<u>Mauri</u> - Will the activity impact contaminants in a wider system? <u>Tikaka</u> - Will this activity be consistent with traditional practices?	hours of operation; the effects of noise and vibration; effects on amenity from dust and odour; length, height and alignment of boundary landscaping; privacy	No The majority of the GIZ is either overlaid with or adjoining a SASM. This limits the potential risk of adverse effects on Ngāi Tahu values not being considered.
	PER-3 (RDA) Storage of waste by-product on a separate site to the primary industrial activity		the activity would not result in reverse sensitivity effects that may constrain industrial activities.	Apart from potential remains being stored near a sensitive site, I am unable to think of any other feasible activity triggering this rule that could also require a specific Ngāi Tahu vales assessment outside the SASM. Therefore, I recommend that Ngāi Tahu values is not added as a matter of discretion

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
				due to the low risk of adverse effects from this activity that is not considered elsewhere by the Plan.
	GIZ-S1 Exceeding the height in relation to rural boundary (RDA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; any benefits, such as the use of architectural features or steps in the building façade; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S2 Breaching the maximum height of buildings: GIZ: 15m Height Specific Control area: 35m Washdyke Industrial Expansion Precinct: 10m (near residential boundary)	<u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'dominance of the surrounding area and mitigation measures' is broad enough to consider important view shafts.
	GIZ-S3 Breaching setback from boundary rules: GIZ: 3m Washdyke Industrial Expansion Precinct: 18m 16 Martin St: 9m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping; visual amenity, bulk and dominance of building; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S4 Building colour and reflectivity: GIZ: greater than 25% Washdyke Industrial Expansion Precinct: greater than 25%	<u>Mauri</u> - Will the reflectance impact bird corridors?	visual amenity effects on the General Residential Zone; any glare effects on the General Residential Zone; mitigation measures.	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	GIZ-S5 Outdoor Storage not screened	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual amenity effects; shading on property and public spaces; noise effects; lighting effects; dust effects.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S6 Breaching landscaping and bund(s): GIZ: 3m strip along boundary	n/a No easily identifiable values at a general scale (there is still the	visual amenity; maintenance of landscaping; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Washdyke Industrial Expansion Precinct: 3m strip along boundary and 15 bund Seadown Road: 3m strip along boundary and totara planted	potential during a site-specific application).		Some potential to enhance Ngāi Tahu values that can be considered as benefits as part of the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	GIZ-S7 Building orientation Washdyke Industrial Expansion Precinct not orientated north-south	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance; overlooking and loss of privacy.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
GIZ-R3 Convenience storages, restaurants, café and take away food outlets but not complying with performance standards (RDA)	GIZ-S1 Exceeding the height in relation to rural boundary (RDA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; any benefits, such as the use of architectural features or steps in the building façade; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S2 Breaching the maximum height of buildings: GIZ: 15m Height Specific Control area: 35m Washdyke Industrial Expansion Precinct: 10m (near residential boundary)	<u>Kaitiakitaka</u> – What are the wider impacts/downstream impacts on the landscape? <u>Mauri</u> Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> Is this near a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes Dominance in the landscape is a matter than can address Ki Uta Ki Tai values and 'mitigation measures' can be used to enhance Mauri, Taoka, and Kaitiakitaka values.
	GIZ-S3 Breaching setback from boundary rules: GIZ: 3m Washdyke Industrial Expansion Precinct: 18m 16 Martin St: 9m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping; visual amenity, bulk and dominance of building; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GIZ-S4 Building colour and reflectivity: GIZ: greater than 25%	<u>Mauri</u> Will the reflectance impact bird corridors?	visual amenity effects on the General Residential Zone; any glare effects on the General Residential Zone;	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Washdyke Industrial Expansion Precinct: greater than 25%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures.	the development be of a scale to require this assessment.
	GIZ-S5 Outdoor Storage not screened		visual amenity effects; shading on property and public spaces; noise effects; lighting effects; dust effects.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	GIZ-S6 Breaching landscaping and bund(s): GIZ: 3m strip along boundary Washdyke Industrial Expansion Precinct: 3m strip along boundary and 15 bund Seadown Road: 3m strip along boundary and totara planted		visual amenity; maintenance of landscaping; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part fo the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	GIZ-S7 Building orientation Washdyke Industrial Expansion Precinct not orientated north-south		dominance; overlooking and loss of privacy.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
HEARING B - PORT				
PORTZ-R1 Port activities but not complying with performance standards (RDA)	PORTZ-S1 Height of port storage facility over 35m from ground level	<u>Ki Uta Ki Tai</u> – Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'mitigation measures could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	PORTZ-S2 Height of port storage facility not within a recession plane	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	PORTZ-S3 Storage building visible from the residential zone painted orange (as a corporate colour) and has an excessive reflectivity value.	<u>Mauri</u> Will the reflectance impact bird corridors?	mitigation measures.	Yes 'mitigation measures could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	PORTZ-S4	n/a	shading of property and public spaces;	n/a

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Storage building closer than 15m from a residential zone	No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures.	No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
PORTZ-R2 Emergency service facilities, including coastguard and ancillary activities but not complying with performance standards (RDA)	PORTZ-S1 Height of facility over 35m from ground level	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'mitigation measures could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	PORTZ-S2 Height of facility not within a recession plane	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	PORTZ-S3 Storage building visible from the residential zone painted orange (as a corporate colour) and has an excessive reflectivity value.	<u>Mauri</u> Will the reflectance impact bird corridors?	mitigation measures.	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment..
	PORTZ-S4 Storage building closer than 15m from a residential zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	shading of property and public spaces; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
PORTZ-R3 Industrial activity and ancillary activities not addressed in PORTZ-R1 1. Port Zone outside of PREC7- Port Operational Area Precinct (RDA)	PORTZ-S1 Height of building over 35m from ground level	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'mitigation measures could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	PORTZ-S2 Height of building not within a recession plane	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	PORTZ-S3 Storage building visible from the residential zone painted orange (as	<u>Mauri</u> Will the reflectance impact bird corridors?	mitigation measures.	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	a corporate colour) and has an excessive reflectivity value.			the development be of a scale to require this assessment.
	PORTZ-S4 Storage building closer than 15m from a residential zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	shading of property and public spaces; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
PORTZ-R3 Industrial activity and ancillary activities not addressed in PORTZ-R1 2. PREC7- Port Operational Area Precinct (RDA)	RDIS-1 (non-compliance with standards) PORTZ-S1 Height of port storage facility over 35m from ground level	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	dominance; overlooking and loss of privacy; mitigation measures.	Yes 'mitigation measures could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RDIS-1 (non-compliance with standards) PORTZ-S2 Height of port storage facility not within a recession plane	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on privacy and the ability to use outdoor living space; any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RDIS-1 (non-compliance with standards) PORTZ-S3 Storage building visible from the residential zone painted orange (as a corporate colour) and has an excessive reflectivity value.	<u>Mauri</u> Will the reflectance impact bird corridors?	mitigation measures.	Yes 'mitigation measures' could be considered to include effects on Ngāi Tahu values should the development be of a scale to require this assessment.
	RDIS-1 (non-compliance with standards) PORTZ-S4 Storage building closer than 15m from a residential zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	shading of property and public spaces; mitigation measures.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	RDIS-2 The activity is an offensive trade (Tanning)	<u>Tikaka</u> Will this activity be consistent with traditional practices? <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?	whether it is necessity for the activity to locate within the Port operational area;	No Given the zone's proximity to the moana, activities that have the potential to impact water bodies, water quality or fish and bird species may need to consider Ngāi Tahu values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	RDIS-3 The activity includes a residential activity (live in security)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).		n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
HEARING B - RESIDENTIAL				
GRZ-R1 Residential activity but not complying with performance standards (RDA)	GRZ-S8 Outdoor living space is located to the south of the residential activity	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the need to retain mature on-site vegetation.	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	GRZ-S9 Less than 30% of the site is planted in vegetation (because they built a pool and deck)		streetscape amenity	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays). Some potential to enhance Ngāi Tahu values that can be considered as benefits as part of the assessment (i.e species planted improve mahinga kai corridors or water quality nearby)
	GRZ-S10 Two heavy vehicles stored on site (restoration hobby)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on the visual amenity of the surrounding area	n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
GRZ-R2 Residential unit but not complying with performance standards (RDA)	PER-1 There are two residential units on the site		compatibility with the character of the area	
	GRZ-S1 Height of residential unit over 9m from ground level		landscaping mitigation measures	
	GRZ-S2 Height of residential unit not within a recession plane		any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	
	GRZ-S3 Residential unit closer than 2m from the front boundary.		landscaping; mitigation measures	
	GRZ-S4 Residential unit with wall longer than 30m parallel to the adjoining site (sausage flat/long continuous wall)		landscaping; mitigation measures	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	GRZ-S5 Residential unit makes the building coverage over 40%		open space and landscaping; mitigation measures.	
	GRZ-S6 Residential unit has floor area greater than 550m ²		landscaping	
	GRZ-S7 Residential unit established on site smaller than 700m ² (Gleniti low density residential specific control area)		Landscaping; Stormwater treatment and discharge;	
	GRZ-S8 Outdoor living space is located to the south of the residential unit		the need to retain mature on-site vegetation.	
	GRZ-S9 Less than 30% of the site is planted in vegetation (because they built a pool and deck)		streetscape amenity	
	GRZ-S10 Two heavy vehicles stored on site (restoration hobby)		any impact on the visual amenity of the surrounding area	
	GRZ-S11 Home business of car repair occurring in driveway		mitigation measures	
GRZ-R4 Home Business but not complying with performance standards (RDA)	GRZ-S11 Home business of car repair occurring in driveway	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
GRZ-R9 Buildings and structures but not complying with performance standards (RDA)	GRZ-S1 Height of building over 9m from ground level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	GRZ-S2 Height of building not within a recession plane		any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	
	GRZ-S3 building closer than 2m from the front boundary.		landscaping; mitigation measures	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	GRZ-S4 building with wall longer than 30m parallel to the adjoining site (sausage flat/long continuous wall)		landscaping; mitigation measures	
	GRZ-S5 New building makes the building coverage over 40%		open space and landscaping; mitigation measures.	
	GRZ-S6 New building has floor area greater than 550m ²		landscaping	
	GRZ-S7 Residential unit established on site smaller than 700m ² (Gleniti low density residential specific control area)		Landscaping; Stormwater treatment and discharge;	
	GRZ-S8 Outdoor living space is located to the south of the residential unit		the need to retain mature on-site vegetation.	
	GRZ-S9 Less than 30% of the site is planted in vegetation (because of new building)		streetscape amenity	
GRZ-R11 Retirement village (RDA)	New retirement village	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
GRZ-R12 Emergency services facility (RDA)	New fire station		design and layout of on-site pedestrian connections landscaping and open space	
PREC1-R1 Residential units but not complying with performance standards in the Old North Road General Residential Precinct (RDA)	GRZ-S1 Height of residential unit over 9m from ground level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	GRZ-S2 Height of residential unit not within a recession plane		any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	
	GRZ-S4 Residential unit with wall longer than 30m parallel to the adjoining		landscaping; mitigation measures	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	site (sausage flat/long continuous wall)			
	GRZ-S6 Residential unit has floor area greater than 550m ²		landscaping	
	GRZ-S9 Less than 30% of the site is planted in vegetation (because they built a pool and deck)		streetscape amenity	
	GRZ-S10 Two heavy vehicles stored on site (restoration hobby)		any impact on the visual amenity of the surrounding area	
	PREC1-S1 Residential unit established on site smaller than 1,500m ²		landscaping	
	PREC1-S2 building closer than 10m from the front boundary.		landscaping mitigation measures	
	PREC1-S3 New building makes the building coverage over 35%		compatibility with the character of the area;	
MRZ-R1 Residential activity but not complying with performance standards (RDA)	MRZ-S7 Two heavy vehicles stored on site (restoration hobby)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	Visual amenity	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	MRZ-S9 Outdoor storage of renovation/addition materials not screened		type and location of screening	
MRZ-R2 Residential unit but not complying with performance standards (RDA)	PER-1 There are four residential units on the site	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping; amenity effects on neighbouring properties and streetscape; how the design provides housing choice	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	MRZ-S1 Height of residential unit over 11m from ground level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	MRZ-S2 Height of residential unit not within a recession plane		any adverse effects resulting from the bulk and dominance of built form;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	MRZ-S3 Outdoor living space is located on the southern side of the unit		mitigation measures. the need to retain mature on-site vegetation	
	MRZ-S4 Insufficient service space for recycling bin		n/a	
	MRZ-S5 Residential unit makes the building coverage over 50%		compatibility with the amenity and character of the area	
	MRZ-S6 Less than 25% of the site is planted in vegetation (because they built a pool and deck)		location and design of landscaped areas streetscape amenity	
	MRZ-S7 Two heavy vehicles stored on site (restoration hobby)		any impact on the visual amenity of the surrounding area	
	MRZ-S8 Three offsite staff (Home business) creating multiple vehicle movements		scale, intensity and character of business	
	MRZ-S9 Outdoor storage of renovation/addition materials not screened		type and location of screening	
	MRZ-SX Separation distances between unit windows of habitable spaces not complied with		Dominance Any mitigation measures	
	MRZ-SY Residential unit smaller than 35m ²		appropriate level of amenity for occupants	
	MRZ-SZ Residential unit 1m from road boundary		Mitigation measures	
MRZ-R4 Home business but not complying with	MRZ-S1 Height of building over 11m from ground level	n/a No easily identifiable values at a general scale (there is still the	dominance mitigation measures	n/a

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
performance standards (RDA)	MRZ-S2 Height of building not within a recession plane	potential during a site-specific application).	any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	MRZ-S3 Outdoor living space is located on the southern side of the unit		the need to retain mature on-site vegetation	
	MRZ-S4 Insufficient service space for recycling bin		n/a	
	MRZ-S5 building makes the building coverage over 50%		compatibility with the amenity and character of the area	
	MRZ-S6 Less than 25% of the site is planted in vegetation (because they built a pool and deck)		location and design of landscaped areas streetscape amenity	
	MRZ-S7 Two heavy vehicles stored on site		any impact on the visual amenity of the surrounding area	
	MRZ-S8 Three offsite staff (Real Estate business) creating multiple vehicle movements		scale, intensity and character of business	
	MRZ-S9 Outdoor storage of renovation/addition materials not screened		type and location of screening	
	MRZ-SX Separation distances between unit windows of habitable spaces not complied with		Dominance Any mitigation measures	
	MRZ-SY Residential use smaller than 35m ²		appropriate level of amenity for occupants	
	MRZ-SZ Residential spaces 1m from road boundary		Mitigation measures	
	PER-1	n/a	scale, form and design of buildings	n/a

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
MRZ-R5 Educational facilities but not complying with performance standards (RDA)	The educational facility is stand-alone (not part of an existing residential unit). PER-2 There are more than 10 children in attendance.	No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping	No easily identifiable values at a general scale (there is still the potential during a site-specific application).
MRZ-R7 Community gardens but not complying with performance standards (RDA)	MRZ-S1 Height of structure over 11m from ground level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
MRZ-R8 Use of open space for recreational purposes but not complying with performance standards (RDA)	MRZ-S2 Height of structure not within a recession plane		any adverse effects resulting from the bulk and dominance of built form; mitigation measures.	
MRZ-R9 Buildings and structures but not complying with performance standards (RDA)	MRZ-S3 Outdoor living space is located on the southern side of the unit (if relevant)		the need to retain mature on-site vegetation	
MRZ-R11 Convenience store in buildings previously used for commercial purposes but not complying with performance standards (RDA)	MRZ-S4 Insufficient service space for recycling bin		n/a	
	MRZ-S5 structure makes the building coverage over 50%		compatibility with the amenity and character of the area	
	MRZ-S6 Less than 25% of the site is planted in vegetation unit (if relevant)		location and design of landscaped areas streetscape amenity	
	MRZ-S7 Two heavy vehicles stored on site		any impact on the visual amenity of the surrounding area	
	MRZ-S8 Three offsite staff creating multiple vehicle movements		scale, intensity and character of business	
	MRZ-S9 Outdoor storage of renovation/addition materials not screened		type and location of screening	
	MRZ-SX Separation distances between unit windows of habitable spaces not complied with unit (if relevant)		Dominance Any mitigation measures	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	MRZ-SY Residential unit smaller than 35m ² unit (if relevant)		appropriate level of amenity for occupants	
	MRZ-SZ Residential unit 1m from road boundary unit (if relevant)		Mitigation measures	
MRZ-RXX Construction of a new building associated with a healthcare facility (RDA)	New Doctors Office	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	scale, form and design of buildings landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
MRZ-R12 Retirement villages (RDA)	New retirement village	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse effects on the anticipated character, qualities and amenity values of the surrounding area	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
MRZ-R13 Community facilities (RDA) MRZ-R14 Emergency services facilities (RDA)	New community facility/Emergency service facility	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	scale, form and design of buildings landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
HEARING B - COMMERCIAL				
NCZ-R1 Commercial activities but not complying with performance standards (RDA)	NCZ-S5 Outdoor storage of a dairy not screened (bins)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
NCZ-R3 Buildings and structures but not complying with performance standards (RDA)	PER-2 Non-residential activity not complying with NCZ-S1 – building over 10m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance over the surrounding environment; the design and location of the building or structure; landscaping; mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 Non-residential activity not complying with		any adverse effects resulting from the bulk and dominance of built form;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	NCZ-S2- distance to residential boundary rule		any mitigation, such as the use of architectural features or steps in the building façade	
	PER-2 Non-residential activity not complying with NCZ-S3 – closer than 3m to the residential boundary		landscaping; mitigation measures.	
	PER-2 Non-residential activity not complying with NCZ-S4 – building length over 30m within 6m of boundary			
	PER-2 Non-residential activity not complying with NCZ-S5 outdoor storage not screened		visual effects; landscaping and screening.	
	PER-3 Residential activity not complying with NCZ-S1 – building over 10m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance over the surrounding environment; the design and location of the building or structure; landscaping; mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 Residential activity not complying with NCZ-S2 - distance to residential boundary rule		any adverse effects resulting from the bulk and dominance of built form; any mitigation, such as the use of architectural features or steps in the building façade	
	PER-3 Residential activity not complying with NCZ-S4 – building length over 30m within 6m of boundary		landscaping; mitigation measures	
	PER-3 Residential activity not complying with NCZ-S6 – outdoor living space located on the south of the unit		alternative provision of public outdoor space, in close proximity, to meet resident's needs.	
	PER-3 Residential activity not complying with NCZ-SX – insufficient distance from neighbouring bedroom windows		any mitigation measures;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	PER-3 Residential activity not complying with NCZ-SY – residential unit undersized (studio apartment)		n/a	
	PER-4 building is on Mulcahy Park	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	The extent to which the form, scale and design of buildings, parking and landscaping integrates with and is complimentary to the adjoining park and surrounding neighbourhood	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
LCZ-R1 Commercial activities but not complying with performance standards (RDA)	LCZ-S4 Outdoor storage of an activity not screened	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
LCZ-R2 Community activities but not complying with performance standards (RDA)				
LCZ-R3 Buildings and structures but not complying with performance standards (RDA)	PER-2 The gross floor area of the business is over 450m ²	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	incorporates landscaping or other means to provide for increased amenity, shade, and weather protection;	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 The addition to the building results in the total gross floor area of the activity is over 450m ²			
	PER-4 LCZ-S1 Building is over 10m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance over the surrounding environment; the design and location of the building or structure; landscaping; mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-4 LCZ-S2 distance to residential boundary rule		any adverse effects resulting from the bulk and dominance of built form; any mitigation, such as the use of architectural features or steps in the building façade	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	PER-4 LCZ-S3 - closer than 5m to the residential boundary		landscaping; mitigation measures.	
	PER-4 LCZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping and screening	
<p>LFRZ-R1 Large format retail but not complying with performance standards (RDA)</p> <p>LFRZ-R2 Trade supplier but not complying with performance standards (RDA)</p> <p>LFRZ-R3 Public Toilets but not complying with performance standards (RDA)</p> <p>LFRZ-R4 Car Parking facility but not complying with performance standards (RDA)</p> <p>LFRZ-R5 Offices and Personal Services but not complying with performance standards (RDA)</p> <p>LFRZ-R6 Food and Beverage but not complying with performance standards (RDA)</p>	LFRZ-S4 Outdoor storage of an activity not screened	<p>Note LFRZ-P3 identifies Taitarakahi Creek as having amenity and cultural values, however as this is protected as SASM13 is not considered.</p> <p>n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).</p>	visual effects; landscaping and screening.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
LFRZ-R8 Supermarkets but not complying with performance standards (RDA)				
LFRZ-R9 Buildings and structures for a permitted activity (RDA)	RDIS-1 (Permitted Activity) New supermarket	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	building location and design, including with reference to the APP9 - Large format retail design guidelines.; landscaping; fencing and walls, including for screening; a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	RDIS-2 LFRZ-S1 Building is over 10m		dominance over the surrounding environment; the design and location of the building or structure; landscaping; mitigation measures	
	RDIS-2 LFRZ-S2 distance to residential boundary rule		any adverse effects resulting from the bulk and dominance of built form; any mitigation, such as the use of architectural features or steps in the building façade	
	RDIS-2 LFRZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping and screening	
MCZ-R1 Commercial activities but not complying with performance standards (RDA) MUZ-R2 Large format retail but not complying with performance standards (RDA)	MUZ-S4 Business where storage of supplies is not screened from the road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
<p>MUZ-R3 Trade supply but not complying with performance standards (RDA)</p> <p>MUZ-R4 Convenience activity but not complying with performance standards (RDA)</p> <p>MUZ-R5 Community facilities, educational facilities and community corrections activities but not complying with performance standards (RDA)</p> <p>MUZ-R6 Car parking facility but not complying with performance standards (RDA)</p> <p>MUZ-R7 Industrial activities but not complying with performance standards (RDA)</p>				
<p>MUZ-R8 Residential activities within existing buildings but not complying with performance standards (RDA)</p>	<p>Outside Tertiary Education Precinct PER-1 & PER-2</p> <p>MUZ-S4 Outdoor storage of a residential activity not screened</p>	<p>n/a</p> <p>No easily identifiable values at a general scale (there is still the potential during a site-specific application).</p>	<p>visual effects; landscaping and screening</p>	<p>n/a</p> <p>No easily identifiable values at a general scale (there is still the potential during a site-specific application).</p>
	<p>PER-2</p> <p>MUZ-S5 Outdoor living space is located to the south of the unit</p>		<p>n/a</p>	
	<p>PER-2</p> <p>MUZ-S6 Insufficient storage space</p>			
	<p>PER-2</p>		<p>Any mitigation measures</p>	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	MUZ-SX Insufficient distance between habitable room windows			
	PER-2 MUZ-SY Residential unit is less than 35m ²		n/a	
	Within Tertiary Education Precinct PER-2 & PER-3 MUZ-S4 Outdoor storage of a residential activity not screened	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 MUZ-S5 Outdoor living space is located to the south of the unit		n/a	
	PER-3 MUZ-S6 Insufficient storage space		Any mitigation measures	
	PER-3 MUZ-SX Insufficient distance between habitable room windows		n/a	
	PER-3 MUZ-SY Residential unit is less than 35m ²			
MUZ-R9 Accessory structure to a permitted activity but not complying with performance standards (RDA)	MUZ-S1 Building over 16m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance over the surrounding environment; landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	MUZ-S2 Building exceeds distance to boundary rule		any adverse effects resulting from the bulk and dominance of built form;	
	MUZ-S3 Building within 3m of a residential boundary		landscaping; mitigation measures	
	MUZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping and screening	
MUZ-R10 Buildings and structures (CA & RDA)	Outside Tertiary Education Precinct (CA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	CON-2 (RDA) New building is for a residential activity		Landscaping; reverse sensitivity	
	CON-3 (RDA) MUZ-S1		dominance over the surrounding environment;	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Building over 16m		landscaping	
	CON-3 (RDA) MUZ-S2 Building exceeds distance to boundary rule		any adverse effects resulting from the bulk and dominance of built form;	
	CON-3 (RDA) MUZ-S3 Building within 3m of a residential boundary		landscaping; mitigation measures	
	CON-3 (RDA) MUZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping and screening	
	Within Tertiary Education Precinct PER-1 (CA) Gross floor area exceeds 1,000m ²	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 (RDA) MUZ-S1 Building over 16m		dominance over the surrounding environment; landscaping	
	PER-2 (RDA) MUZ-S2 Building exceeds distance to boundary rule		any adverse effects resulting from the bulk and dominance of built form;	
	PER-2 (RDA) MUZ-S3 Building within 3m of a residential boundary		landscaping; mitigation measures	
	PER-2 (RDA) MUZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping and screening	
TCZ-R1 Commercial activities but not complying with performance standards (RDA)	TUZ-S4 Business where storage of supplies is not screened from the road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
TCZ-R2 Community facilities, educational				

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
facilities and community corrections activities but not complying with performance standards (RDA) TCZ-R3 Visitor Accommodation but not complying with performance standards (RDA) TCZ-R4 Public toilets but not complying with performance standards (RDA)				
TCZ-R5 Residential activity but not complying with performance standards (RDA)	PER-2 TCZ-S6 Outdoor living space is located to the south of the unit	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 TCZ-S7 Insufficient storage space		any mitigation measures	
	PER-2 TCZ-SX Insufficient distance between habitable room windows		n/a	
	PER-2 TCZ-SY Residential unit is less than 35m2			
TCZ-R6 Buildings and Structures but not complying with performance standards (CA & RDA)	Town Centre excluding Temuka PER-2 (RDA) TCZ-S1 Building over 12m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	dominance over the surrounding environment; landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 (RDA) TCZ-S2 Building exceeds distance to boundary rule		any adverse effects resulting from the bulk and dominance of built form;	
	PER-2 (RDA) TCZ-S3 Building within 3m of a residential boundary		landscaping; effect on amenity and character	
	PER-2 (RDA) TCZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	PER-2 (RDA) TCZ-S5 Verandah not provided along street frontage		Pedestrian amenity	
	Temuka Town Centre (CA) CON-1 Building associated with a permitted activity	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	CON-2 (RDA) TCZ-S1 Building over 12m		dominance over the surrounding environment; landscaping	
	CON-2 (RDA) TCZ-S2 Building exceeds distance to boundary rule		any adverse effects resulting from the bulk and dominance of built form;	
	CON-2 (RDA) TCZ-S3 Building within 3m of a residential boundary		landscaping; effect on amenity and character	
	CON-2 (RDA) TCZ-S4 Outdoor storage of an activity not screened		visual effects; landscaping	
	CON-2 (RDA) TCZ-S5 Verandah not provided along street frontage		Pedestrian amenity	
TCZ-R7 Demolition of any building in Temuka (CA & RDA)	Demolition of building with plans for a replacement building (CA) Demolition of building with no plans for a replacement building (RDA)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
TCZ-RX Educational facility (RDA)	New school	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
TCZ-R8 Emergency Services facilities (CA & RDA)	CON-1 (CA) New fire station with screened outdoor storage (CA) CON-1 (RDA) TCZ-S4 Outdoor storage of an activity not screened	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	Landscaping visual effects; landscaping	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
TCZ-R9 Car parking facility (RDA)	New car parking facility	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the extent to which the car parking area includes landscaping or other features designed to provide amenity and visual relief;	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
CCZ-R1 Commercial activities but not complying with performance standards (RDA) CCZ-R2 Community facilities, and community corrections activities but not complying with performance standards (RDA) CCZ-R3 Visitor Accommodation but not complying with performance standards (RDA)	CCZ-S2 Business where storage of supplies is not screened from the road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
CCZ-R4 Public toilets but not complying with performance standards (RDA)	PER-1 CCZ-S2 Storage of supplies is not screened from the road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 Adjoins a residential activity		n/a	
CCZ-R5 Residential Activity but not complying with performance standards (RDA)	PER-2 CCZ-S2 Storage of supplies is not screened from the road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	visual effects; landscaping and screening	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 CCZ-S5 Outdoor living space is located to the south of the unit	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-2 CCZ-S6 Insufficient storage space			

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	PER-2 CCZ-SX Insufficient distance between habitable room windows		Any mitigation measures	
	PER-2 CCZ-SY Residential unit is less than 35m ²		n/a	
CCZ-R6 Demolition of buildings (CA & RDA)	CON-1 (CA) Demolition of building with plans for a replacement building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	CON-2 (CA) Demolition of building with plans for a public open space			
	Demolition of building without plans for the use of the site (RDA)			
CCZ-R7 Buildings and Structures but not complying with performance standards (CA & RDA)	CON-1 (CA) Building associated with a permitted activity	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the extent to which any potential reverse sensitivity effects are avoided or mitigated	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	CON-2 (RDA) CCZ-S1 Building over 20m		dominance over the surrounding environment; landscaping	
	CON-2 (RDA) CCZ-S2 Business where storage of supplies is not screened from the road		visual effects; landscaping and screening	
	CON-2 (RDA) CCZ-S3 Verandah not provided along street frontage		Pedestrian amenity	
	CON-2 (RDA) CCZ-S4 Façade has no windows		n/a	
	CON-2 (RDA) CCZ-S5 Outdoor living space is located to the south of the unit			
	CON-2 (RDA) CCZ-S6 Insufficient storage space			
	CON-2 (RDA) CCZ-S7 Insufficient distance between habitable room windows		any mitigation measures	
	CON-2 (RDA)		n/a	

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	CCZ-SY Residential unit is less than 35m2			
	CON-2 (RDA) CCZ-SZ Building within 3m of a residential boundary		any adverse effects resulting from the bulk and dominance of built form	
HEARING C (Deferred)				
HEARING D – ECOSYSTEMS AND INDIGENOUS BIODIVERSITY				
ECO-R1 Clearance of Indigenous vegetation within: 2. Riparian margins, coastal environment, within 20m of a spring, higher than 900m altitude or on a slope greater than 30 degrees but not complying with performance standards (RDA)	PER-1 Clearance was not undertaken in accordance with arborist advice PER-2 Clearance is over 2m PER-3 Clearance was not certified by Te Rūnanga o Arowhenua PER-4 Clearance is not part of improved pasture or previous planting for amenity PER-5 Clearance is part of removing pest plants and animals but not in a pest management plan PER-6 Clearance that is not part of a biodiversity restoration project PER-7 Clearance is within a riparian margin and is not associated with a replacement of a permitted structure	<u>Tikaka</u> Will this activity be consistent with traditional practices? <u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts). <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location? <u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?	any adverse effects on the mauri of the site, mahika kai, wāhi tapu or wāhi taoka values;	AMEND This matter of discretion identifies specifically several Ngāi Tahu values that have the potential to be impacted by this activity and provides the ability for the consent to be declined if the effects are too significant. However, given that customary purposes are a performance criterion for this rule, I recommend inclusion of Tikaka to this list to be able to assess the effects of breaching performance standard PER-3. Therefore, the rule will then give effect to the submission to consider Ngāi Tahu values as a matter of discretion.
ECO-R1 Clearance of Indigenous vegetation within: 4. All areas not specified in 1-3 in this rule	PER-1 Clearance for a purpose not listed (create a residential tennis court)	<u>Tikaka</u> Will this activity be consistent with traditional practices? <u>Rakatirataka</u> How does this fit into the RMA partnership and agreements between Crown/Council and Ngāi Tahu? <u>Kaitiakitaka</u>	any adverse effects on the mauri of the site, mahika kai, wāhi tapu or wāhi taoka values;	AMEND This matter of discretion identifies specifically several Ngāi Tahu values that have the potential to be impacted by this activity and provides the ability for the consent to be declined if the effects are too significant. The activities in this rule include customary purposes and processes such as National

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
but not complying with performance standards (RDA)		<p>What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).</p> <p><u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?</p> <p><u>Mahika kai</u> Could the activity impact a food or resource gathering location?</p> <p><u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?</p>		<p>Park Management Plans which have obligations to give effect to principles of the Treaty including rakatirataka.</p> <p>Therefore, I recommend either an expansion of the values considered or a general matter of discretion to consider all Ngāi Tahu values.</p>
<p>ECO-R2 Clearance of Indigenous vegetation for natural hazard mitigation works within:</p> <p>Riparian margins, coastal environment, within 20m of a spring, higher than 900m altitude or on a slope greater than 30 degrees</p> <p>but not complying with performance standards (RDA)</p>	<p>PER-1 The clearance includes the removal of taonga species</p>	<p><u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?</p> <p><u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?</p> <p><u>Mahika kai</u> Could the activity impact a food or resource gathering location?</p>	any adverse effects on the mauri of the site, mahika kai, wāhi tapu or wāhi taoka.	<p>Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.</p>
	<p>PER-2 The clearance is carried out by a contractor not authorised by the Council.</p>	<p><u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?</p> <p><u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?</p> <p><u>Mahika kai</u> Could the activity impact a food or resource gathering location?</p>		<p>Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.</p>
<p>ECO-R3 Clearance of Indigenous vegetation associated with the National Grid or electricity distribution network within:</p> <p>Significant natural areas overlay, riparian</p>	<p>PER-1 The clearance is part of an investigation of a new electricity distribution network</p>	<p><u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?</p> <p><u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?</p> <p><u>Mahika kai</u></p>	any adverse effects on the mauri of the site, mahika kai, wāhi tapu or wāhi taoka	<p>Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.</p>

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
margins, coastal environment, within 20m of a spring, higher than 900m altitude or on a slope greater than 30 degrees but not complying with performance standards (RDA)		Could the activity impact a food or resource gathering location?		
ECO-R4 Clearance of trees in the Long Tailed Bat Habitat Protection Area but not complying with performance standards (RDA)	PER-1 The trees to be cleared were planted for biodiversity purposes (not production) PER-2 The trees to be cleared are large and established	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	any measures to avoid or mitigate the adverse effects.	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.
ECO-RX clearance of indigenous vegetation and earthworks in a significant natural area associated with restoration of the SNA (RDA)	Clearance and earthworks as part of establishing a predator proof fence and restoration of the inner space.	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	any adverse effects on the mauri of the site, mahika kai, wāhi tapu or wāhi taoka;	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.
NATC-R2 vegetation planting in riparian margins not complying with performance standards (CA & RDA)	PER-1 (CA) Planting of willows by Council as part of flood protection CON-1 (RDA) Planting of willows by private person PER-2	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u>	Consideration of values in policy NATC-P1 which includes: 5. the cultural values of the water body to Kāti Huirapa, including values associated with traditional and contemporary uses and the continuing ability of the waterbody	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Planting on a residential property (not used for cultivation)	Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	to support taoka species and mahika kai activities	
NATC-R3 Earthworks within: 1. Riparian margins of a river that is not an HNWB 2. Riparian margins of a an HNWB not complying with performance standards (CA & RDA)	PER-1(CA) Earthworks for a new natural hazard mitigation works (permitted rule is for existing) and is undertaken by Council CON-1 (RDA) Earthworks for an activity not provided in this rule or the controlled condition (new jetty for private use)	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	Consideration of values in policy NATC-P1 which includes: 5. the cultural values of the water body to Kāti Huirapa, including values associated with traditional and contemporary uses and the continuing ability of the waterbody to support taoka species and mahika kai activities	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.
NATC-R4 Construction of fences within: 1. Riparian margins of a river that is not an HNWB not complying with performance standards (RDA)	PER-1 (RDA) Construction of a predator proof fence.	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	Consideration of values in policy NATC-P1 which includes: 5. the cultural values of the water body to Kāti Huirapa, including values associated with traditional and contemporary uses and the continuing ability of the waterbody to support taoka species and mahika kai activities	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.
NATC-R5 Buildings and structures within: 1. Riparian margins of a river that is not an HNWB	PER-1 (RDA) New building	<u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area? <u>Mauri</u>	Consideration of values in policy NATC-P1 which includes: 5. the cultural values of the water body to Kāti Huirapa, including values associated with traditional and contemporary uses and the	Yes This matter of discretion identifies specifically the relevant Ngāi Tahu values that have the potential to be impacted by this activity.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
not complying with performance standards (RDA)		Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	continuing ability of the waterbody to support taoka species and mahika kai activities	
No assessment undertaken for the Natural Features and Landscapes chapter due to agreement with the s42 report authors that the values in the schedule for these areas include Ngāi Tahu values as the criteria for assessment includes Mana Whenua values as an associative value and the provisions are designed to recognise and protect all identified values of these areas.				
HEARING D – CONTAMINATED LAND AND HAZARDOUS SUBSTANCES				
HS-R1 Use/storage of hazardous substances in a hazardous facility not complying with performance standards (RDA)	PER-1 Hazardous facility is within a sensitive location (ONL/SASM) PER-2 Within a flood assessment area with insufficient floor level	<u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location? <u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM? <u>Wāhi tapu & Taoka</u> Is there spiritual values associated with the area or Taonga species in the area?	Potential effects on land use activities in the surrounding area; The potential effects on natural ecosystems, sensitive locations and life-supporting capacity of land and water from escape or spillage; Potential risk and effects on SASM within the sensitive locations;	No Given the high level of risk of these activities, a clear statement to consider Ngāi Tahu values as part of the assessment will enhance the consideration of the potential effects.
HEARING D – OPEN SPACE AND RECREATION ZONES				
NOSZ-R2 Park management activity not complying with performance standards (RDA)	NOSZ-S1 Building over 4m NOSZ-S2 Gross floor area over 50m ² NOSZ-S3 Building closer than 5m from any boundary NOSZ-S4 Impermeable surface over 2.5% of site	<u>Kaitiakitaka</u> What are the wider impacts/downstream impacts on the landscape? <u>Mahika kai</u> Could the activity impact a food or resource gathering location? <u>Mauri</u> Will this impact bird corridors (large reflective building disorientating taonga species) <u>Ki Uta Ki Tai</u> Is this near a prominent view shaft or route between SASM?	any impacts on the character and qualities of the zone; any impacts on the character and qualities of the surrounding area; the ability to retain indigenous vegetation and habitats for indigenous fauna mitigation measures.	Yes This zone notes that there is the potential for high cultural values (NOCZ-O2), however apart from the land around Geraldine, there is little of this zone that is also not subject to a SASM. Noting this, there is only minor risk of an activity occurring that could create adverse effects on Ngāi Tahu values beyond what is covered in the existing matters of discretion, in particular retention of indigenous vegetation and habitats and mitigation measures.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
				Therefore, I do not recommend a specific Ngāi Tahu values matter of discretion for these standards.
OSZ-R1 Recreation activity not complying with performance standards (RDA)	OSZ-S7 Stargazing commercial activity (exceeds hours of operation)	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
OSZ-R3 Commercial activity not complying with performance standards (RDA)	1. Open Space Zone outside any precincts PER-1 OSZ-S7 Commercial activity operates at night	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
	2. Te Aitaraikihi Precinct PER-1 OSZ-S1 Fence height over 3m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).		n/a No adverse effects on values to consider that are not addressed by other sections of the Plan (i.e archaeology or overlays).
	2. Te Aitaraikihi Precinct PER-1 OSZ-S3 Building over 9m			
	2. Te Aitaraikihi Precinct PER-1 OSZ-S4 Building closer than 1.5 to boundary			
	2. Te Aitaraikihi Precinct PER-1 OSZ-S5 Building height exceeds building envelope		mitigation measures	
	2. Te Aitaraikihi Precinct PER-1 OSZ-S6 Site coverage exceeds 60%			
	2. Te Aitaraikihi Precinct PER-1 OSZ-S7	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
	Stargazing commercial activity (exceeds hours of operation)	clearance/increased noise, downstream impacts).	mitigation measures	potential effects are no greater than the activity operating during the permitted times.
OSZ-R4 Park management activity not complying with performance standards (RDA) OSZ-R9 Playground equipment not complying with performance standards (RDA) OSZ-R10 Building and structures (excluding Holiday Hut Precinct) not complying with performance standards (RDA)	OSZ-S1 Fence height over 3m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on the character and qualities of the zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	OSZ-S2 Gross floor area over 10m ²		any impact on the character and qualities of the surrounding area	
	OSZ-S3 Building over 9m		mitigation measures	
	OSZ-S4 Building closer than 1.5 to boundary			
	OSZ-S5 Building height exceeds building envelope			
	OSZ-S6 Site coverage exceeds 60%			
	OSZ-S7 Stargazing commercial activity (exceeds hours of operation)	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
OSZ-R6 Burials and cremations not complying with performance standards (RDA)	OSZ-S7 Nighttime burial (exceeds hours of operation)	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
OSZ-R7 Residential activities (Te Aitara kihi precinct) not complying with performance standards (RDA)	PER-2 OSZ-S6 Site coverage exceeds 60%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
OSZ-R8 Public artwork not complying with performance standards (RDA)	OSZ-S7 Creating an art piece at night (exceeds hours of operation)	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
OSZ-R10 Building and structures (Holiday Hut Precinct) not complying with performance standards (RDA)	RDIS-1 located outside a High Hazard Area overlay, Coastal Erosion overlay, or Sea Water Inundation Overlay	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	whether wastewater from the new or extended building or structure can be appropriately captured and treated	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
SARZ-R1 Recreation activity not complying with performance standards (RDA) SARZ-R2 Community activity not complying with performance standards (RDA) SARZ-R8 Commercial activity not complying with performance standards (RDA)	SARZ-S7 Commercial activity operates at night	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
SARZ-R3 Park management activity not complying with performance standards (RDA) SARZ-R4 Playground equipment not complying with performance standards (RDA) SARZ-R5 Fences not complying with performance standards (RDA)	SARZ -S1 Fence height over 3m SARZ -S2 Gross floor area over 150m ² SARZ -S3 Building over 15m SARZ -S4 Building closer than 5m to boundary SARZ -S5 Building height exceeds building envelope SARZ -S6 Site coverage exceeds 60%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures any impact on the character and qualities of the zone any impact on the character and qualities of the surrounding area mitigation measures any impact on the character and qualities of the zone	Yes 'mitigation measures' is broad enough to include Ngāi Tahu values if relevant.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
<p>SARZ-R6 Public artwork not complying with performance standards (RDA)</p> <p>SARZ-R7 Buildings and structures outside PERC6- Caroline Bay Precinct not complying with performance standards (RDA)</p> <p>SARZ-R10 Motorsport events and motorsport facilities and ancillary facilities not complying with performance standards (RDA³)</p>	SARZ -S7 Commercial activity (exceeds hours of operation)	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	any impact on the character and qualities of the surrounding area mitigation measures	No (Permitted Baseline issue) There is potential to create positive effects, but no scope to consider negative effects, as the rule is limited to hours of operation and the potential effects are no greater than the activity operating during the permitted times.
HEARING F – OTHER DISTRICT WIDE MATTERS – Public access, activities on surface of water, versatile soil				
PA-R1 Any New land use, subdivision or development in the Public Access overlay not complying with performance standards (CA or RDA)	<p>CON-1 (CA) Public access provided as part of a resource consent application for breaching a rule in another chapter.</p> <p>CON-1 (RDA) No provision of public access as part of a resource consent application.</p>	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM?	the location, design and width of the proposed public access having regard to Council's public access standards for recreation areas and the need to protect the matters listed under PA-P4.1; (this includes cultural values)	Yes Matters listed under PA-P4.1 is broad enough to include Ngāi Tahu values if relevant.
VS-R1 Buildings and impervious surfaces not complying with performance standards (RDA)	PER-1 Building covers more than 10% of the site	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
SUB-R13 Subdivision of a site in highly productive land (RDA)	Subdivision of rural land within overlay	n/a This rule relates to overlay provisions which is excluded from this assessment table.	n/a	n/a This rule relates to overlay provisions which is excluded from this assessment table.
HEARING F – OTHER DISTRICT WIDE MATTERS – Light, noise				

³ Note that rule SARZ-R10 is a Discretionary Rule and non-compliance with DIS-2, states that the status is changed from discretionary to restricted discretionary

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
LIGHT-R1 Artificial outdoor lighting not complying with performance standards (RDA)	LIGHT-S1 Artificial lighting breaches limits in Table 22	<u>Mauri</u> Will this impact bird corridors (large reflective building disorientating taonga species)	whether the artificial outdoor lighting is necessary, suitably designed and adequately mitigates the effects on the character and amenity of the surrounding area	Yes Reference to the necessity and consideration of the amenity is broad enough to include Ngāi Tahu values if relevant.
	LIGHT-S2 Artificial lighting spills onto road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
NOISE-R1 Activities generating noise not complying with performance standards (RDA)	NOISE-S2 Noise breaches limits in Table 22	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts). <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?	effects on amenity values and anticipated character of the receiving environment	Yes Reference to amenity is broad enough to include Ngāi Tahu values if relevant.
NOISE-R2 Noise from temporary events not complying with performance standards (RDA)	PER-2, PER-4 or PER-5 Duration of fireworks event exceeds six hours	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on amenity values and anticipated character of the receiving environment	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 Noise breaches limits in Table 22			
NOISE-R3 Noise from temporary military training activities not complying with performance standards (RDA)	PER-3, PER-4 or PER-5 Noise breaches limits in Table 22	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on amenity values and anticipated character of the receiving environment	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 Weapons firing after 7pm			
NOISE-R4 Construction Noise not complying with performance standards (RDA)	Not complying with New Zealand Standards NZS 6803:1999 Acoustics — Construction Noise.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on amenity values and anticipated character of the receiving environment	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
NOISE-R5 Bird scaring devices not complying with performance standards (RDA)	Bird scaring devices exceeds noise limits	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on amenity values and anticipated character of the receiving environment	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
NOISE-RX Frost fans not complying with performance standards (RDA)	Frost fans exceeds noise limits		effects on amenity values and anticipated character of the receiving environment	
NOISE-R9 Noise sensitive activity too close to the State Highway or Railway line not complying with performance standards (RDA)	NOISE-S3 Insufficient acoustic insulation NOISE-S4 Insufficient ventilation	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the amenity of present and future residents of the site	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
NOISE-R10 Helicopter landing sites not addressed by GRUZ-R14 not complying with performance standards (RDA)	Excessive movements for private use	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts). <u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?	effects on amenity values and anticipated character of the receiving environment;	Yes Reference to amenity is broad enough to include Ngāi Tahu values if relevant.
NOISE-R12 Noise sensitive activity in Port overlay (RDA)	New residential dwelling	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	effects on amenity values and anticipated character of the receiving environment;	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
HEARING F – OTHER DISTRICT WIDE MATTERS – Earthworks, signs, temporary activities, relocated buildings and shipping containers				
EW-R1 Earthworks not complying with performance standards (RDA)	EW-S1 Exceeds maximum amount in Rural zones	<u>Wāhi tapu and Taoka:</u> Are there spiritual values associated with the area or Taonga species in the area?	the impact on visual amenity and landscape character	No As detailed in the evidence at the SASM hearing, it is expected that the earthworks provisions will consider the impact of earthworks in the wāhi tūpuna, wāhi taoka or wāhi tapu overlays. I recommend that the added matter of discretion that applies to the residential, urban

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
				and settlement zones also apply to the Rural Zones.
	EW-S1 Exceeds maximum amount in Residential, urban and settlement zones	<u>Wāhi tapu and Taoka:</u> Are there spiritual values associated with the area or Taonga species in the area?	where the earthworks are within a wāhi tūpuna, wāhi taoka or wāhi tapu overlay: (a). whether Te Rūnanga o Arowhenua has been consulted, the outcome of that consultation, and the extent to which the proposal responds to, or incorporates the outcomes of that consultation; and (b). the proposal's consistency with the values identified in SCHED6 — Schedule of Sites and Areas of Significance to Kāti Huirapa; and (c). the potential adverse effects, including on sensitive tangible and/or intangible cultural values; (d) Whether there are alternative methods, locations or designs that would avoid or mitigate the impact of earthworks on the values associated with the site or area of significance; and e. the appropriateness of any mitigation measures proposed, including the need for an accidental discovery protocol; and (f). the extent to which the proposed activity provides an opportunity to recognise Kāti Huirapa culture, history and identity associated with the site/area, and any potential to: (i). affirm the connection between mana whenua and place; or (ii). enhance the cultural values of the site/area; or (iii). provide for the relationship of Kāti Huirapa with their taoka; or (iv). maintain or enhance the ability of Kāti Huirapa	Yes This matter of discretion is narrowed to the areas that are most likely to be adversely affected (wāhi tūpuna, wāhi taoka or wāhi tapu overlays), along with clarity that the scope is limited to the values identified in schedule 6.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
			to access and use the Site or Area of Significance commensurate with the scale and nature of the proposal; and (g). where the earthworks will remove indigenous vegetation, the nature of any effects on mahika kai and other customary uses.	
	EW-S2 Excavation exceeds 1.5m	<u>Wāhi tapu and Taoka:</u> Are there spiritual values associated with the area or Taonga species in the area?	dust nuisance, sedimentation, land instability, erosion and contamination effects; the impact on visual amenity, landscape character, outlook and privacy; adverse effects on the margins of water bodies.	No As detailed in the evidence at the SASM hearing, it is expected that the earthworks provisions will consider the impact of earthworks in the wāhi tūpuna, wāhi taoka or wāhi tapu overlays. I recommend that the added matter of discretion.
	EW-S3 Excavation within 1.5m of site boundary	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	sedimentation and land instability effects;	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	EW-S4 Rehabilitation not commenced after 12 months	<u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	the impact on visual amenity, landscape character and outlook; potential dust nuisance, sedimentation, land instability and erosion;	Yes This matter of discretion considers the downstream impacts of the works not completed which has the potential to impact Ngāi Tahu values.
	EW-S5 Earthworks associated with national grid excavating deeper than 300mm	<u>Wāhi tapu and Taoka:</u> Are there spiritual values associated with the area or Taonga species in the area?	n/a	No As detailed in the evidence at the SASM hearing, it is expected that the earthworks provisions will consider the impact of earthworks in the wāhi tūpuna, wāhi taoka or wāhi tapu overlays. The NPS for the Electricity Transmissions policies 7 and 8 seek to avoid adverse effects on landscapes, high natural character and amenity, all of which consider Ngāi Tahu values. While this is an unlikely activity, the high risk of irreplaceable matters of natural importance means that there is merit in having the same

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
				matter of discretion in the overlays as in the urban zones. I recommend that the added matter of discretion.
	PER-2 Earthworks not in accordance with Accidental Discovery Protocol	<u>Wāhi tapu and Taoka</u> : Are there spiritual values associated with the area or Taonga species in the area?	whether there has been prior consultation with Te Rūnanga o Arowhenua and Heritage New Zealand Pouhere Taonga; measures to avoid, remedy or mitigate potential adverse effects on potential koiwi or artefacts.	Yes Consideration of consultation with the experts in Ngāi Tahu values and the measures to avoid provides scope and direction to Plan users.
RELO-R1 Placement of relocated building not complying with performance standards (RDA)	Relocated building not completed its reinstatement works after 12 months	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
RELO-R2 Placement of a shipping container not complying with performance standards (CA or RDA)	CON-1 Located more than 20m from the road		screening and landscaping	
	CON-1 Located closer than 20m from the road		landscaping and screening; the number of shipping containers on the site and cumulative effects on visual amenity and the character of the area.	
SIGN-R2 Temporary signs not complying with performance standards (RDA)	SIGN-S1 Sign obstructs the sight line of a road	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	SIGN-S2 Illuminated sign displaying a pre-recorded broadcast		impacts on the amenity and character of the surrounding environment;	
	SIGN-S3 Sign higher than 3m		any impact on the character and amenity values of the surrounding area;	
	SIGN-S4 Sign exceeding 2m ²		any adverse cumulative effects	
	SIGN-S5 More than one sign per site			
	SIGN-S7 Sign is offensive	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a Offence signs can include racism and sentiments designed to raise negative feelings towards mana whenua, however this is not an issue that can be resolved by

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
				consideration of Ngāi Tahu values in a District Plan.
TEMP-R1 Temporary buildings and structures ancillary to construction work not complying with performance standards (RDA)	PER-4 Building does not comply with the height, boundary setback and distance to boundary rule in underlying zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	loss of outlook, shading, loss of privacy and loss of amenity location and design	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
TEMP-R2 Temporary military training activities not complying with performance standards (RDA)	PER-1 & PER-2 Activity exceeds maximum duration or not all structures removed seven days after completion of the activity	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	loss of outlook, shading, loss of privacy and loss of amenity dust and sediment control	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
	PER-3 & PER-4 A building onsite more than seven days after completion of the activity and not meeting the height, boundary setback and distance to boundary rule in underlying zone, along with excavation of the site not restored.	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).		Yes Potential effects considered within the provisions of any overlays.
TEMP-R3 Temporary events and Temporary military training activities not complying with performance standards (RDA)	PER-4 permanent or mechanical excavation	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM? <u>Wāhi tapu and Taoka</u> Are there spiritual values associated with the area or Taonga species in the area? <u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	ground contour of any excavated areas dust and sediment control; ground stability; visual amenity.	No As detailed in the evidence at the SASM hearing, it is expected that excavation will consider the impact of earthworks in the wāhi tūpuna, wāhi taoka or wāhi tapu overlays. I recommend that the added matter of discretion.
TEMP-R4 Housing recovery temporary accommodation on private land not complying with	PER-5 Building too high for the underlying zone	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	loss of outlook, shading, loss of privacy and loss of amenity; matters described in the relevant rules and standards	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
performance standards (RDA)				
TEMP-R5 Housing recovery temporary accommodation on public land not complying with performance standards (RDA)			matters described in the relevant rules and standards	
TEMP-R6 Temporary motorsport events (RDA)	Annual race event with associated infrastructure	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	scale and duration; dust and sediment control; rehabilitation methods and timing	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
HEARING F – NATURAL HAZARDS, COASTAL ENVIRONMENT, DRINKING WATER PROTECTION				
NH-R1 Buildings, structures and earthworks (excluding natural hazard mitigation) not complying with performance standards (RDA)	Earthworks worsens flooding on another property (or several downstream)	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the effectiveness and potential adverse effects of any proposed mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application, especially if it impacted a marae).
NH-R3 Natural hazard mitigation works not complying with performance standards (RDA)	Works is larger than the permitted standards	<u>Ki Uta Ki Tai</u> Is the activity near a SASM or within a prominent view shaft or route between SASM? <u>Wāhi tapu and Taoka</u> Are there spiritual values associated with the area or Taonga species in the area? <u>Kaitiakitaka</u> What resources are impacted by this? (Public access is reduced, loss of taonga species by clearance/increased noise, downstream impacts).	the extent of any adverse social, cultural and environmental effects, including from indigenous vegetation clearance, vegetation planting, and earthworks on any sensitive environments, including significant natural areas, natural character areas, riparian margins, sites and areas of significance to Māori and within any ONF or ONL overlay;	Yes Potential effects considered within the provisions of any overlays.
NH-R4 Natural hazard sensitive buildings not complying with	Residential building not meeting the minimum finished floor level	<u>Rakatirataka</u> : Ability to self determine on their own land in accordance with tikaka.	for development within the Māori Purpose Zone, the extent to which meeting the requirements of the	Yes This matter of discretion provides for Rakatirataka within the MPZ

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
performance standards (RDA)			rule compromises the purpose for which the MPZ was created and the anticipated activities within the zone, and the views of mana whenua, if provided.	
NH-R5 Regionally Significant Infrastructure not complying with performance standards (RDA)	Building increases more than 10%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the effectiveness and potential adverse effects of any proposed mitigation measures; alternative locations for the regionally significant infrastructure;	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
NH-R6 New Regionally Significant Infrastructure not complying with performance standards (RDA)	building not meeting the minimum finished floor level		the effectiveness and potential adverse effects of any proposed mitigation measures; any increased flood risk for people, property, or public spaces	
NH-R6 New Regionally Significant Infrastructure (RDA)	In earthwork fault area, the activity is at least 20m away		n/a	
SUB-RX Subdivision with natural hazard overlays (RDA)	Building platform not in any hazard areas	<u>Rakatirataka</u> : Ability to self determine on their own land in accordance with tikaka.	for development within the Māori Purpose Zone, the extent to which meeting the requirements of the rule compromises the purpose for which the MPZ was created and the anticipated activities within the zone, and the views of mana whenua, if provided.	Yes This matter of discretion provides for Rakatirataka within the MPZ
NH-RX New Buildings, structures and earthworks within the PORTZ not complying with performance standards (RDA)	building not meeting the minimum finished floor level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the effectiveness and potential adverse effects of any proposed mitigation measures	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
CE-R1 Amenity planting and horticultural planting in coastal high natural character area overlay (RDA) CE-R2 Plantation forestry in coastal	Planting in the coastal environment	<u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10 and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
environment area overlay (RDA) CE-R10 Planting of trees/vegetation not listed in rules R1-R3 (RDA)				
CE-R3 Planting for conservation, restoration, enhancement not complying with performance standards (RDA)	Planting of exotic species	<u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10 and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-R4 Buildings and Structures in coastal environment area overlay not complying with performance standards (RDA)	PER-1 Building larger than 150m2 PER-2 CE-S1 Building exceeds maximum height PER-2 CE-S2 Building exceeds site coverage PER-2 CE-S3 Building and structures external materials reflectance over 30%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10 and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-RX Natural Hazards Sensitive Buildings Sea Water Inundation Overlay not complying with performance standards (RDA)	building not meeting the minimum finished floor level	<u>Rakatirataka</u> : Ability to self determine on their own land in accordance with tikaka.	for development within the Māori Purpose Zone, the extent to which meeting the requirements of the rule compromises the purpose for which the MPZ was created and the anticipated activities within the zone, and the views of mana whenua, if provided.	Yes This matter of discretion provides for Rakatirataka within the MPZ
CE-RX Natural Hazards Sensitive Buildings in Coastal Erosion Overlay (RDA)	Addition of an existing building	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the extent of any adverse effects on the amenity values of the coastal environment;	Yes The matters of discretion includes amenity values and it is noted that most of the coastal environment also contains a SASM overlay which allows for consideration of Ngāi Tahu values where appropriate.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
CE-RY Vehicle access tracks for network utilities in Coastal Environment not complying with performance standards (RDA)	Vehicle access track wider than 4m	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-RY Vehicle access tracks for network utilities in Coastal High Natural Character Area Overlay (RDA)	Vehicle access within Coastal High Natural Character Area Overlay		any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-R7 Regional Significant Infrastructure in coastal erosion or sea water inundation overlays not complying with performance standards (RDA)	Building not meeting performance standards	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any impacts on natural elements, processes and patterns, and landforms	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
CE-R7 Regional Significant Infrastructure in coastal environment not complying with performance standards (RDA)	Increase building by over 25%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-R7 Regional Significant Infrastructure in coastal high natural character overlay not complying with performance standards (RDA)	Increase building by over 10%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
CE-R8 Regional Significant Infrastructure in coastal erosion overlay (RDA)	Telecommunication facility (footprint less than 30m2)		n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).
CE-R8 Regional Significant Infrastructure in coastal environment not complying with	Increase building by over 200m2		any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
performance standards (RDA)				
CE-R9 Natural hazard mitigation works in coastal environment area or seas water inundation overlay not complying with performance standards (RDA)	Increase building by over 25%		the extent of any adverse social, cultural and environmental effects, including from indigenous vegetation clearance, vegetation planting, and earthworks on any sensitive environments, including significant natural areas, natural character areas, riparian margins, sites and areas of significance to Māori and within any ONF or ONL overlay for the HNC Overlay, any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6, CE-P7, CE-P8, CE-P9, CE-P10 and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 and reference to the overlays includes Ngāi Tahu values.
SUB-RY Subdivision within the Coastal Environment (RDA)	The site is not located within the Coastal High Natural Character Area Overlay	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
SUB-RX Subdivision within the PORTZ in the Flood Assessment area or seas water inundation overlay (RDA)	Subdivision in flood assessment overlay	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the effectiveness and potential adverse effects of any proposed mitigation measures	
CE-R14 Mining/Quarrying Activity in Coastal Environment area Overlay not complying with performance standards (RDA)	Farm quarry over 500m2	<u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system? <u>Mahika kai</u> Could the activity impact a food or resource gathering location?	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
NH-RXX CE-RXX Natural Hazard Sensitive Buildings within the PORTZ in the Flood Assessment Area	building not meeting the minimum finished floor level	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	the effectiveness and potential adverse effects of any proposed mitigation measures	Yes 'Adverse effects and mitigation measures' allows for consideration of Ngāi Tahu values if relevant.

Controlled (CA) / Restricted Discretionary Activity (RDA) rule	Feasible Activity scenario triggering consent	Possible Ngāi Tahu values to consider	Potential relevant Matters of Discretion that could address values	Can the conditions be considered without reference to Ngāi Tahu values?
and Sea Water Inundation overlay not complying with performance standards (RDA) NH-RX CE-RX New Buildings within the PORTZ in the Floor Assessment Area and Sea Water Inundation overlay not complying with performance standards (RDA)				
CE-RZ Solar Cells or an array of solar cells in the coastal environment not complying with performance standards (RDA) CE-RZ Wind turbine in the coastal environment not complying with performance standards (RDA)	PER-1 or PER-2 Panels are on the ground or in rural zone PER-2 CE-S1 Building exceeds maximum height PER-2 CE-S2 Building exceeds site coverage PER-2 CE-S3 Building and structures external materials reflectance over 30%	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6 (Kāti Huirapa values), CE-P7, CE-P8, CE-P10 and CE-P11	Yes 'Any adverse effects' of matters in policy CE-P6 includes Ngāi Tahu values.
DWP-R1 Camping grounds not complying with performance standards (RDA)	Campground not connected to community wastewater treatment system	<u>Mauri</u> Will the activity impact vegetation, bird corridors, erosion or contaminants in a wider system?	n/a	No (Regional issue) If not connected to the community system, it is highly likely that a regional consent if required will address any issues in regards to contaminants and impacts on waterways.
SUB-RZ Subdivision not connected to a community wastewater treatment system (RDA) SUB-RX Buildings that require septic/sewage facilities (RDA)	Subdivision in the DWPA	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).	n/a	n/a No easily identifiable values at a general scale (there is still the potential during a site-specific application).

