

GENERAL RESIDENTIAL ZONE

Introduction

The General Residential Zone is applied to suburban housing in the urban areas of Timaru, Temuka, Pleasant Point and Geraldine. It is intended that these areas will have residential units of one to two storeys, with ample ~~area space~~ around buildings for plantings and outdoor living ~~space areas~~, and good access to sunlight. Compatible and complimentary activities are enabled, while other activities require resource consent to ensure they do not detract from the character and qualities of the ~~zone~~.

Objectives

GRZ-O1	The purpose of the General Residential Zone
The General Residential Zone primarily provides for residential activities, <u>via</u> ¹ a mix of housing types, along with other complimentary activities that support the wellbeing of residents.	
GRZ-O2	Character and qualities of the General Residential Zone
<p>The character and qualities of the General Residential Zone comprise:</p> <ol style="list-style-type: none"> 1. a low to moderate building site coverage; and 2. a built form of single and two-storey attached or detached buildings; and 3. ample space around buildings; and² 4. provision for <u>a sufficient level of</u> on-site outdoor living <u>space areas</u>³; and 5. sites that incorporate plantings; and 6. a good level of sunlight access; and 7. a good level of privacy between properties. 	

Policies

GRZ-P1	Residential activities
<p>Enable residential activities and <u>within</u>⁴ a wide range of residential unit types and sizes where:</p> <ol style="list-style-type: none"> 1. they are compatible with the character and qualities of the General Residential Zone; and 2. outdoor living spaces areas: <ol style="list-style-type: none"> a. are directly assessable <u>accessible</u>⁵ from the residential unit and have access to sunlight; and b. provide ample opportunity for outdoor living, tree and garden planting⁶; and 3. residential units and accessory buildings are located to: <ol style="list-style-type: none"> a. take advantage of sunlight; and b. ensure the shading and privacy of adjoining sites is not unreasonably compromised; and 4. ample open space <u>and landscaping</u> is provided around buildings that to which reflect maintains the character and qualities of <u>anticipated within</u>⁷ the zone.⁸ 	
GRZ-P2	Appropriate non-residential activities
<p>Enable home business, small -scale non-residential activities where:</p> <ol style="list-style-type: none"> 1. they are compatible with the character and qualities of the surrounding area; and 2. any home -based business is ancillary to a residential activity; and 	

¹ Kāinga Ora [229.62]

² Kāinga Ora [229.63]

³ Kāinga Ora [229.63]

⁴ Kāinga Ora [229.89]

⁵ Broughs Gully [167.20]

⁶ Clause 10(2)(b) relating to Kāinga Ora [229.64]

⁷ Kāinga Ora [229.64]

⁸ Kāinga Ora [229.64]

3. ~~they do not result in adverse effects on the amenity values of adjoining sites arising from the movement of people and vehicles associated with the activity are that cannot be mitigated⁹~~; and
4. the hours of operation are compatible with residential amenity.

GRZ-P3 Retirement villages

Recognise the benefits of, ~~and provide for retirement villages in providing a diverse range of housing and care options for older persons and provide for them¹⁰~~, where:

1. the scale, form and design of the retirement village maintains the anticipated¹¹ character, qualities and amenity values of the surrounding area, while recognising the functional needs and operational needs of retirement villages¹²; and
2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the retirement village; and
3. suitable and safe internal access is provided for emergency services.

GRZ-P4 Other non-residential activities and buildings

Only allow other non-residential activities and buildings where:

1. they support the health, safety and¹³ wellbeing of residents in the area, or have a functional need or operational need¹⁴ to locate in the Zzone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Residential Zone.

GRZ-P5 Incompatible activities

Avoid activities that are likely to be incompatible or inconsistent with the character, qualities and purpose of the General Residential Zone, ~~unless:~~

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. GRZ-P4 is complied with.¹⁵

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GRZ-R1	Residential activities (not including buildings and not otherwise listed in this chapter)	
General Residential Zone	Activity status: Permitted	Activity status when no compliance not achieved: Restricted Discretionary
	Where: PER-1 GRZ-S8, GRZ-S9 and GRZ-S10 are complied with.	Matters of discretion are restricted to: 1. The matters of discretion of any infringed standard

⁹ Waka Kotahi [143.133]

¹⁰ RVA [230.10]

¹¹ Kāinga Ora [229.66]

¹² RVA [230.10]

¹³ FENZ [131.17]

¹⁴ Transpower [159.92]

¹⁵ Kāinga Ora [229.68]

	<i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i>	
GRZ-R2	Residential units	
General Residential Zone excluding outside PREC1 - the Old North Road General Residential Precinct	Activity status: Permitted Where: PER-1 There are no more than two residential units per site; and PER-2 All the Ss standards of this chapter are complied with. <i>Note: For residential a unit(s) within PREC1 - the Old North General Residential Precinct, see PREC1-R1.</i>	Activity status when n compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and 2. balance of open space and buildings; and 3. the extent, quality and design of outdoor living spaces areas; and 4. compatibility with the character of the area; and 5. amenity effects on neighbouring properties; and 6. provision for privacy between residential units and between sites; and 7. landscaping; and 8. outdoor storage, including rubbish collection areas; and 9. design of the access, car parking and service areas; and 10. fencing. <i>Note: Any application for this activity is precluded from being limited or publicly notified.</i>
		Activity status when n compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
GRZ-R3	Visitor accommodation	
General Residential Zone	Activity status: Permitted Where: PER-1 The visitor accommodation is undertaken within an existing residential unit; and	Activity status when n compliance not achieved: Discretionary

	<p>PER-2 The maximum occupancy is six guests per night; and</p> <p>PER-3 The site does not have a shared access with another site.</p>	
GRZ-R4	Home business	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business does not involve an offensive trade; and</p> <p>PER-2 GRZ-S11 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status when no compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-1: Non-complying</p>
GRZ-R5	Educational facilities	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility is within an existing residential unit; and</p> <p>PER-2 The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> live there.</p>	<p>Activity status when no compliance not achieved: Discretionary</p>
GRZ-R6	Supported residential care activitiesiesy	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within an existing residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents.</p>	<p>Activity status when no compliance not achieved: Discretionary</p>

GRZ-R7	Community gardens	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area used for the sale of produce is 5m² and</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status when no compliance not achieved: Discretionary</p>
GRZ-R8	Open space used for recreational purposes	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Buildings must only be used for storage of recreational equipment and have a maximum floor area of 25m²; and</p> <p>PER-2 The activity does not involve motorised vehicles, except lawn mowers and garden equipment and</p> <p>PER-3 All the Standards of this chapter are complied with.¹⁶</p> <p><i>Note: Any associated building and structure must be constructed in accordance with GRZ-R9.</i></p>	<p>Activity status where compliance not achieved with PER-3: Restricted Discretionary</p> <p>-</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.¹⁷</p>
		<p>Activity status when no compliance not achieved with PER-1: Discretionary</p>
		<p>Activity status when no compliance not achieved with PER-2: Non-complying</p>
GRZ-R9	Buildings and structures (excluding fences)	
General Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the Sstandards of this chapter are complied with.</p>	<p>Activity status when no compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when no compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>

¹⁶ Clause 16(2)¹⁷ Clause 16(2)

GRZ-R9A	Full or partial demolition of buildings or structures¹⁸	
General Residential Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
GRZ-R10	Fences	
General Residential Zone	Activity status: Permitted Where: PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is: <ol style="list-style-type: none"> no higher than 1.2m above ground level; or no higher than 1.8m above ground level where at least 45% of the fence is visually permeable; and¹⁹ PER-2 Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level. <i>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</i>	Activity status when compliance not achieved: Discretionary
GRZ-R11	Retirement villages^s	
General Residential Zone	Activity status: Controlled Restricted Discretionary²⁰ Where: PER-1 GRZ-S1, GRZ-S2, GRZ-S3 , GRZ-S4, 25584 , ²¹ GRZ-S5 and GRZ-S9 are complied with. Matters of control discretion are limited restricted²² to: <ol style="list-style-type: none"> the scale, form and design of the retirement village, its open space and 	Activity status when compliance not achieved: Discretionary

¹⁸ NZHHA [184.2]¹⁹ Karton and Hollamby Group [31.2], Dale, S and A [54.5], MFL [60.34], Speirs, B [66.31], Rooney Holdings [174.77], Rooney, GJH [191.77], Rooney Group [249.77], Rooney Farms [250.77], Rooney Earthmoving [251.77], TDL [252.77]²⁰ Kāinga Ora [229.74]²¹ Clause 16(2)²² Kāinga Ora [229.74]

	<p>any associated buildings, structures, parking, or utility areas; and</p> <p>2. any adverse effects on the <u>anticipated</u>²³ character, qualities and amenity values of the surrounding area; and</p> <p>3. on-site amenity for residents; and</p> <p>4. the ability of infrastructure to service the development; <u>and</u></p> <p>5. <u>effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</u></p> <p>6. <u>the functional needs and operational needs of the retirement village; and</u></p> <p>7. <u>the benefits of retirement villages.</u>²⁴</p> <p><u>Note: Any application for this activity is precluded from being limited or publicly notified.</u>²⁵</p>	
GRZ-R12	Emergency services facilitiesies	
General Residential Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S5; <u>and</u> GRZ-S6, GRZ-S9²⁶ are complied with.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of any proposed parking and loading areas and access; and 2. design and layout of on-site pedestrian connections; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. location, size and numbers of signs; and 6. traffic generation and impact on the transport network; and 7. landscaping and open space; and 8. site layout; and 9. the scale of activity; and 10. scale, form and design of buildings; and 11. the benefits of providing emergency service facilities. 	<p>Activity status when ne compliance not achieved: Discretionary</p>

²³ Kāinga Ora [229.74]

²⁴ RVA [230.11, 230.12, 230.13]

²⁵ RVA [230.11]

²⁶ FENZ [131.23]

GRZ-R13	Community facilities	
General Residential Zone	Activity status: Discretionary	Activity status when no compliance not achieved: Not applicable
GRZ-R14	Any Activities not otherwise listed in this chapter	
General Residential Zone	Activity status: Discretionary	Activity status when no compliance not achieved: Not applicable
GRZ-R15	Industrial activities	
General Residential Zone	Activity status: Non-Complying	Activity status when no compliance not achieved: Not applicable
GRZ-R16	Primary production and rural industry	
General Residential Zone	Activity status: Non-Complying	Activity status when no compliance not achieved: Not applicable
GRZ-R17	Mining	
General Residential Zone	Activity status: Non-Complying	Activity status when no compliance not achieved: Not applicable
GRZ-R18	Large format retailing (excluding supermarkets)²⁷	
General Residential Zone	Activity status: Non-Complying	Activity status when no compliance not achieved: Not applicable
GRZ-R19	Dismantling or repair of motor vehicles owned by people not living on-site including storage of those vehicles²⁸	
General Residential Zone	Activity status: Non-Complying	Activity status where compliance not achieved: Not applicable -
GRZ-R20	Offensive trades	
General Residential Zone	Activity status: Non-complying	Activity status when no compliance not achieved: Not applicable

²⁷ Woolworths [242.18, 242.19]

²⁸ MFL [60.35]

Standards		
GRZ-S1	Height of buildings and structures	
General Residential Zone	The maximum height of buildings and structures must not exceed 9m measured from ground level to the highest part, <u>or for towers and poles associated with emergency service facilities, must not exceed 15m.</u> ²⁹	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance in relation to the street and adjoining residential sites; and 2. overlooking and loss of privacy in relation to adjoining residential sites; and 3. solar access to adjoining residential sites; and 4. mitigation measures.
GRZ-S2	Height in relation to boundary	
General Residential Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in <i>APP8 - Recession Planes</i> .	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use and enjoy outdoor living space; and 2. any impact on solar access; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; and 5. mitigation measures.
GRZ-S3	Road s <u>Setbacks</u>	
General Residential Zone	<ol style="list-style-type: none"> 1. Buildings other than: <ol style="list-style-type: none"> 1. <u>a</u> a garage ;or 2. <u>b</u> a carport for a single car parking space must be set-back a minimum of 2m from any road boundary. 2. Buildings must be setback a minimum of <u>1m from any internal boundary, except where buildings share a common boundary wall.</u>³⁰ 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. landscaping; and 2. openness, dominance and attractiveness when viewed from the street; and 3. mitigation measures; <u>and</u> 4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities.</u>³¹
GRZ-S4	Façade length	
General Residential Zone	Where a façade of a building is located within 6m of the boundary with an adjoining site, the façade must not exceed an overall dimension of 30m measured parallel to any site boundary, excluding a 600 <u>mm</u> millimetre projection of eaves.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the visual effect of continuous walls; and 2. landscaping; and 3. building setback; and 4. mitigation measures.

²⁹ FENZ [131.21]³⁰ Kāinga Ora [229.79]³¹ Kāinga Ora [229.79]

GRZ-S5	Coverage	
General Residential Zone	<ol style="list-style-type: none"> 1. The building coverage of the net area³² of any site must not exceed 40%; and 2. For retirement villages, the percentage <u>of building</u> coverage must be calculated over the net site area of the entire complex or group of buildings. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. ability to detain stormwater on-site; and 3. visual dominance on adjacent properties; and 4. the scale of buildings; and 5. open space and landscaping; and 6. Mitigation measures.
GRZ-S6	Gross floor area	
General Residential Zone	The maximum gross floor area of any single building must be <u>not exceed</u> ³³ 550m ² .	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. compatibility with the character of the area; and 2. scale, intensity and character of land use; and 3. scale and bulk of buildings; and 4. visual dominance on adjacent properties; and 5. building setbacks; and 6. building design; and 7. landscaping.
GRZ-S7	Density of residential units	
Gleniti Low Density Residential Specific Control Area	Residential units must not exceed a density of one per 700m ² of net site area.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. Balance of open space and buildings; and 2. Compatibility with the character of area; and 3. Visual dominance on adjacent properties; and 4. Loss of privacy to adjacent properties; and 5. Overlooking and loss of privacy; and 6. Landscaping; 7. Stormwater treatment and discharge; and 8. The cumulative effects of an increase in density on the provision of infrastructure; 9. Whether it will establish a precedent or authority to approve similar proposals.

³² ECan [183.1]³³ Dale, S and A [54.7] and Speirs, B [66.32]

GRZ-S8	Outdoor living space	
General Residential Zone	<p>1. <u>Except where 2. below applies, e</u>Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> of at least 50m² at ground level with a minimum dimension of 5m; and that is directly accessible from the residential unit; and is located to the north, west or east of the residential unit. <p>2. <u>Each residential unit located entirely above ground floor level must have an exclusive outdoor living space in the form of a balcony, patio or terrace:</u></p> <ol style="list-style-type: none"> of at least 12m², with a minimum dimension of 1.8m, where the <u>residential</u> unit has two or more bedrooms; or 8m², with a minimum dimension of 1.8m, where the <u>residential</u> unit is a one-bedroom or studio unit; that is directly accessible from the residential unit; and is located to the north, west or east of the residential unit.³⁴ 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> provision of sufficient outdoor living space <u>which reflects the anticipated occupancy of the <u>residential unit associated dwelling</u></u>³⁵; and accessibility and convenience for residents; alternative provision of outdoor living space, which is in close enough proximity to meet residents' needs; and the need to retain mature on-site vegetation.
GRZ-S9	Landscaping	
General Residential Zone	At least 30% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> compatibility with the character of the area; and balance between built form and open space; <u>and</u> <u>streetscape amenity</u>.³⁶
GRZ-S10	Heavy vehicle storage	
General Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> noise; and any impact on the visual amenity of the surrounding area.
GRZ-S11	Home business	
General Residential Zone	<ol style="list-style-type: none"> There must be no more than one full-time equivalent person engaged in the home business who resides off-site; and All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> scale, intensity and character of business; and hours of operation; and traffic generation; and the design of any parking proposed; and

³⁴ Kāinga Ora [229.82]³⁵ Kāinga Ora [229.82]³⁶ Kāinga Ora [229.83]

	<p>activity must be carried out within a building; and</p> <p>3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site.</p>	<p>5. noise, odour, dust, disturbance and loss of privacy for neighbours; <u>and</u></p> <p>6. mitigation measures.</p>
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PREC1 - Old North Road General Residential Precinct

The Old North Road General Residential Precinct is located in the north of Timaru township and encompasses a greenfield area to the west of Old North Road and a semi-developed area north of Mahoneys Road. Significant parts of the area are located close to industrial activity and there is therefore the potential for reverse sensitivity effects to occur. In addition, the north-west section of the site is traversed by the National Grid.

Objectives

PREC1-O1	The purpose of the Old North Road General Residential Precinct
Low-density residential development is provided in the PREC1 - Old N orth G eneral R esidential P recinct in a way that minimises reverse sensitivity effects on the adjacent General I ndustrial Z one.	

Policies

PREC1-P1	Reverse sensitivity
Require a low density of development and separation distances from industrial activities development .	

Rules

Note: All rules for the underlying zone ~~applies~~ to activities in ~~the PREC1 – Old North General Residential~~ ~~P~~recinct, unless modified by the below rules. For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

PREC1-R1	Residential units	
<u>PREC1 -</u> Old North Road General Residential Precinct	Activity status: Permitted	Activity status when compliance not achieved: Restricted Discretionary
	<p>Where:</p> <p>PER-1 GRZ-S1, GRZ-S2, GRZ-S4, GRZ-S6, GRZ-S9, GRZ-S10, PREC1-S1, PREC1-S2 and PREC1-S3 are complied with.</p>	<p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>

Standards		
PREC1-S1	Density of residential units	
<u>PREC1 -</u> Old North Road General Residential Precinct	Residential units must not exceed a density of one per 1,500m ² of net site area.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. reverse sensitivity effects on the General Industrial Zone; and 2. balance of open space and buildings; and 3. compatibility with the character of the area; and 4. visual dominance on adjacent properties; and 5. loss of privacy to adjacent properties; and 6. overlooking and loss of privacy; and 7. landscaping.
PREC1-S2	Road and boundary sSetbacks	
<u>PREC1 -</u> Old North Road General Residential Precinct	<ol style="list-style-type: none"> 1. Buildings other than a garage or carport must be set-back a minimum of 10m from Old North Road or Blair Street; and <u>and</u> 2. Buildings other than a garage or carport must be set-back a minimum of 20m from any boundary adjoining the General Industrial Zone. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. landscaping; and 3. setback of buildings; <u>and</u> 4. mitigation measures.
PREC1-S3	Site coverage	
<u>PREC1 -</u> Old North Road General Residential Precinct	The maximum site coverage combined building and impervious surface coverage of the net site area of any site must not exceed 35%.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. potential reverse sensitivity effects on the General Industrial Zone; and 2. compatibility with the character of the area; and 3. visual dominance on adjacent properties; and 3. the scale of buildings.

MEDIUM DENSITY RESIDENTIAL ZONE

Introduction

The Medium Density Residential Zone is applied to existing residential areas located near commercial centres. Many of these areas are already well developed, and are characterised by detached residential units ~~houses~~, flats and some non-residential activities, all of which have been slowly consolidating over time. It is anticipated that these areas will continue to predominantly accommodate residential activities, but that over time they will also comprise home businesses and small-scale non-residential activities that are compatible with and complementary to the character and amenity of the Zzone.

To ensure a more sustainable urban form and to provide for a variety of housing choices, further consolidation and intensification is enabled within this Zzone. It is expected that the Zzone will continue to be developed over time to contain a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing and low-rise apartments. Buildings are expected to be well articulated with good streetscape appeal and provide residents with a good level of amenity. The approach taken in this chapter is to enable up to three residential units to be developed as a permitted activity, subject to compliance with various standards that seek to ensure compatibility with the character and qualities expected within the Zzone. Comprehensively designed multi-unit developments are encouraged and enabled through a consenting process which seeks to enable development at higher densities, where it is well-designed and aligns with the Zzone's intended character and qualities.

Objectives

MRZ-O1	Purpose of the Medium Density Residential Zone
	The Medium Density Residential Zone primarily provides for residential activities with a range of housing types and other compatible activities that support the wellbeing of residents.
MRZ-O2	Character and qualities of the Medium Density Residential Zone
	<p>The character and qualities of the Medium Density Residential Zone comprise:</p> <ol style="list-style-type: none"> 1. a moderate building site coverage; and 1A. <u>a predominance of medium density housing, in a range of housing typologies; and</u>¹ 2. two to three-storey well-articulated buildings that make a positive contribution to neighbouring properties and the streetscape; and 3. good quality on-site residential amenity; and 4. good quality amenity for adjacent sites; and 5. upgraded and² attractive streetscapes.

Policies

MRZ-P1	Residential activities and m Medium ³ density residential development
	<p>Enable residential activities and <u>within</u>⁴ a diverse range of residential unit types and sizes where:</p> <ol style="list-style-type: none"> 1. they are compatible with the anticipated character and qualities of the Medium Density Residential Zone; and 2. outdoor living <u>spaces</u> areas: <ol style="list-style-type: none"> a. are of a size and dimension that provides for the needs of residents; and b. have an appropriate relationship between open space and buildings; and c. are functional and directly accessible from main living areas with access to sunlight; and 3. residential units and accessory buildings are designed and located to: <ol style="list-style-type: none"> a. provide passive surveillance of the street; and

¹ Kāinga Ora [229.88]

² Kāinga Ora [229.88]

³ Kāinga Ora [229.89]

⁴ Kāinga Ora [229.89]

- b. mitigate adverse effects of building height, bulk and location including by adopting a design that provides visual interest; and
- c. provide for a reasonable level of on-site privacy, and access to sunlight and daylight; and
- d. maintain or incorporate, where possible, landscaping along the street frontage and site boundaries, and parking areas; and
- e. provide adequate outdoor storage space; and
4. potential reverse sensitivity effects on any adjacent ~~Commercial~~ and mixed-use zones or the General ~~Industrial Zones~~ are minimised.

MRZ-P2 Streetscapes

Encourage the upgrading of key streetscapes within the road reserve through Council funding, including improvements to public open space and traffic calming.

MRZ-P3 Innovative approaches

Encourage innovative approaches to comprehensively designed, medium density residential development, which is attractive to residents, responsive to housing demands and provides a positive contribution to its environment through:

1. consultative planning approaches with developers to achieve quality outcomes; and
2. recognising that compliance with standards may not always support good design and layout for medium density development.

MRZ-P4 Home business activities

Enable small-scale home business activities where:

1. they are ancillary to a residential activity; and
2. they are compatible with and complimentary to the anticipated character, qualities and purpose of the Medium Density Residential Zone; and
3. they contribute to or do not compromise the wellbeing of the surrounding community; and
4. any parking and vehicle manoeuvring does not compromise the amenity values of adjoining sites; and
5. they do not result in adverse effects on the amenity values of adjoining sites; and
6. the hours of operation are compatible with residential amenity; and
7. the scale of any visitor accommodation does not detract from the purpose and function of commercial and mixed use zones.

MRZ-P5 Retirement villages

Recognise the benefits of, ~~and provide for retirement villages in providing a diverse range of housing and care options for older persons, and provide for them⁵~~, where:

1. the scale, form and design of the retirement village maintains the anticipated⁶ character, qualities and amenity values of the surrounding area, while recognising the functional needs and operational needs of retirement villages⁷; and
2. on-site amenity for residents is provided that reflects the nature of and diverse needs of residents in the retirement village; and
3. suitable and safe internal access is provided for emergency services.

MRZ-P6 Other non-residential activities

Only allow other non-residential activities and buildings where:

⁵ RVA [230.10]

⁶ Kāinga Ora [229.93]

⁷ RVA [230.10]

1. they support the health, safety and⁸ wellbeing of residents in the area, or have a functional need or operational need⁹ to locate in the Zone; and
2. any adverse effects on the residential amenity values are avoided or minimised; and
3. they maintain the anticipated character, qualities and purpose of the General Medium Density¹⁰ Residential Zone; and
4. they do not compromise the safety of pedestrians or cyclists, or the transport network¹¹.

MRZ-P7 Industrial and large format retail Incompatible¹² activities

Avoid activities that are likely to be incompatible or inconsistent with the anticipated¹³ character, qualities and purpose of the General Medium Density¹⁴ Residential Zone, unless:

1. ~~the activity is such a small scale that it will not have any adverse effects on residential amenity; or~~
2. ~~the site adjoins a zone that permits that activity and the activity will not have any adverse effects on residential amenity; or~~
3. ~~MRZ-P6 is complied with.~~¹⁵

PRECX-P1 Bidweill Hospital Precinct¹⁶

Provide for the ongoing use and development of ~~hospital and health care facilities services within the~~ PRECX - Bidweill Hospital Precinct, where the nature, scale and design of activities and buildings are consistent with the purpose, character and qualities of the surrounding residential area.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

MRZ-R1	Residential activities iesy (not otherwise listed in this chapter)	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MRZ-S7 and MRZ-S9 are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i></p>	<p>Activity status when n compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MRZ-R2	Residential units	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</p>

⁸ FENZ [131.26]

⁹ Transpower [159.94]

¹⁰ MOE [106.19], FENZ [131.26], Transpower [159.94] and Broughs Gully [167.37]

¹¹ Waka Kotahi [143.140]

¹² Clause 16(2)

¹³ Kāinga Ora [229.95]

¹⁴ Waka Kotahi [143.141], Broughs Gully [167.38] and Kāinga Ora [229.95]

¹⁵ Kāinga Ora [229.95]

¹⁶ Bidwill Trust [225.5, 225.6]

	<p>PER-1 There are no more than three residential units per site; and</p> <p>PER-2 All the Ss standards of this chapter are complied with.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the bulk, location, design and density of buildings including articulation in the form of each residential unit; and 2. the extent and design of outdoor living spaces-areas; and 3. landscaping; and 4. outdoor storage, including rubbish collection areas; and 5. the design of any access, car parking and service areas; and 6. fencing; and 7. amenity effects on neighbouring properties and streetscape; and 8. provision for privacy between residential units and between sites; and 9. how the design provides housing choice. <p>Notification Status: Any application for this activity is precluded from being limited or publicly notified.</p> <p>Activity status when n^{re} compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MRZ-R3	Visitor accommodation	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is undertaken within and is ancillary to an existing residential unit; and</p> <p>PER-2 The maximum occupancy is 10 guests per night; and</p> <p>PER-3 The site does not have a shared access with another site.</p>	<p>Activity status when n^{re} compliance not achieved: Discretionary</p>
MRZ-R4	Home business	
Medium Density Residential	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when n^{re} compliance not achieved with PER-3: Restricted Discretionary</p>

Zone	<p>PER-1 The maximum floor area occupied by the home business is no more than 30m²; and¹⁷</p> <p>-</p> <p>PER-2 The home business does not involve an offensive trade; and</p> <p>PER-32 MRZ-S8 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i></p>	<p>Matters of Discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-1: Discretionary</p> <p>Activity status when re compliance not achieved with PER-21: Non-complying</p>
MRZ-R5	Educational facilities	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is a childcare service; and¹⁸</p> <p>-</p> <p>PER-2 The educational facility is within an existing residential unit; and</p> <p>PER-32 The maximum number of children in attendance at any one time is 10, excluding any children who <u>reside on site live there</u>.</p>	<p>Activity status when re compliance is not achieved: <u>Restricted</u> Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>scale, form and design of buildings; and</u> 2. <u>the scale of activity; and</u> 3. <u>site layout; and</u> 4. <u>landscaping; and</u> 5. <u>traffic generation and impact on the transport network; and</u> 6. <u>the location and design of any proposed car parking and loading areas and access; and</u> 7. <u>design and layout of on-site pedestrian connections; and</u> 8. <u>noise, disturbance and loss of privacy of neighbours; and</u> 9. <u>hours of operation; and</u> 10. <u>location, size and numbers of signs.</u>¹⁹
MRZ-R6	Supported residential care activities iesy	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within an existing residential unit; and</p> <p>PER-2</p>	<p>Activity status when re compliance is not achieved: Discretionary</p>

¹⁷ Kāinga Ora [229.98]¹⁸ MoE [106.20]¹⁹ MoE [106.20]

	The maximum occupancy does not exceed 10 residents.	
MRZ-R7	Community gardens	
Medium Density Residential Zone	Activity status: Permitted	Activity status when n^{re} compliance not achieved with PER-2: Restricted Discretionary
	Where:	Matters of D^discretion are restricted to: 1. the matters of discretion of any infringed standard.
	PER-1 The maximum area used for selling produce is 5m ² ; and PER-2 All the S ^s standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	Activity status when n^{re} compliance not achieved with: PER-1 Discretionary
MRZ-R8	Use of open space for recreational purposes	
Medium Density Residential Zone	Activity status: Permitted	Activity status when n^{re} compliance not achieved with PER-3: Restricted Discretionary
	Where:	Matters of D^discretion are restricted to: 1. the matters of discretion of any infringed standard.
	PER-1 Buildings must only be used for the storage of recreational equipment and have a maximum floor area of 25m ² ; and PER-2 The activity does not involve motorised sports; and PER-3 All the S ^s standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</i>	Activity status when n^{re} compliance not achieved with PER-1: Discretionary
		Activity status where compliance not achieved with PER-2: Non-complying
MRZ-R9	Buildings and structures (excluding fences)	
Medium Density Residential Zone	Activity status: Permitted	Activity status when n^{re} compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.
	Where:	Activity status when n^{re} compliance not achieved with PER-2: Restricted Discretionary
	PER- 1 The building or structure is associated with or ancillary to a permitted activity; and PER-2	Matters of D^discretion are restricted to:

	All the Ss standards of this chapter are complied with.	1. the matters of discretion of any infringed standard.
MRZ-R9A	<u>Full or partial demolition of buildings or structures</u> ²⁰	
<u>Medium Density Residential Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
MRZ-R10	Fences	
Medium Density Residential Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any fence within 2m of a site's road boundary or a boundary shared with a public reserve, walkway or cycleway is:</p> <ol style="list-style-type: none"> 1. no higher than 1.2m above ground level;²¹ or 2. no higher than 1.8m above ground level where at least 450% of the fence is visually permeable; and²² <p>PER-2 Any fence within 2m of a site's boundary, other than road boundary or a boundary shared with a public reserve, walkway or cycleway, is no higher than 2m above ground level.</p> <p>Note: This rule does not apply if the fence is required under the Health and Safety at Work Act 2015.</p>	Activity status when n^{re} compliance not achieved: Discretionary
MRZ-R11	<u>Convenience stores</u> on corner sites or in buildings previously used for commercial purposes	
Medium Density Residential Zone	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 The retail area is no greater than 75m²; and</p>	<p>Activity status when n^{re} compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of D^discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

²⁰ NZHHA [184.2]²¹ Kāinga Ora [229.101]²² Karton and Hollamby Group [31.5], Dale, S and A [54.9], MFL [60.38], Speirs, B [66.34], Rooney Holdings [174.80], Rooney, GJH [191.80], Rooney Group [249.80], Rooney Farms [250.80], Rooney Earthmoving [251.80], TDL [252.80]

	<p>PER-2 The hours of operation for the business are limited to 7.00am to 8.00pm; and</p> <p>PER-3 All the Ss standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MRZ-R9.</p>	Activity status where no compliance not achieved with PER-1 or PER-2: Discretionary
MRZ-RXX	Healthcare facilities excluding the construction of any building ²³	
PRECX – Bidwell Hospital Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The facilities do not include any emergency care facilities; and</p> <p>PER-2 The hours of operation for the business are limited to 7.00am to 8.00pm; and</p>	Activity status where compliance not achieved: Not applicable
MRZ-RXX	The Construction of any new building associated with a Hhealth care facilities ²⁴	
PRECX - Bidwell Hospital Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The health care facility facilities does not include any emergency care facilities; and</p> <p>PER-2 The building or structure is less than 200m²; and</p> <p>PER-3 All the Ss standards of this chapter are complied with.</p> <p>Activity status: Restricted Discretionary</p>	<p>Activity status where no compliance not achieved with PER-2: Not applicable</p> <p>Controlled</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> consistency of the: <ol style="list-style-type: none"> roof forms; and exterior colours; and building materials; and with the anticipated residential character, taking into account the existing development on the site; and site layout in relation to adverse amenity effects on adjoining neighbours; and landscaping; and effects on the loss of privacy of neighbours.

²³ Bidwill Trust [225.4]²⁴ Bidwill Trust [225.4]

	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. scale, form and design of buildings; and</u> <u>2. the scale of activity; and</u> <u>3. site layout; and</u> <u>4. landscaping; and</u> <u>5. traffic generation and impact on the transport network; and</u> <u>6. the location and design of any proposed car parking and loading areas and access; and</u> <u>7. design and layout of on-site pedestrian connections; and</u> <u>8. noise, disturbance and loss of privacy of neighbours; and</u> <u>9. hours of operation; and</u> <u>10. location size and numbers of signs.</u> 	<p><u>Activity status when n compliance not achieved with PER-3: Restricted Discretionary</u></p> <p><u>Matters of D discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. the matters of discretion of any infringed standard.</u> <p><u>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of D discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. noise; and</u> <u>2. lighting; and</u> <u>3. traffic and access; and</u> <u>4. hours of operation.</u>
MRZ-R12	Retirement villages	
Medium Density Residential Zone	<p>Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p><u>PER-1</u> <u>All the S standards of this chapter are complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. the scale, form and design of the retirement village, its open space and any associated buildings, structures, parking, or utility areas; and</u> <u>2. any adverse effects on the anticipated²⁵ character, qualities and amenity values of the surrounding area; and</u> <u>3. on-site amenity for residents; and</u> <u>4. the ability of infrastructure to service the development; and</u> <u>5. effects on the safety of, and the quality of the interface with, adjacent roads or public open spaces; and</u> <u>6. the functional needs and operational needs of the retirement village; and</u> <u>7. the benefits of retirement villages.²⁶</u> <p><u>Note: Any application for this activity is precluded from being limited or publicly notified.²⁷</u></p>	<p>Activity status when n compliance not achieved: Not applicable Restricted Discretionary</p> <p><u>Matters of D discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. the matters of discretion of any infringed standard.</u>

²⁵ Kāinga Ora [229.103]

²⁶ RVA [230.11, 230.12, 230.13]

²⁷ RVA [230.11]

MRZ-R13	Community facilities	
Medium Density Residential Zone	Activity status: Restricted Discretionary Where: Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. scale, form and design of buildings; and 2. the scale of activity; and 3. site layout; and 4. landscaping; and 5. traffic generation and impact on the transport network; and 6. the location and design of any proposed car parking and loading areas and access; and 7. design and layout of on-site pedestrian connections; and 8. noise, disturbance and loss of privacy of neighbours; and 9. hours of operation; and 10. location, size and numbers of signs. 	Activity status when n^{re} compliance not achieved: Not applicable
MRZ-R14	Emergency services facilities	
Medium Density Residential Zone	Activity status: Restricted Discretionary Where: Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. scale, form and design of buildings; and 2. the scale of activity; and 3. site layout; and 4. landscaping; and 5. traffic generation and impact on the transport network; and 6. the location and design of any proposed car parking and loading areas and access; and 7. design and layout of on-site pedestrian connections; and 8. noise, disturbance and loss of privacy of neighbours; and 9. hours of operation; and 10. location, size and numbers of signs. 	Activity status when n^{re} compliance not achieved: Not applicable
MRZ-R15	<u>Any A</u>activities not otherwise listed in this chapter	
Medium Density Residential Zone	Activity status: Discretionary	Activity status when n^{re} compliance not achieved: Not applicable

MRZ-R16	Industrial activitiesiesy and rural industry	
Medium Density Residential Zone	Activity status: Non-complying	Activity status when n^{re} compliance not achieved: Not applicable
MRZ-R17	Large format retail (<u>excluding supermarkets</u>)²⁸	
Medium Density Residential Zone	Activity status: Non-complying	Activity status when n^{re} compliance not achieved: Not applicable
MRZ-R18	Offensive trades	
Medium Density Residential Zone	Activity status: Non-complying	Activity status when n^{re} compliance not achieved: Not applicable
Standards		
MRZ-S1	Height of buildings and structures	
Medium Density Residential Zone	The maximum height of buildings and structures must not exceed 112m measured from ground level to the highest part of the building or structure, <u>except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m metre, where the entire roof slopes 15° or more.</u> ²⁹	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance; and 2. overlooking and loss of privacy; and 3. impacts on sunlight access for neighbouring properties; and 4. any mitigation measures.
MRZ-S2	Height in relation to boundary	
Medium Density Residential Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site; except that a recession plane applies from points 2.5m above ground level along boundaries that adjoin the General R ^{Residential} z ^{Zone} . The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use and enjoy outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; and 5. any mitigation measures.
MRZ-S3	Outdoor living space	
Medium Density	Each residential unit must have an exclusive outdoor living space:	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. adequacy of the proposed private open <u>outdoor</u>³² living space; and

²⁸ Woolworths [241.21, 242.22]²⁹ RVA [230.14]³² Kāinga Ora [229.108]

Residential Zone	<ol style="list-style-type: none"> for <u>residential</u> units with common living space at ground floor level, of at least 20m² with a minimum dimension of 3m; and for <u>residential</u> units located entirely above the ground floor level, that comprises a balcony of at least: <ol style="list-style-type: none"> 12m², with a minimum dimension of 1.85m, where the <u>residential</u> unit has two or more bedrooms; or 8m², with a minimum dimension of 1.8m, where the <u>residential</u> unit is a one-bedroom or studio unit;³⁰ and which is located on the north, west or east side of the residential unit; and which is readily accessible from the common living space of the residential unit. <p><i>Note: This standard does not apply to residential units in a retirement village.³¹</i></p>	<ol style="list-style-type: none"> design and provision of useable outdoor space; and accessibility and convenience for residents; and alternative provision of public outdoor space, in close proximity to meet resident's needs; and the need to retain mature on-site vegetation.
MRZ-S4	Service and storage spaces	
Medium Density Residential Zone	<ol style="list-style-type: none"> Each residential unit must have an outdoor or indoor service space of at least 3m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>³³ for multiple <u>residential</u> units. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> provision of useable service and storage space; and accessibility and convenience for residents.
MRZ-S5	Building coverage	
Medium Density Residential Zone	The building coverage of the net site area ³⁴ of any site must not exceed 50%.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the amenity <u>values</u> and character of the area; and visual dominance on adjacent properties; and the scale of buildings.
MRZ-S6	Landscaping	
Medium Density Residential Zone	At least 25% of the site shall be planted in grass, trees, shrubs or other vegetation.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> compatibility with the character of the area; and balance between built form and open space; and

³⁰ RVA [230.16]³¹ Kāinga Ora [229.108]³³ Kāinga Ora [229.109]³⁴ ECan [183.1]

		3. location and design of landscaped areas; <u>and</u> 4. <u>streetscape amenity</u> . ³⁵
MRZ-S7	Heavy vehicle storage	
Medium Density Residential Zone	There must be no more than one heavy vehicle stored on a site in association with a permitted activity.	Matters of discretion are restricted to: 1. noise; and 2. any impact on the visual amenity of the surrounding area.
MRZ-S8	Home business	
Medium Density Residential Zone	<ol style="list-style-type: none"> 1. There must be no more than two full-time equivalent persons engaged in the home business who reside off-site; <u>and</u> 2. All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building on the site; <u>and</u> 3. Any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site or handcrafts manufactured on the site; <u>and</u> 4. The maximum number of vehicle trips for a home business per site must not exceed: <ol style="list-style-type: none"> a. 16 per day for sites where access is shared with at least one other site; or b. 32 per day for all other sites. 	Matters of discretion are restricted to <ol style="list-style-type: none"> 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. design of any car parking area; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours.

³⁵ Kāinga Ora [229.111]

MRZ-S9	Outdoor storage	
Medium Density Residential Zone	<ol style="list-style-type: none"> Any outdoor storage of motor vehicles, caravans or campervans, trailers, or watercraft must be directly associated with residential activities undertaken on the site; <u>and</u> The outdoor storage of goods or materials other than provided for in 1 above: <ol style="list-style-type: none"> must be screened from any road boundary by a fence, wall or vegetation; and must be screened from any internal boundary by a fence, wall or vegetation of 1.8m in height. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> volume and type of goods and materials; <u>and</u> type and location of screening; <u>and</u> any impact on the visual amenity <u>values</u> of the surrounding area.
MRZ-S10	Noise mitigation measures ³⁶	
18a Hobbs Street, Timaru, Lot 1 DP 45192 (and its successor)	<ol style="list-style-type: none"> A 4 metre high acoustic fence shall be installed for the full length of the site's eastern boundary with Lot 1 DP 40292 and Lot 1 DP 19845; and the primary outdoor space and outdoor living areas of any household unit shall be located within the northern and / or western areas of each site; and an acoustic design report, prepared by suitably qualified expert must be submitted to the District Planning Manager at Timaru District Council with any building consent or resource application for the development of any residential units on the site; and the report must certify that any habitable spaces of dwellings and outdoor living areas associated with any proposed residential unit have been oriented, designed and/or acoustically screened or insulated so that cumulative noise from the supermarket site at 1 Ranui Avenue, Waimataitai (including noise from the operation of any fixed plant or the use of vehicles including forklifts on that site) will not exceed the following limits within the outdoor living areas when measured in accordance with NZS6801:2008 Acoustics — Measurement of Environmental 	Matters of discretion are restricted to: <ol style="list-style-type: none"> effects on the ability of the supermarket to operate without undue constraint; and any legal instrument proposed; and any mitigation of noise proposed; and the amenity of present and future residents of the site.

³⁶ Rooney Holdings [174.82], Rooney, GJH [191.82], Rooney Group [249.82], Rooney Farms [250.82], Rooney Earthmoving [251.82], TDL [252.82].

Sound and assessed in accordance with NZS6802:2008 Acoustics —
Environmental Noise:

- a. 35 dBA LAeq (15 min) in the interior of habitable rooms from 2200 to 0700 hours;
 - b. 40 dBA LAeq (15 min) in the interior of habitable rooms from 0700 to 2200 hours;
 - c. 55dB dBA LAeq (15 min) in outdoor living areas at all times.
 - d. If windows are required to be closed to achieve the indoor design sound levels in a. and b. above, then an alternative means of ventilation shall be required to service all habitable rooms, and those ventilation systems shall not generate sound levels (when measured 1 metre from the vent) that exceed:
 - i. 35 dBA LAeq (30s) in bedrooms;
 - ii. 40 dBA LAeq (30s) in the interior of other habitable rooms; and
5. upon completion and application for a Code of Compliance for a residential unit, certification from a suitably qualified and experienced person shall be provided to the Council to confirm that the specified noise levels have been met with the acoustic design and construction of the residential unit and the ventilation system(s) (if any); and
6. where the specified noise levels have not been achieved, additional measures shall be adopted and implemented in accordance with recommendations from a qualified acoustic engineer until certification under 5 can be provided.

MRZ-SX	Outlook S space for R residential U units ³⁷	
<u>Medium Density Residential Zone</u>	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this Sstandard difficult.</u>
MRZ-SY	Minimum R residential U unit S sizes ³⁸	
<u>Medium Density Residential Zone</u>	<p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings; and</u> 2. <u>whether an appropriate level of privacy and amenity is provided for occupants of the residential unit.</u>
MRZ-SZ	Setbacks ³⁹	
<u>Medium Density Residential Zone</u>	<ol style="list-style-type: none"> 1. <u>Buildings must be set-back a minimum of 1.5m from any road boundary; and</u> 2. <u>Buildings must be setback a minimum of 1m from any internal boundary, except where buildings share a common boundary wall.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>landscaping; and</u> 2. <u>openness, dominance and attractiveness when viewed from the street; and</u> 3. <u>mitigation measures; and</u> 4. <u>dominance, loss of privacy and shading in relation to neighbouring residential activities.</u>

³⁷ Kāinga Ora [229.112], RVA [230.19]

³⁸ Kāinga Ora [229.113]

³⁹ RVA [230.18]

General Rural Zone

Introduction

The General Rural Zone is the largest zone in the District. The General Rural Zone is a dynamic environment, influenced by changing land use practice and by a wide range of primary production activities. As the land resource in this ~~z~~Zone is a major contributor to the economic, social and cultural wellbeing of the District, and provides for the essential health needs of people and communities through food production, this chapter seeks to enable primary production (including intensive primary production) and a range of ancillary activities and associated activities that support primary production. Primary production activities are generally required to comply with standards of this chapter to minimise adverse effects on sensitive activities and the environment.

The General Rural Zone includes a range of environments including hill and high country, downlands, plains and coastal areas, each with their own associated landscapes, vegetation and ecosystems. It also includes sensitive environments such as Outstanding Natural Landscapes (ONLs), Outstanding Natural Features (ONFs), Significant Natural Areas (SNAs) and Sites and Areas of Significance to Māori (SASM). The potential impact of activities on sensitive environments in the General Rural Zone is managed through the district-wide chapters.

The General Rural Zone also contains aggregate and mineral resources that are of considerable social and economic importance to the District and the wider ~~R~~Region. These resources are only available where they occur, and their extraction can be constrained by conflicting land uses. Extraction of these resources can potentially have significant impacts on the environment if not managed appropriately. Accordingly, this chapter seeks to manage extractive activities by way of resource consent.

Objectives

GRUZ-01 Purpose of the General Rural Zone

The General Rural Zone predominantly provides for primary production, including intensive primary production, as well as a limited range of activities that support primary production, including associated rural industry, and other activities that require a rural location.

GRUZ-02 Character and qualities of the General Rural Zone

The character and qualities of the General Rural Zone comprise:

1. large allotments with large areas of open space; and
2. a working environment of mostly utilitarian buildings, ~~and~~ structures and machinery¹ where primary production generates noise, odour, light ~~over~~spill and traffic, often on a cyclic and seasonable basis; and
3. higher levels of amenity immediately around existing² sensitive activities and zone boundaries; and
4. vegetation, pasture, crops and forestry and livestock across a range of landscapes.

GRUZ-03 Protecting primary production

The land resource of the General Rural Zone is not diminished by activities with no functional need or operational need to locate in the General ~~R~~rural ~~z~~zone, and primary production is protected from reverse sensitivity effects ~~sensitive activities~~³.

GRUZ-04 Protecting sensitive activities and sensitive zones

Intensive primary production, mining, quarrying and other intensive activities avoid or minimise

¹ NZ Frost Fans [255.19]

² NZPork [247.19]

³ Helicopters Sth Cant. [53.20], Ballance [86.11], NZAAA [132.24]

~~generates no or minimal~~⁴ adverse effects on:

1. existing⁵ sensitive activities; and
2. land close to ~~in~~ Residential zones, the Rural Lifestyle Zone, the Settlement Zone, the Māori Purpose Zone and the Open space and recreation zones.⁶

GRUZ-O5 Mining and quarrying

Mining and quarrying occurs in the General Rural Zone where the resource exists and where it will avoid or minimise ~~generates no or minimal~~ adverse effects on ~~the~~ sensitive environments, and sensitive activities and the transport network.⁷

GRUZ-O6 Conservation activities

A range of conservation activities occur in the General Rural Zone.

Policies

GRUZ-P1 Primary production activities

Enable a range of primary production activities, where they:

1. allow for the ongoing productive use of land for present and future generations; or
2. maintain the character and qualities of the General Rural Zone; and
3. meet the standards and requirements to minimise adverse effects on existing⁸ sensitive activities and the environment.

GRUZ-P2 Character and qualities of the General Rural Zone

The character and qualities of the General Rural Zone zone are maintained by:

1. requiring a large minimum allotment size that ensures ample open space around buildings; and
2. controlling the height and setbacks of buildings and structures; and
3. ensuring activities that can generate significant adverse effects and sensitive activities are well separated from each other.

GRUZ-P3 Small scale commercial activities

Provide for small-scale commercial activities, where they:

1. support, or are ancillary to primary productive activities; or
2. are ancillary and subordinate to the site's principal residential unit; and
3. are compatible or ~~complementary~~ complementary⁹ with the character and qualities of the Zone; and
4. are of size, scale and nature that will not compromise primary production.

GRUZ-P4 Emergency services facilities

Allow for emergency service facilities but require that they are designed and located to minimise adverse effects on existing activities and the character and qualities of the Zone.

GRUZ-P5 ~~Protecting primary production~~ Reverse sensitivity¹⁰

Manage sensitive activities in the General Rural Zone zone to ensure:

1. they are located to avoid adverse effects on primary production and rural industry activities¹¹; or

⁴ Silver Fern Farms [172.113], Alliance Group [173.115]

⁵ Silver Fern Farms [172.113], Alliance Group [173.115]

⁶ Silver Fern Farms [172.113], Alliance Group [173.115]

⁷ Waka Kotahi [143.146]

⁸ Silver Fern Farms [172.114]

⁹ Clause 16(2)

¹⁰ Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

2. if avoidance is not possible, the sensitive activity includes mitigation measures so that there is minimal potential for adverse effects on the sensitive activity from primary production or rural industry activities.¹²

GRUZ-P6 Mining and quarrying activities

1. Enable small scale quarry activities (up to 2,000m²), subject to requirements to protect the environment and sensitive activities; and
2. Only allow mining and other quarry activities in the General ~~R~~rural ~~Z~~zone where:
 - a. adverse effects on sensitive environments¹³ and sensitive activities are avoided, or if avoidance is not possible minimised; and
 - b. adverse effects on primary production and other activities are managed in accordance with appropriate management plans; and
 - c. vehicle access is suitable and safe, and traffic generation can be safely and efficiently accommodated by the surrounding road network; and
 - d. adverse effects on protected rock art and archaeological sites are avoided; and
 - e. adverse effects on local character and qualities are minimised; and
 - f. sites are progressively rehabilitated to enable the establishment of ~~a~~ land use consistent with the surrounding area.

GRUZ-P7 Industrial activities, rural industries and other activities

1. Only allow rural industries and other activities (not listed in the rules) in the General Rural Zone where:
 - a. the activity:
 - i. ~~was a~~ legally established use not permitted in the ~~Z~~zone; or
 - ii. supports primary production; or
 - iii. has a functional need or operational need for the activity to locate within the Zone; and
 - b. the activity is compatible or ~~complementary~~ complementary¹⁴ with the character and qualities of the Zone; and
 - c. there is adequate infrastructure available to service the activity, including ~~on-site~~ servicing where reticulated services are not available; and
 - d. there is adequate water supply provided for firefighting purposes; and
 - e. the scale, location and intensity of the activity will not compromise the efficiency and safety of the roading network; and
 - f. the activity does not constrain existing primary production or the establishment of activities otherwise permitted within the General ~~R~~rural ~~Z~~zone; and
 - g. any adverse effects on primary production, sensitive activities, zone boundaries or sensitive environments are avoided, and if avoidance is not possible, adverse effects are minimised~~;~~ and
2. Avoid other industrial activities unless:
 - a. the matters under GRUZ-P7.1 above are complied with; and
 - b. the activity:
 - i. can demonstrate that it cannot be provided for in the General Industrial Zone, or an extension of the General Industrial Zone; or
 - ii. is of such a small scale or nature that all adverse effects on primary production, sensitive environment or sensitive activities will be avoided.

¹¹ Silver Fern Farms [172.116], Rural Contractors [178.7]

¹² Consequential amendment to Silver Fern Farms [172.116], Rural Contractors [178.7]

¹³ Clause 16(2) of the RMA

¹⁴ Clause 16(2) RMA

GRUZ-P8 Residential activities (not including workers accommodation listed in GRUZ-P9)

Provide for residential activities in the General ~~R~~rural ~~Z~~one where:

1. fragmentation of rural land for non-primary production activities is avoided; and
2. the character and qualities of the General ~~R~~rural ~~Z~~one are maintained; and
3. the requirements of GRUZ-P5 are met; and
4. any minor residential unit is ancillary and subordinate to the site's principal residential unit.

GRUZ-P9 Workers accommodation

Provide for permanent workers accommodation and seasonal workers accommodation to support primary production where:

1. the site has an area of at¹⁵ least 40~~ha hectares~~ for permanent workers accommodation, or 20ha for seasonal workers accommodation; or
2. on smaller sites where it can be demonstrated that it is required to meet the needs of the site's primary production activity; and
3. measures are put in place to ensure the workers accommodation cannot be subdivided off or sold separately to the site; and
4. the necessary infrastructure is provided and adverse effects on adjoining sites are minimised; and
5. the requirements of GRUZ-P5 are met, except for seasonal workers accommodation.

GRUZ-P10 Conservation activities

Enable a range of conservation activities where the character and qualities of the General Rural Zone are maintained.

GRUZ-P11 Wildfire risk

Control the location of woodlots and shelterbelts to reduce the wildfire risk to neighbouring residential properties¹⁶

PRECX-P1 Waihi School Precinct

Recognise and provide for education~~al~~ facilities in ~~the~~ PRECX - Waihi School Precinct.¹⁷

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GRUZ-R1	Primary production and intensive primary production, not otherwise listed in this chapter	
General Rural Zone	Activity status: Permitted	Activity status when re compliance not achieved with PER-3: Restricted Discretionary
	Where: PER-1 The activity does not include any offensive trade; and	

Matters of discretion are restricted to:

1. the ability to manage grazing practices to ensure amenity effects

¹⁵ Clause 16(2) RMA

¹⁶ TDC [42.46]

¹⁷ Waihi School [236.1, 236.2]

	<p>PER-2 GRUZ-S5 is complied with; and</p> <p>PER-3 For grazing of stock within 50m of a residential unit under different ownership located in the Māori Purpose Zone, permanent ground cover of no less than 90% must be maintained, except during crop renewal or resowing; and</p> <p>PER-4 For milking sheds and buildings used to house or feed stock are located at least: <ol style="list-style-type: none"> 1. 200m from any land in the Māori Purpose Zone, Settlement Zone and Rresidential Zzones; and 2. 100m from the notional boundary of an <u>existing sensitive activity on a separate site under different ownership.</u>¹⁸ <p>The setbacks within PER-4 do not apply to <u>movable pig shelters, including farrowing huts 10m² in area and less than 2m in height.</u>¹⁹</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p> </p>	<p>on adjoining neighbours are minimised.</p> <p>Activity status when n compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effect on adjoining properties; and 2. mitigation measures. <p>Activity status when n compliance not achieved with PER-1 or PER-2: Discretionary</p>
GRUZ-R2	Pig production for domestic self-subsistence home use	
-General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The pigs are for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There is <u>are</u>²⁰ no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; or</p>	<p>Activity status when n compliance not achieved: Discretionary</p>

¹⁸ Keen et al [46.3]¹⁹ NZ Pork [247.31]²⁰ Clause 16(2) RMA

	<p>PER-3</p> <p>There is <u>are</u>²¹ between 7 <u>seven</u> and 25 pigs on the site and the pigs are setback a minimum distance of:</p> <ol style="list-style-type: none"> 1. 50m of a building containing an existing sensitive activity on a separate site under different ownership; and 2. 100m of the boundary with a Residential <u>zone</u>, Rural Lifestyle <u>Zone</u>, Rural Settlement <u>Zone</u>, Māori Purpose <u>Zone</u> or Open Sspace <u>and recreation</u> zone. <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R3	Keeping of poultry for domestic self-subsistence home use	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The poultry are for the subsistence of the people residing on the site and <u>the poultry and their eggs</u>²² are not sold to anyone not residing on the site; and</p> <p>PER-2 There is <u>are</u> no more than 30 birds located on the site; and</p> <p>PER-3 Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership and</p> <p>Note: Any associated building and structure must be constructed in accordance with</p>	Activity status when <u>no</u> compliance not achieved: Discretionary

²¹ Clause 16(2) RMA

²² Spiers, B [66.39]

	GRUZ-R13.	
GRUZ-R4	Residential units, excluding seasonal workers accommodation and permanent workers accommodation	
General Rural Zone	Activity status: Permitted Where: PER-1 There is a minimum site area of 40 ha hectares per <u>principal</u> principle ²³ residential unit unless: 1. the site was created: a) before 22 September 2022 <u>[the date this rule was made Operative]</u> ²⁴ or b) under a subdivision consent approved by Council before <u>[the date this rule was made Operative]</u> ²⁵ ; and 2. <u>the site</u> does not contain an existing <u>principal</u> ²⁶ residential unit; and PER-2 There is a maximum of one minor residential unit per principal residential unit provided under PER-1 ; and PER-3 The minor unit has a maximum gross floor area of 80m ² ; and PER-4 Access to the minor residential unit, including any car parking area provided for the minor residential unit is accessed from the same access as the principal residential unit; and PER-5 GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S6 are complied with; and PER-6 GRUZ-S4 is complied with. Note: Any accessory building to the residential unit must be constructed in accordance with GRUZ-R13.	Activity status when n compliance not achieved with PER-5: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
		Activity status when n compliance not achieved with PER-6: Discretionary
		Activity status when n compliance not achieved with PER-1 to PER-4: Non-complying

²³ Clause 16(2) RMA²⁴ MFL [60.42]²⁵ MFL [60.42]²⁶ Clause 16(2) RMA

GRUZ-R5	Residential activities not otherwise listed in this chapter	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 GRUZ-S4 is complied with.</p> <p>Note: Aany associated building and structure must be constructed in accordance with GRUZ-R13.</p>	<p>Activity status when nre compliance not achieved: Discretionary</p>
GRUZ-R6	Home business not otherwise listed in this chapter, excluding other permitted activities in this chapter	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken entirely within, and is ancillary to the use of, an existing residential unit; and</p> <p>PER-2 The activity does not occupy a total area greater than 100m²; and</p> <p>PER-3 The resident(s) and a maximum of three other people who do not resident at on the site are employed; and</p> <p>PER-4 No articles produced by the business are sold or displayed for sale on the premises; and</p> <p>PER-5 The home business does not involve an offensive trade or a licenced premise.</p> <p>Note: Aany associated building and structure must be constructed in accordance with GRUZ-R13.</p>	<p>Activity status when nre compliance not achieved: Discretionary</p>
GRUZ-R7	Educational facilities	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken within, and is</p>	<p>Activity status when nre compliance not achieved with: <u>Restricted</u> Discretionary</p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>the matters of discretion of any</u></p>

	<p>ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The educational facility is for a childcare service, or home schooling; and</p> <p>PER-3 The maximum number of children attending at any one time is six, excluding any children who reside on site live there; and</p> <p>PER-4 All the Sstandards of this chapter are complied with.²⁷</p>	<p><u>infringed standard; and</u></p> <ol style="list-style-type: none"> <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u> <u>hours of operation; and</u> <u>noise, disturbance and loss of privacy of neighbours; and</u> <u>screening and landscaping; and</u> <u>waste treatment and disposal; and</u> <u>whether the activity has an operational need or functional need to locate in the General Rural Zone.</u>²⁸
PRECX - Waihi School Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The educational facility complies with GRUZ-S1 to GRUZ-S3; and</p> <p>PER-2 The educational facility complies with GRUZ-S4.²⁹</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted discretionary</p> <p>Matters of discretion are restricted to: - <u>1. the matters of discretion of any infringed standard(s).</u></p> <p>Activity status when n compliance not achieved with PER-2: Discretionary³⁰</p>
GRUZ-R8	Supported residential care activitiesiesy	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within, and is ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents, not including any staff;; and</p> <p>PER-3 GRUZ-S4 is complied with.³¹</p>	<p>Activity status when n compliance not achieved: Discretionary</p>

²⁷ MoE [106.23]²⁸ MoE [106.23]²⁹ Waihi School [236.1, 236.2]³⁰ Waihi School [236.1, 236.2]³¹ Hort NZ [245.126], NZ Pork [247.27]

GRUZ-R9	Residential visitor accommodation	
General Rural Zone	Activity status: Permitted Where: PER-1 The visitor accommodation is contained within, and <u>is</u> ancillary to the use of, an existing principal residential unit; and PER-2 The maximum occupancy is six guests per night ; <u>and</u> PER-3 <u>GRUZ-S4 is complied with.</u> ³²	Activity status when no compliance not achieved with: Discretionary
GRUZ-R10	Conservation activities	
General Rural Zone	Activity status: Permitted Where: PER-1 Land, buildings, and structures, equipment, machinery, motor vehicles and aircraft ³³ are used for: <ul style="list-style-type: none"> • <u>1.</u> preservation, protection, restoration, promulgation or enhancement of indigenous species or habitats of indigenous fauna; or • <u>2.</u> weed or³⁴ pest control; or • <u>3.</u> conservation education; or • <u>4.</u> observation or surveying; or • <u>5.</u>³⁵ walking tracks, board walks, pedestrian bridge. <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	Activity status when no compliance not achieved with PER-1: Discretionary
GRUZ-R11	Recreation activities	
General Rural Zone	Activity status: Permitted Where:	Activity status when no compliance not achieved with: Discretionary

³² Hort NZ [245.126], NZ Pork [247.27]

³³ Helicopters Sth Cant. [53.24], NZAAA [132.30]

³⁴ Helicopters Sth Cant. [53.24], NZAAA [132.30]

³⁵ Clause 16 RMA

	<p>PER-1 The activity is not operated as a commercial activity; and</p> <p>PER-1A <u>Notwithstanding PER-1 above, any commercial recreation activity that is undertaken outdoors and involves less than 15 people³⁶.</u> and</p> <p>PER-2 Any organised sports comply with GRUZ-S4, 'sensitive activity' in this standard should be read as 'organised sports'; and³⁷</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R12	Rural produce retail	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The retail area has a maximum gross floor area of 100m² and is set-back a minimum of 10m from a road boundary; and</p> <p>PER-2 There is no more than one rural produce retail operation per site; and</p> <p>PER-3 The access to the retail area is from a road, except where the road is a state highway with a speed limit greater than 80km/h; and</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	Activity status when nre compliance not achieved: Discretionary

³⁶ Rooney Holdings [174.84], Rooney, G.J.H. [191.84], Rooney Group [249.84], Rooney Farms [250.84], Rooney Earthmoving [251.84], TDL [252.84]

³⁷ RMA Clause 16

GRUZ-R13	Buildings and structures not listed in GRUZ-R17 or GRUZ-R18	
General Rural Zone	Activity status: Permitted Where: PER-1 The building or structure is associated with or ancillary to a permitted activity; and PER-2 GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 are complied with if <u>and</u> PER-3 GRUZ-S4 and GRUZ-S5 are complied with if <u>relevant</u> .	Activity status when no compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to. Activity status when no compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard. Activity status when no compliance not achieved with PER-3: Discretionary
<u>GRUZ-R13A</u>	<u>Full or partial demolition of buildings or structures</u>³⁸	
<u>General Rural Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
GRUZ-R14	Use of <u>permanent</u> airstrips and helicopter landing sites	
General Rural Zone	Activity status: Permitted Where: PER-1 The flights are for emergency purposes such as medical evacuations, search and rescue, firefighting or civil defence; or PER-2 The <u>permeant</u> airstrip or helicopter landing site is use is for primary production including spraying, stock management, fertiliser application or frost protection for: 1. <u>used for</u> a maximum of <u>30</u> seven days within any 12 three month period where the airstrip or helicopter landing site is setback between 500m- <u>to</u> 1,000m from: a. any R residential zone; and b. the notional boundary of a building	Activity status when no compliance not achieved: <u>Restricted Discretionary</u>⁴³ <u>Matters of discretion are restricted to:</u> 1. <u>the extent of non-compliance with PER-2 and PER-3; and</u> 2. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u> 3. <u>the level, duration and character of the noise; and</u> 4. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u> 5. <u>the existing noise environment; and</u> 6. <u>effects on amenity values and anticipated character of the receiving environment; and</u> 7. <u>effects on health and well-being of</u>

³⁸ NZHHA [184.2]⁴³ Helicopters Sth Cant. [53.25], NZAAA [132.31]

- containing an existing noise sensitive activity, on a separate site under different ownership not located on the site of the airstrip or helicopter land site;³⁹ or
2. ~~the airstrip or helicopter landing site is~~ setback greater than 1,000m from:
- any ~~R~~residential zone; and
 - the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership not located on the site of the airstrip or helicopter land site; or⁴⁰
3. being used by non-commercial small fixed-wing aircraft within the following limits:
- Where an airstrip is located within a 500m of any Residential zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership:
 - No more than 20 take offs and 20 landings per month;
 - 'Fly-in' events (where multiple aircraft fly onto a property) are not included in the calculation for (1)(a) and are limited to no more than 12 events per calendar year; and
 - Nighttime movements (between 10pm and 7am) are subject to the permitted activity nighttime noise standard NOISE-S2.
 - Where an airstrip is located between 500m and 1000m from any Residential zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership, no maximum use limitations or noise limits apply between 7am and 10pm but the permitted activity nighttime noise standard NOISE-S2 applies outside of these hours;
- people; and
- noise mitigation measures; and
 - the practicality of utilising alternative sites.

³⁹ Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

⁴⁰ Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott, J. M. [118.1], Coldicott, G [254.1]

	<p>and</p> <p>c. <u>Where an airstrip is located over 1000m from any Residential zone or the notional boundary of a building containing an existing noise sensitive activity, on a separate site under different ownership no maximum use limitations or noise limits apply (whether day or night).</u>⁴¹</p> <p>PER-3 Take offs or landings must not exceed 10 per month; and the airstrip or landing site is setback a minimum of 500m from:</p> <ol style="list-style-type: none"> 1. <u>any Residential zone; and</u> 2. <u>the notional boundary of a building containing a noise sensitive activity, not located on the site of the airstrip or helicopter land site.</u>⁴² 	
GRUZ-R14A	<u>Aircraft and Hhelicopter Mmovements outside of permanent airstrips and helicopter landing sites</u> ⁴⁴	
<u>General Rural Zone</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p>PER-1 <u>Aircraft and Hhelicopter Mmovements are used for emergency purposes only such as medical emergencies, search and rescue or firefighting; or</u></p> <p>PER-2 <u>Aircraft and Hhelicopter Mmovements are associated with purposes ancillary to rural production including topdressing, spraying, stock management, fertiliser application, and frost mitigation, including the incidental landing and take-off of helicopters during their normal course of operation; or</u></p> <p>PER-3 <u>All other aircraft and helicopter movements must be setback greater than 100m from:</u></p> <ol style="list-style-type: none"> 1. <u>any Residential zone; and</u> 2. <u>the notional boundary of a building</u> 	<p><u>Activity status when no compliance not achieved: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the extent to which helicopter noise limits specified within Table 1 of NZS6807:1994 are complied with; and</u> 2. <u>the level, duration and character of the noise; and</u> 3. <u>proximity and nature of nearby activities and the adverse effects they may experience from the noise; and</u> 4. <u>the existing noise environment; and</u> 5. <u>effects on amenity values and anticipated character of the receiving environment; and</u> 6. <u>effects on health and well-being of people; and</u> 7. <u>noise mitigation measures; and</u> 8. <u>the practicality of utilising alternative sites.</u>⁴⁶

⁴¹ Evans, J [45.1], McAuley, S [57.1], Aubrey, L [59.1], Station Air [61.1], Pemberton, S [64.1], Cessna 180/185 Group et al [201.1], Coldicott J. M. [118.1], Coldicott, G [254.1]

⁴² Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

⁴⁴ Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

	containing an existing noise sensitive activity, on a separate site under different ownership. ⁴⁵	
GRUZ-R15	Shelterbelts and woodlots⁴⁷	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The height of any <u>shelterbelt trees</u>⁴⁸ located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and</p> <p>PER-2 <u>Shelterbelt Trees</u>⁴⁹ are not in such a position that they cause icing of a road as a result of shading the road between 10.00am and 2.00pm on the shortest day; and</p> <p>PER-3 <u>Any shelterbelt or woodlot shall be setback 30m from any residential unit or other principal building on an adjoining property.</u>⁵⁰</p>	<p>Activity status when nre compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. height and setback of trees from property boundaries and roads; and 2. shading of <u>residential units</u> houses; and 3. shading of roads; and 4. traffic safety; and <ol style="list-style-type: none"> 1. tree species; and 2. <u>wildfire risk on buildings.</u>⁵¹
GRUZ-R16	<p>Quarries and quarrying activities up to 2,000m²:</p> <ol style="list-style-type: none"> 1. up to 2,000m² (not in the bed of a river); and 2. in the bed of a river, which is authorised under the Regional Plan either as a permitted activity, or through a resource consent having been obtained from the Canterbury Regional Council⁵² 	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The quarry is not within 10m of a site boundary; and</p> <p>PER-2</p>	Activity status when nre compliance not achieved: Discretionary

⁴⁶ Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

⁴⁵ Helicopters Sth Cant. [53.25], NZAAA [132.31], Federated Farmers [182.201], Talbot, J [79.1]

⁴⁷ TDC [42.46]

⁴⁸ Clause 16(2) of the RMA

⁴⁹ Clause 16(2) of the RMA

⁵⁰ TDC [42.46]

⁵¹ TDC [42.46]

⁵² ECan [183.147], Road Metals [169.44], Fulton Hogan [170.46]

	<p>The quarry is not within 50m of a rock art site; and</p> <p>PER-3 The quarry is not located within 500m of an existing sensitive activity located on another site or the boundary of any of the Residential zones, Rural Lifestyle Zzone, Rural Settlement Zzone, Māori Purpose Zzone or Open Sspace and Recreation zones; and</p> <p>PER-4 <u>Except where an Archaeological authority has been obtained from Heritage New Zealand Pouhere Taonga, the activity shall be undertaken in accordance with</u> The Accidental Discovery Protocol commitment form, contained within APP4 - Form confirming a commitment to adhering to an Accidental Discovery Protocol, has been completed and submitted to Council, at least 2 weeks prior to the commencement of any earthworks.⁵³</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R17	Crop support structures	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 GRUZ-S1, GRUZ-S2 and GRUZ-S6 are complied with.</p>	<p>Activity status when nre compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
GRUZ-R18	Artificial crop protection structures	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The structure (s) is are open at the side; or</p>	<p>Activity status when nre compliance not achieved: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent of visual impacts including; limiting view shafts and panoramas from properties and public areas;

⁵³ Pye Group [35.1], NZDF [151.11], Alliance Group [173.46], Rooney Holdings [174.98], GJH Rooney [191.98], Rooney Group [249.98], Rooney Farms [250.98], Rooney Earthmoving [251.98] and TDL [252.98]

	<p>PER-2 Dark green or black cloth is used for all vertical faces <u>located within 20m of the boundary of the site</u>,⁵⁴ and</p> <p>PER-3 The structure meets the following setbacks: 1. Ffor structure(s) less than 4m high, the structure(s) are setback a distance of: a. 10m from road boundaries; or b. 20m from road boundaries that are a national, regional or district arterial road; and c. 15m from a non-road boundary of a site in different ownership; and 2. Ffor structure(s) greater than 4m in height, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height, and</p> <p>PER-4 The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).⁵⁵</p>	<p>changing the character of a location; changing the naturalness of the landscape; and creating an incongruous colour variation; and</p> <p>2. the extent of shading adverse effects on adjoining sites, activities and roads; and</p> <p>3. mitigation measures.</p>
GRUZ-R19	Seasonal workers accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It is located on a site larger than 40hahectares unless the site: 1. was created before the 22 September 2022; and 2. does not contain an existing residential household unit; and 3. is located on a site larger than 20ha; and</p> <p>PER-2 The site or buildings are occupied for a period not exceeding 180 days per year (occupancy records must be kept by the</p>	<p>Activity status when no compliance not achieved with PER-1 to PER-7, and PER-9⁵⁷: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adequacy of drinking water supply; and 2. adequacy of water supply for firefighting purposes; and 3. the size of the site to accommodate a discharge to ground; and 4. methods to manage effects on existing activities, including the provision of screening, landscaping, and methods for noise management; and 5. extent to which the design and management of facility complies with the Code of Practice for Able Bodied Seasonal Workers; and

⁵⁴ Hort NZ [245.120]⁵⁵ Hort NZ [245.120]⁵⁷ Clause 16(2) RMA

	<p>owner and made available to Timaru District Council upon request); and</p> <p>PER-3 The site/buildings are not used for visitor accommodation; and</p> <p>PER-4 All employees residing in the seasonal worker accommodation are employed in a primary production, rural industry or post-harvest facility located on, or off the site; and</p> <p>PER-5 No more than 20 people live in the seasonal worker accommodation; and</p> <p>PER-6 The total gross floor area of all buildings used for seasonal worker accommodation is less than 500m²; and</p> <p>PER-7 Any camping area has a maximum area of 1,000m² and is setback a minimum distance of 100m from the nearest residential unit located on another site; and</p> <p>PER-8 GRUZ-S4 is complied with: <u>and</u></p> <p>PER-9 <u>GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-S6 are is complied with.</u>⁵⁶</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	<p>6. extent to which future subdivision around the seasonal worker accommodation is restricted; and</p> <p>7. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-6 if any of those standards are infringed.</p> <p>Activity status when no compliance not achieved with PER-8: Discretionary</p>
GRUZ-R20	Permanent workers accommodation	
General Rural Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity # is located on a site larger than 80 <u>40ha</u> hectares; and</p> <p>PER-2</p>	<p>Activity status when no compliance not achieved with PER-1, <u>or</u> PER-2, <u>or</u> PER-4 : Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the suitability of any documentary evidence that confirms the accommodation is provided for people that are employed on the site; and</p>

⁵⁶ Clause 16(2) RMA

	<p>An employment contract for the permanent full-time worker(s) who will reside in the worker's accommodation is provided to Timaru District Council at the time of a building consent application and is available upon request; and</p> <p>PER-3 It is located on the same site where the permanent full-time worker is employed; and</p> <p>PER-4 <u>GRUZ-S1, GRUZ-S2, GRUZ-S3, and GRUZ-6 are is complied with; and⁵⁸</u></p> <p>PER-5 <u>GRUZ-S4 is complied with.⁵⁹</u></p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	<ol style="list-style-type: none"> 2. the extent to which the permanent workers accommodation is required to be provided on site to meet the needs of the site's primary production activity; and 3. the extent of subject workers accommodation provided on the site; and 4. the location of workers accommodation; and 5. adequacy of drinking water supply; and 6. adequacy of water supply for firefighting purposes; and 7. the size of the site to accommodate a discharge to ground; and 8. methods to manage effects on existing activities, including the provision of screening, setbacks, landscaping, and methods for noise management; and 9. extent to which future subdivision around the workers accommodation is restricted; and 10. the matters of discretion listed in GRUZ-S1, GRUZ-S2, GRUZ-S3 and GRUZ-S46 if any of those standards are infringed. <p>Activity status where compliance not achieved with PER-3: Non-Complying</p> <p><u>Activity status where no compliance not achieved with PER-4: Discretionary⁶⁰</u></p>
GRUZ-R21	Rural industry	
General Rural Zone	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is not an offensive trade.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the suitability of the location, site design and layout; and 2. the intensity and scale of the activity; 	<p>Activity status where no compliance not achieved: Non-complying <u>Discretionary</u>⁶¹</p>

⁵⁸ Clause 16(2) RMA⁵⁹ Clause 16(2) RMA⁶⁰ Clause 16(2) RMA⁶¹ Silver Fern Farms [60.44]

	<p>and</p> <ol style="list-style-type: none"> the extent of adverse effects on existing or permitted activities; and the extent of adverse effects on the safe and efficient operation of the road network, and suitability of on-site loading, manoeuvring and access; and the provision of infrastructure to service the activity; and measures to avoid, mitigate or remedy adverse effects. <p>Note:</p> <ol style="list-style-type: none"> Any associated building and structure must be constructed in accordance with GRUZ-R13. 	
GRUZ-R22	Emergency services facilities	
General Rural Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> suitability of the location, site design and layout; and the intensity and scale of the activity; and extent of adverse effects on existing activities or permitted activities; and extent of adverse effects on the safe and efficient operation of the road network, and suitability of on-site loading, manoeuvring and access; and provision of infrastructure to service the activity; and measures to avoid, mitigate or remedy adverse effects. <p>Note:</p> <ol style="list-style-type: none"> Any associated building and structure must be constructed in accordance with GRUZ-R13. 	<p>Activity status when nre compliance not achieved: Not applicable</p>
GRUZ-R23	Expansion of existing consented quarries	
General Rural Zone	<p>Activity status: Restricted Discretionary</p>	<p>Activity status when nre compliance not achieved: Discretionary</p>

RDIS-1

The entirety of the existing quarry operation⁶² has an existing land use consent from ~~Timaru District~~ Council; and

RDIS-2

The expansion of the existing quarry does not increase:

1. the rate of production beyond existing consented levels; and
2. the hours of operation; and

RDIS-3

The expansion does not occur within:

1. 500m of an existing sensitive activity located on another site, or the boundary of a ~~R~~esidential ~~zone~~, Rural Lifestyle ~~Zone~~, ~~Rural~~ Settlement ~~Zone~~, Māori Purpose ~~Zone~~ or ~~O~~pen ~~S~~space ~~and recreation zone~~; or
2. 20m of a site boundary; or
3. 100m of a riparian margin; or
4. the mapped ~~d~~Drinking ~~w~~Water ~~p~~rotection ~~e~~Overlay; or
5. an ~~ONL, ONF, SNA, HNWB, VAL, the coastal environment, a SASM, and a historic heritage item or heritage setting outstanding natural landscape or feature, significant natural area, high naturalness water body, visual amenity landscape, the coastal environment, a site or area of significance to Māori and a heritage item or setting.~~

Matters of discretion are restricted to:

1. adverse effects on the visual amenity ~~values~~ and landscape character and the location and scale of any buildings; and
2. the extent of dust nuisance, land instability, and contamination; and
3. adverse effects on the margins of water-bodies; and
4. rehabilitation of the site; and
5. 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

⁶² Fulton Hogan [170.47], Road Metals [169.45]

	<p>Protocol; <u>and</u> 6. <u>the extent of adverse effects on the safe and efficient operation of the road network; and</u>⁶³ 7. <u>the potential adverse effects on the spiritual and cultural values and beliefs of Kāti Huirapa, and any measures to avoid, remedy or mitigate adverse effects.</u>⁶⁴</p> <p>Note: Any associated building and structure must be constructed in accordance with GRUZ-R13.</p>	
GRUZ-R24	Mining and quarrying not listed in GRUZ-R16 or GRUZ-R23	
General Rural Zone	<p>Activity status: Discretionary</p> <p>Note: Pursuant to section 88 of the RMA, any application made under this provision must contain a rehabilitation plan and an accidental discovery protocol.</p>	Activity status when n compliance not achieved: Not applicable
GRUZ-R25	Rural tourism activities	
General Rural Zone	Activity status: Discretionary	Activity status when n compliance not achieved: Not applicable
GRUZ-R26	Health care <u>facilities</u> and community facilities	
General Rural Zone	Activity status: Discretionary	Activity status when n compliance not achieved: Not applicable
GRUZ-R27	Expansion of existing legally established industrial activities, excluding mines and quarries	
General Rural Zone	Activity status: Discretionary	Activity status when n compliance not achieved: Not applicable
GRUZ-R27A	Cleanfill areas	
General Rural Zone	Activity status: Discretionary	Activity status when n compliance not achieved: Not applicable⁶⁵

⁶³ Waka Kotahi [143.151]

⁶⁴ TRoNT [185.8] – Memorandum of Rachael Pull, 31 March 2025, page 3.

⁶⁵ Enviro NZ [162.17]

GRUZ-R28	Any a Activities not <u>otherwise</u> listed in the Rules section of this chapter	
General Rural Zone	Activity status: Discretionary	Activity status where compliance not achieved: Not applicable
GRUZ-R29	New h Industrial activities not listed in GRUZ-R21	
General Rural Zone	Activity status: Non-complying	Activity status where re compliance not achieved: Not applicable

Standards

GRUZ-S1	Height of buildings and structures	
General Rural Zone	<p>The height of buildings and structures must not exceed:</p> <ol style="list-style-type: none"> 1. 9m for residential units ; <u>or</u> 2. 15m for other buildings and structures, except silos ; <u>or</u> 3. 25m for silos. <p>Height shall be measured from the ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping; and 5. adverse effects on existing primary production facilities; and 6. measures to avoid or mitigate adverse effects ; <u>and</u> 7. <u>effects on radiocommunication activities conducted at the radiocommunication facilities at Fairview.</u>⁶⁶
GRUZ-S2	Height in relation to boundary	
General Rural Zone	<p>Buildings and structures (except irrigator, crop support structures and artificial crop protection structures) must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in <i>APP8 - Recession Planes</i>.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any adverse effects on solar access to habitable rooms and outdoor living areas; and 2. any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; and 3. measures to avoid or mitigate adverse effects.
GRUZ-S3	Boundary s Setbacks for buildings and structures	
General Rural Zone	<p>New building s and structures (excluding fences, irrigators, water troughs, <u>water tanks</u>,⁶⁷ crop support structures and artificial crop protection structures) shall be setback the following minimum distances:</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of buildings and structures; and 2. the extent of adverse effects including noise, smell, visual, character, privacy,

⁶⁶ Radio NZ [152.57]

⁶⁷ Maze Pastures [41.6], MFL [60.45]

	<ol style="list-style-type: none"> 1. 20m from all national, regional or district arterial road boundaries; and 2. 10m from all other road boundaries; and 3. 10m from any other site boundary in a different ownership. 	<ol style="list-style-type: none"> shading and dominance; and 3. measures to avoid and mitigation adverse effects.
GRUZ-S4	Setbacks for sensitive activities	
General Rural Zone	<ol style="list-style-type: none"> 1. No new sensitive activity may be established within 500m from: <ol style="list-style-type: none"> a. the closest outer edge of any paddocks, hard-stand areas, structures or buildings used to house stock, or treatment systems, used for an intensive primary production activity; and b. an existing farm effluent disposal area; and c. a lawfully established quarry or mine; and 2. No new building for a sensitive activity may be erected <u>and no new sensitive activity may be established in an existing residential unit⁶⁸</u> within 20m from any other site boundary in a different ownership where a primary production activity is being conducted, unless the site existed prior to 22 September 2022, in which case a 10m setback applies; and 3. No new building for a sensitive activity may be erected within 23⁶⁹0m of an existing shelter belt; and 4. <u>No new sensitive activity may be established within XX 250m from the boundary of any area used for the discharge of industrial trade waste generated by the PREC# - Clandeboye Dairy Manufacturing Precinct at Fonterra Clandeboye site; and</u>⁷⁰ 5. <u>No new noise sensitive activity may be established within 100m of an existing or consented frost fan.</u>⁷¹ <p>Except that these setbacks do not apply to a new sensitive activity being established</p>	Not applicable

⁶⁸ Hort NZ [245.127], NZ Pork [247.28]

⁶⁹ Consequential amendment to HortNZ [245.118]

⁷⁰ Fonterra [165.129]

⁷¹ NZ Fans [255.27] – Hearing F

	<p>within the same site on which a lawfully established; intensive primary production activity; effluent disposal <u>area</u>; <u>shelterbelt</u>;⁷² quarry or mine; is located.</p> <p>Note: The CRC Canterbury Regional Council regulates the discharge of contaminants into air from animal effluent in the Canterbury Air Regional Plan.</p>	
GRUZ-S5	Intensive primary production activities and new farm effluent disposal areas	
General Rural Zone	<p>1. Prior to the establishment of:</p> <ol style="list-style-type: none"> a new intensive primary production activity; or the expansion of an existing intensive primary production activity; or a new farm effluent disposal area; <p>a plan showing the location of all paddocks, hard-stand areas, structures, buildings used to house stock, and treatment systems associated with the intensive primary production activity shall be provided to Council's District Planning Unit; and</p> <p>2. No new:</p> <ol style="list-style-type: none"> intensive primary production (including expansion of an existing intensive primary production), except calf rearing for less than three months in any calendar year; or farm effluent disposal area (including expansion of an existing farm effluent area)); <p>may be established within:</p> <ol style="list-style-type: none"> 500m of the notional boundary of an existing sensitive activity on a separate site under different ownership; or 100m of the boundary with a separate lot under different ownership; or 1,000m of the boundary with any of the Residential zones, <u>the</u> Rural Lifestyle zZone, Rural Settlement zZone, Māori Purpose zZone or Open Sspace and recreation zones. 	Matters of discretion are restricted to: Not applicable
GRUZ-S6	Geraldine Downs Walking and Cycling Track <u>Specific Control Area</u>	
Geraldine Downs	Buildings, structures, quarries or mines must not be located in the Geraldine Downs	Matters of discretion are restricted to: <ol style="list-style-type: none"> safety of users of network; and

⁷² Clause 16(2) RMA

w Walking and C eycling T racks S pecific C ontrol A rea	w Walking and C eycling T racks S pecific C ontrol A rea identified on the planning map.	2. impact on alignment and to connections to and within the network.
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Rural Lifestyle Zone

Introduction

The Rural Lifestyle Zone provides for areas used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General Rural Zone.

The Rural Lifestyle Zone provides a lifestyle choice and meets the demand for rural living. It is provided in areas adjoining Timaru, Temuka, Geraldine and Pleasant Point at locations that are capable of integrating with infrastructure. It has been focused on these locations in order to limit fragmentation of rural land; reduce impacts on high quality soils; and help avoid reverse sensitivity effects associated with housing in proximity to more intensive forms of primary production.

~~Both~~ ~~R~~Residential activities and rural activities are both anticipated to occur in this Zzone. A high level of amenity and environmental quality is expected that is consistent with rural lifestyle living. The Rural Lifestyle zZone enables primary production to occur, but only to the extent that it does not significantly detract from character and qualities of the Zzone. It does not provide for intensive primary production and other activities with significant potential adverse effects on the environment in this Zzone.

New development is expected to integrate with the natural environment and infrastructure. This will primarily occur through the Development Area Plan (DAP) process and development standards.

Objectives

RLZ-O1	Purpose of the Rural Lifestyle Zone
	The Rural Lifestyle Zone provides for areas adjoining Timaru, Temuka, Geraldine and Pleasant Point used predominantly for a residential lifestyle within a rural environment on lots smaller than those of the General R rural <u>Z</u> zone, while enabling compatible primary production to occur.
RLZ-O2	Character and qualities of the Rural Lifestyle Zone
	<p>The character and qualities of the Rural Lifestyle Zone comprise:</p> <ol style="list-style-type: none"> 1. natural character and openness; and 2. residential buildings, trees and landscaping that integrate with the natural and rural character of the area; and 3. a high level of amenity, outlook, access to sunlight and environmental quality; and <u>and</u> 4. a pastoral landscape and the presence of compatible primary production; and 5. <u>a coordinated pattern of development at a density that is capable of efficiently connecting to sewer and water infrastructure.</u>¹
RLZ-O3	Protection from inappropriate activities
	Activities that have significant potential <u>to have</u> adverse effects on the environment do not occur in the Rural Lifestyle Zone.
RLZ-O4	Compatible and <u>complementary</u> complimentary ² activities
	A range of compatible and <u>complementary</u> complimentary ³ commercial <u>activities</u> , community <u>activities</u> , health <u>care facilities</u> and emergency <u>service</u> activities occur in the Rural Lifestyle Zone.
RLZ-O5	Integrated D development
	Rural lifestyle development is integrated with the environment and appropriate infrastructure.

¹ ECan [183.149]

² Clause 16(2)

³ Clause 16(2)

Policies**RLZ-P1 Residential activities**

Enable residential activities, including minor residential units and supported residential care, where:

1. they maintain the character and qualities of the Zzone; and
2. are connected to a reticulated drinking water supply; and
3. any minor residential unit is subordinate to the principal residential unit; and
4. any supported residential care activity is ancillary to the use of the residential unit; and
5. they can comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

RLZ-P2 Primary production (excluding intensive primary production)

~~4~~ Provide for primary production (excluding intensive primary production) where it:

- ~~a~~ 1 allows for the ongoing productive use of land for present and future generations; and
- ~~b~~ 2 maintains the character and qualities of the Rural Lifestyle Zone.

RLZ-P3 Character and qualities

The character and qualities of the Rural Lifestyle Zzone are maintained by:

1. ensuring the scale and setback of buildings and structures provides for an open character and access to sunlight; and
2. ensuring trees do not cause overshadowing; and
3. requiring trees that will contribute to rural and natural character; and
4. ensuring road boundary treatments and allotment sizes maintain an open character; and
5. ensuring activities are compatible with residential amenity values and do not adversely affect the character and qualities of the Zzone.

RLZ-P4 Commercial activities

Provide for small scale commercial activities where they:

1. are of a scale and nature that maintain the character and qualities of the Rural Lifestyle Zone; and
2. do not compromise residential amenity.

RLZ-P5 Emergency services facilities, health care facilities and community facilities

Only allow emergency services facilities, health care facilities and community facilities where:

1. they serve the local rural community;
2. they have a functional need or operational need to locate in the Rural Lifestyle Zone;
3. they are designed and located to minimise adverse effects on existing activities and the character and qualities of the Zzone.

RLZ-P6 Conservation activities

Enable a range of conservation activities where they maintain the character and qualities of the Zzone.

RLZ-P7 Recreation activities

Enable non-commercial recreation activities and small scale commercial recreation activities that maintain the character and qualities of the Zzone.

RLZ-P8 Intensive primary production, mining, quarrying and industrial activities

Avoid intensive primary production, mining, quarrying and industrial activities in the Rural Lifestyle Zzone, unless:

1. it is demonstrated that the activity cannot be conducted in the General Rural Zone, General Industrial Zone or the Port Zone; and
2. the activity is of such a small scale or nature that all adverse effects on sensitive activities will be avoided; and
3. there is adequate infrastructure available to service the activity, including on-site servicing where

- reticulated services are not available; and
4. there is adequate water supply provided for firefighting purposes; and
 5. the character and qualities of the ~~Z~~zone will be maintained or improved; and
 6. the activity will not compromise the efficiency and safety of the roading network.

RLZ-P9 Other activities

Only allow other activities where:

1. there is a functional need or operational need for the activity to locate within the Zone; and
2. the scale, intensity and nature of the activity is compatible with the character and qualities of the ~~Z~~zone and all adverse effects are minimised; and
3. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and
4. there is adequate water supply provided for firefighting purposes; and
5. the activity will not compromise the efficiency and safety of the roading network.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

RLZ-R1	Residential activities (not <u>otherwise</u> listed in this chapter)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 <u>The activity</u># does not include seasonal workers accommodation, or visitors accommodation except as provided for under rule RLZ-R9; <u>and</u></p> <p>PER-2 RLZ-S8 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</p>	<p>Activity status when no compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-1: Discretionary</p>
RLZ-R2	Residential units and <u>including</u> ⁴ minor residential units	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is a maximum of one <u>principle</u>⁵ residential unit per site and one minor</p>	<p>Activity status when no compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

⁴ Clause 16(2) RMA

⁵ Clause 16(2) RMA

	<p>residential unit per site; and</p> <p>PER-2 There is a minimum site area of 5,000m², unless the site existed before 22 September 2022 <u>[the date this rule was made Operative]</u>⁶; and</p> <p>PER-3 The minor <u>residential</u> unit has a maximum gross floor area of 80m²; and</p> <p>PER-4 Access to the minor residential unit, including any car parking area provided for the minor residential unit, is from the same access as the principal residential unit; and</p> <p>PER-5 All the Ss standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Activity status when no compliance not achieved with PER-1, PER-2, PER-3, or PER-4: Non-complying</p>
RLZ-R3	Primary production (not otherwise listed in this chapter)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity does not include any of the following activities:</p> <ol style="list-style-type: none"> 1. an offensive trade; <u>or</u> 2. mining or quarrying; <u>or</u> 3. intensive primary production; <u>or</u> 4. extensive pig farming not provided in RLZ-R4; <u>or</u> 5. free range poultry farming not provided in RLZ-R5; <u>or</u> 6. milking sheds; <u>or</u> 7. buildings used to house or feed milking stock; <u>or</u> 8. stock effluent holding tanks; <u>or</u> 9. stock effluent treatment and storage ponds or a caress disposal area; and <p>PER-2 All the Ss standards of this chapter are complied with.</p>	<p>Activity status when no compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-1: Non-complying</p>

⁶ MFL [60.46]

RLZ-R4	Pig production for domestic self-subsistence home use	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The pigs are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There is <u>are</u> no more than six pigs located on the site and the pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-3 All the Sstandards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Activity status when nre compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when nre compliance not achieved with PER-1 or PER-2: Discretionary</p>
RLZ-R5	Keeping of poultry for domestic self-subsistence home use	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The poultry are for the subsistence of the people residing on the site and <u>the poultry and their eggs</u>⁷ are not sold to anyone not residing on the site; and</p> <p>PER-2 There is <u>are</u> no more than 30 birds located on the site; and</p> <p>PER-2 Any building or structure with an area of less than 50m² used to confine chickens is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-3 No roosters are kept within 100m from the notional boundary of an existing sensitive</p>	<p>Activity status when nre compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when nre compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>

⁷ Spiers, B [66.43]

	<p>activity on a separate site under different ownership; and</p> <p>PER-4 All the Sstandards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</p>	
RLZ-R6	Home business <u>not otherwise listed in this chapter</u> (excluding other permitted activities in this chapter)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is carried out entirely within an existing residential unit, or a building accessory to the residential unit, and is ancillary to the use of the residential unit; and</p> <p>PER-2 The activity does not occupy a total area greater than 100m²; and</p> <p>PER-3 The resident(s) and no more than three other people <u>who do</u> not resident on the site are employed; and</p> <p>PER-4 No articles are sold or displayed for sale on the premises; and</p> <p>PER-5 The home business does not involve an offensive trade or a licenced premise.</p>	<p>Activity status when nre compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</p> <p>Activity status when nre compliance not achieved with PER-5: Non-complying</p>
RLZ-R7	Educational facilities	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken within an existing residential unit and is ancillary to the use of that residential unit; and</p> <p>PER-2 The educational facility is for a childcare service or home school; and</p>	<p>Activity status when nre compliance not achieved with: <u>Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard; and</u> 2. <u>the location and design of buildings and any proposed car parking and loading areas and access; and</u>

	<p>PER-3 The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> live in the residential unit.</p>	<p>3. <u>hours of operation; and</u> 4. <u>noise, disturbance and loss of privacy of neighbours; and</u> 5. <u>screening and landscaping; and</u> 6. <u>waste treatment and disposal; and</u> 7. <u>whether the activity has a operational need or functional need to locate in the Rural Lifestyle Zone RLZ.</u>⁸</p>
RLZ-R8	Supported residential care activitiesiesy	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The supported residential care activity is within an existing residential unit and is ancillary to the use of that residential unit; and</p> <p>PER-2 The maximum occupancy does not exceed six residents, excluding any staff.</p>	<p>Activity status when re compliance not achieved: Discretionary</p>
RLZ-R9	Visitor accommodation and residential visitor accommodation	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 For visitor accommodation, it is contained within an existing minor residential unit; and</p> <p>PER-2 For residential visitor accommodation, it is contained within an existing residential unit; <u>and</u></p> <p>PER-3 The maximum combined occupancy is six guests per night.</p>	<p>Activity status when re compliance not achieved: Discretionary</p>
RLZ-R10	Conservation activities	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Land, buildings or structures are used for: 1. preservation, protection, restoration,</p>	<p>Activity status when re compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed</p>

⁸ MoE [106.26]

	<p>promulgation, or enhancement or planting of indigenous species, or habitats of indigenous fauna; or</p> <ol style="list-style-type: none"> 2. pest control and weed control; or 3. conservation education; or 4. observation or surveying; or 5. walking tracks, board walks, pedestrian bridges; and <p>PER-2 All the S standards of this chapter (except RLZ-S8) are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>standard.</p> <p>Activity status where compliance not achieved with PER-1: Discretionary</p>
RLZ-R11	Recreation activities	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is not a commercial activity, or an organised sporting event; and</p> <p>PER-2 All the S standards of this chapter (except RLZ-S9) are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Activity status where n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where n compliance not achieved with PER-1: Discretionary</p>
RLZ-R12	Rural produce retail	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Retail sales must be limited to the sale of produce grown on the site; and</p> <p>PER-2 The retail area has a maximum gross floor area of 75m²; and</p> <p>PER-3 There is no more than one rural produce retail operation per site; and</p> <p>PER-4 Access to the retail area is not from a state highway with a speed limit greater than</p>	<p>Activity status where n compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status where n compliance not achieved with PER-1, PER-2, PER-3, or PER-4: Discretionary</p>

	<p>80km/h; and</p> <p>PER-5 All the Ssstandards of <u>this chapter</u> the zone are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	
RLZ-R13	Rural produce manufacturing	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The rural produce manufacturing area has a maximum gross floor area of 75m²; and</p> <p>PER-2 All manufacturing, altering, repairing, dismantling or processing of any materials or articles must be undertaken within a building; and</p> <p>PER-3 There must be no more than three full-time equivalent persons who reside elsewhere than on the site employed in rural produce and manufacturing activities on the site; and</p> <p>PER-4 Any associated retail sales must be limited to the sale of produce manufactured on the site; and</p> <p>PER-5 All the Ssstandards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with RLZ-R14.</i></p>	<p>Activity status when compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</p>
RLZ-R14	Buildings and structures (not provided in RLZ-R15 or RLZ-R16)	
Rural Lifestyle Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or <u>is</u> ancillary to a permitted activity; and</p> <p>PER-2</p>	<p>Activity status when re compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Activity status when re compliance not achieved with PER-2: Restricted Discretionary</p>

	All the Ss standards of this chapter are complied with.	Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard.
RLZ-R14A	Full or partial demolition of buildings or structures⁹	
Rural Lifestyle Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
RLZ-R15	Crop support structures	
Rural Lifestyle Zone	Activity status: Permitted Where: PER-1 RLZ-S1 and RLZ-S2 are complied with.	Activity status when n compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard.
RLZ-R16	Artificial crop protection structures	
Rural Lifestyle Zone	Activity status: Permitted Where: PER-1 The structure (s) <u>is</u> : 1. open at the side; or 2. dark green or black cloth is used for all vertical faces; and PER-2 The structure meets the following setbacks: 1. F for structure(s) less than 4m high, the structure (s) <u>is</u> are setback a distance of: a. 10m from road boundaries; and b. 20m from road boundaries that are a national, regional or district arterial road; and c. 15m from a non-road boundary of a site in different ownership; and 2. F for structure(s) greater than 4m in height, then the horizontal setback distance between the boundary and the structure should increase a further 5m than that stated above for every 2m increase in height; and PER-4 The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership); and	Activity status when n compliance not achieved: Restricted discretionary Matters of discretion are restricted to: 1. T he 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; and 2. the extent of shading adverse effects on adjoining sites, activities and roads; and 3. mitigation measures.

⁹ NZHHA [184.2]

	PER-5 RLZ-S1 and RLZ-S2 are complied with.	
RLZ-R17	Emergency services <u>facilities</u>, health care <u>facilities</u> and community facilities <i>Note: This includes health <u>care</u> facilities not provided under RLZ-R8</i>	
Rural Lifestyle Zone	Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. whether the activity serves the community in the vicinity of the site; and 2. whether it has a functional <u>need</u> or operational need to locate in the <u>Z</u>zone; and 3. suitability of the location, site design and layout and design of buildings; and 4. the intensity and scale of the activity; and 5. the extent of adverse effects on the character and qualities of the <u>Z</u>zone; and 6. the extent of adverse effects on the safe and efficient operation of the road network, and suitability of onsite loading, manoeuvring and access; and 7. provision of infrastructure to service the activity; and 8. measures to avoid, mitigate or remedy adverse effects; and 9. the matters of discretion of any standard <u>in this chapter</u> RLZ-S1 to RLZ-S11 not complied with. 	Activity status when <u>n</u>re compliance not achieved: Not applicable
RLZ-R18	<u>Any a</u>Activities not otherwise listed in this chapter	
Rural Lifestyle Zone	Activity status: Discretionary	Activity status when <u>n</u>re compliance not achieved: Not applicable
RLZ-R19	Industrial activities	
Rural Lifestyle Zone	Activity status: Non-complying	Activity status when <u>n</u>re compliance not achieved: Not applicable

Standards		
RLZ-S1	Height of buildings and structures	
1. Rural Lifestyle Zone	<p>The height of buildings and structures must not exceed 8m, except for buildings and structures located within 50m of a General Residential Zone, which must not exceed 4.5m in height.</p> <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.</u>¹⁰</p> <p>Note:¹¹ Height shall be measured¹² from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping.
2. Brookfield Road Specific Control Area	<p>Buildings and structures must not exceed a maximum height of 4.5m in the Brookfield Road Specific Control Area.</p> <p>Note: Height shall be measure from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance in the landscape; and 2. overlooking and loss of privacy of adjacent residential units; and 3. shading of adjacent residential units; and 4. landscaping.
RLZ-S2	Height in relation to boundary	
Rural Lifestyle Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on solar access to habitable rooms and outdoor living areas; and 2. any adverse effects resulting from the bulk and dominance of buildings and structures on existing activities; and 3. measures to avoid or mitigate adverse effects.
RLZ-S3	Building coverage	
Rural Lifestyle Zone	<p>The footprint of all buildings on the site shall not exceed 10% site coverage.</p> <p><u>The building coverage of any site must not exceed 10%.</u>¹³</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on the character and qualities of the zone; and 2. landscaping and screening.
RLZ-S4	Boundary Setbacks for buildings and structures	
Rural Lifestyle Zone	<p>All new buildings and structures (excluding fences, irrigators, water troughs, crop support structures and artificial crop protection structures) shall be setback 8m from all site boundaries.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location of buildings and structures; and 2. the extent of adverse effects including noise, smell, visual, character, privacy, shading, dominance and reverse sensitivity; and 3. measures to avoid and mitigateation

¹⁰ FENZ [131.40]¹¹ ECan [183.4]¹² Clause 16(2) RMA¹³ ECan [183.1]

		adverse effects.
RLZ-S5	Boundary treatment styles	
Rural Lifestyle Zone	<p>Boundary treatments must be limited to:</p> <ol style="list-style-type: none"> 1. post and rail fences; or 2. post and wire fences <u>(including netting)</u>¹⁴; or 3. hedges; and <p>The height of hedges must not exceed 1.2m.</p>	<p>Matters of discretion are limited to:</p> <ol style="list-style-type: none"> 1. adverse effects on the character and qualities of the <u>Z</u>zone; and 2. security of livestock; and 3. the location, height and design of fences or hedges.
RLZ-S6	Colour reflectance	
Rural Lifestyle Zone	<p>The colour reflectance of materials must be no greater than:</p> <ol style="list-style-type: none"> 1. 10% for roofs; and 2. 30% for the exterior of building walls. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on the character and qualities of the <u>Z</u>zone; and 2. effect on amenity values.
RLZ-S7	Exterior building materials - Brookfield Road <u>Specific Control Area</u>	
Brookfield Road Specific Control Area	<p>All materials used for buildings or fencing must be either:</p> <ol style="list-style-type: none"> 1. painted and/or stained in natural hues of grey, green and/or brown; or 2. unpainted timber; or 3. local bluestone; or 4. bricks or concrete block that have muted and/or recessive colour tones. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on the character and qualities of the <u>Z</u>zone; and 2. any adverse effects on amenity values; and 3. alternative exterior materials.
RLZ-S8	Trees	
Rural Lifestyle Zone	<ol style="list-style-type: none"> 1. Within each site there must be a minimum of 4 <u>four</u> trees (for sites under 5,000m²), or 8 <u>eight</u> trees (for sites over 5,000m²) capable of attaining a minimum height of 8m <u>metres</u> at maturity and those trees must: <ol style="list-style-type: none"> a. be 2.5m high at planting with a trunk diameter of 50mm; and b. be planted no closer than 20m <u>metres</u> apart; and c. include at least two trees planted in the road boundary setback, except for rear allotments; and d. be established prior to the issue of building consent for a building; and e. be maintained and any dead or diseased trees replaced; and f. not consist of pines, firs or eucalypts; and 2. the height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on the character and qualities of the <u>Z</u>zone; and 2. effect on amenity values; 3. height and setback of trees from property boundaries and roads; and 4. shading of houses; and 5. effects on the character of the area and amenity values; and 6. tree species.

¹⁴ Spiers, B [66.44]

	of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit.	
RLZ-S9	Water supply	
Rural Lifestyle Zone	All residential <u>activities</u> and visitor accommodation activities on a site must be connected to a reticulated drinking water supply and comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. security of domestic water supply from contamination; and 2. adequacy of storage volume of water for domestic and fire-fighting purposes. 3. compliance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.
RLZ-S10	Geraldine Downs Walking and Cycling Track	<u>Specific Control Area</u>
Geraldine Downs Walking and Cycling Tracks Specific Control Area	Buildings must not be located in the Geraldine Downs <u>Walking</u> and <u>Cycling</u> <u>Tracks</u> <u>Specific</u> <u>Control</u> <u>Area</u> identified on the planning map.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. safety of users of network; and 2. impact on alignment and to connections to and within the network.

Settlement Zone

Introduction

The District contains a number of small settlements dispersed throughout the rural area. These settlements (Acacia Drive, Cave, Ōrāri, Pareora, Winchester, Peel Forest, Blandwood and Woodbury) have a different character from the larger, more urban, centres. In general, they have larger allotment sizes and some contain a mixture of residential [activities](#) and non-residential activities. Most of these settlements have reticulated water supply but no reticulated sewerage.

The Settlement Zone seeks to enable residential [activities](#) and complementary non-residential activities and preserve the low density and pleasant character of these settlements. It also seeks to ensure that new development does not put pressure on existing infrastructure, create demands for infrastructure upgrades, or affect water supply bores.

Bespoke provisions are included within the chapter to ensure the residential character and natural qualities of ~~the PRECX -~~ Blandwood Precinct are maintained. [PRECX - The Blandwood Precinct](#) is bounded on all sides by the Peel Forest Park Scenic Reserve. The Blandwood Precinct acts as an important ecological link to the habitat within and surrounding the Peel Forest Park Scenic Reserve. Peel Forest Park Scenic Reserve is also a popular recreational area. Users of the [Peel Forest Park Scenic Reserve](#) park ~~motor vehicles~~ ~~cars~~ and pass through the Blandwood Precinct.¹

Objectives

SETZ-O1 Purpose of the Settlement Zone

Small settlements are used predominantly for a cluster of residential [activities](#), commercial [activities](#), light industrial [activities](#) and/or community activities that are located in rural areas.

Note: *This objective does not apply to ~~the PRECX -~~ Blandwood Precinct.*²

SETZ-O2 Character and qualities of the Settlement Zone

The character and qualities of the Settlement Zone comprise:

1. small, low density rural settlements that have a mixture of activities including residential [activities](#), commercial [activities](#), community [activities](#), light industrial [activities](#) and home business; and
2. a range of amenity levels in different settlements; and
3. openness, trees, landscaping, access to sun-light; and
4. small number of grazing animals.

Note: *This objective does not apply to ~~the PRECX -~~ Blandwood Precinct.*³

SETZ-O3 Servicing in the Settlement Zone

On-site treatment and disposal of wastewater and stormwater does not:

1. compromise water supplies or the character and qualities of the ~~Zone~~; or
2. place pressure on existing network infrastructure, or create demand for new or upgraded network infrastructure.

¹ Carson, J [8.1], Smith, R [9.1], Lamb, M [24.1], Jesen, S [67.1], Melrose, R [69.1], Collins, G J and K V [71.1], Jowett, M [75.1], Challies and Ireland [77.1], Treeby, C [93.1], Bras, A [96.1], Woods, D [102.1], Ireland, G and J [110.1], Laird, H [111.1], Whitham, R [121.2], Buchanan and Small [123.1], Alison, A [126.2], Twaddle, N. J [127.2], Collins, D W and S M [141.1], Wilkinson, G A and V L [144.1], Bras, C [154.1], Melrose, G and S [195.1], Bras, P [232.1] – referred to as “Collins, D W and S M [141.1]” for simplicity.

² Collins, D W and S M [141.1]

³ Collins, D W and S M [141.1]

PRECX- O1 The purpose, character and qualities of the Blandswood Precinct

~~PRECX -The~~ Blandswood Precinct primarily provides for an existing residential community within a well-established cluster of buildings and structures that is characterised by:

1. the nearby Kowhai Stream and forested backdrop; and
2. high natural landscape, amenity, and biophysical values; and
3. the southwestern corner of the ~~eP~~ Precinct exposed to high flood hazard; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used predominantly for residential use; and
6. limited infrastructure including partly sealed roads and on-site drinking water collection and wastewater; and
7. activities that generally generate low levels of noise.⁴

Policies**SETZ-P1 Range of activities**

Enable residential activities and non-residential activities that:

1. can be adequately and safely serviced by reticulated water supply and by on-site wastewater and stormwater treatment and disposal; and
2. maintains the amenity and character of the settlement the activity is located; and
3. are compatible with the purpose, character and qualities of the Settlement ~~Z~~zone.

Note: *This policy does not apply to ~~the~~ PRECX - Blandswood Precinct.*⁵

SETZ-P2 Character and qualities of the ~~S~~ettlement ~~Z~~zone

The character and qualities of the Settlement Zone will be maintained by requiring:

1. larger permeable outdoor areas that provide opportunities for outdoor living, tree and garden planting and on-site wastewater and stormwater treatment and disposal; and
2. buildings and structures to be of a height and setback a distance from boundaries that allows surrounding sites to have a reasonable standard of sunlight access and privacy; and
3. buildings intended to be used for non-residential purposes to be of an appearance and scale which is compatible with residential buildings in the locality; and
4. building heights within ~~the~~ PRECX - Blandswood Precinct retain the existing character of the area.⁶

SETZ-P3 Compatible⁷ non-residential activities

Provide~~d~~ for:

1. industrial activities within existing buildings; and
2. cafes, community facilities, educational facilities,⁸ and emergency service facilities⁹; and
3. ensure they are designed and located to minimise adverse effects on existing activities and the character and qualities of the settlement.

Note: *This policy does not apply to ~~the~~ PRECX - Blandswood Precinct.*¹⁰

⁴ Collins, D W and S M [141.1]

⁵ Collins, D W and S M [141.1]

⁶ Collins, D W and S M [141.1]

⁷ MoE [106.29]

⁸ MoE [106.29]

⁹ Clause 16(2)

¹⁰ Collins, D W and S M [141.1]

SETZ-P4	Other activities
<p>Only allow other activities where:</p> <ol style="list-style-type: none"> 1. the nature, scale and intensity of the activity is compatible with the character and qualities of the <u>Settlement Zone</u> and all adverse effects are minimised; and 2. there is adequate infrastructure available to service the activity, including on-site servicing where reticulated services are not available; and 3. there is adequate water supply provided for firefighting purposes; and 4. the activity will not compromise the efficiency and safety of the roading network. <p>Note: <i>This policy does not apply to the <u>PRECX - Blandswood Precinct</u>.</i>¹¹</p>	
PRECX – P1	Activities within the Blandswood Precinct
<p>Only allow activities in the Blandswood Precinct where they will:</p> <ol style="list-style-type: none"> 1. <u>maintain and/or enhance the existing residential character and natural qualities of the Blandswood Precinct; and</u> 2. <u>avoid adverse effects on the natural environment; and</u> 3. <u>generate low volumes of noise and traffic that reflect the existing environment; and</u> 4. <u>avoid risk to human life and significant risk to property within the a ¹²High Hazard Area.</u>¹³ 	

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

SETZ-R1	Residential activities and Residential Units
<p>1. Settlement Zone (Outside the <u>PRECX - Blandswood Precinct</u>)</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one residential unit per site; and</p> <p>PER-2 if residential visitor accommodation is provided within the residential unit, the maximum occupancy is six guests per night; and</p> <p>PER-23 SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with.</p>
	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the number of visitors accommodated; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.¹⁴ <p>Activity status where compliance not achieved with PER-23: Restricted Discretionary</p>

¹¹ Collins, D W and S M [141.1]

¹² Clause 10(2)(b) – relating to Kāinga Ora [229.39]

¹³ Collins, D W and S M [141.1]

¹⁴ Collins, D W and S M [141.1]

	<p>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
<p>2. <u>PRECX - Blandswood Precinct</u></p>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> They are located outside a High Hazard area overlay¹⁵; and</p> <p><u>RDIS-2</u> There is a maximum of one residential unit per site property; and</p> <p><u>PER-3</u> SETZ-S1, SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, and SETZ-S6 are complied with.</p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the PRECX - Blandswood Precinct; and</u> <u>the extent to which the proposal will avoid adverse effects on the natural environment; and</u> <u>whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</u> <u>whether wastewater from the new or extended building or structure can be appropriately captured and treated.</u> 	<p><u>Activity status when no compliance not achieved with PER-1: Discretionary</u></p> <p><u>Activity status when no compliance not achieved with RDIS-1 or RDIS-2: Non-complying</u></p> <p><u>Activity status when no compliance not achieved with PER3: Restricted Discretionary</u></p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard; and the matters of discretion listed in SETZ-R1.2.¹⁶

¹⁵ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

¹⁶ Collins, D W and S M [141.1]

SETZ-R1A	Residential visitor accommodation	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The visitor accommodation is contained within, and <u>is</u> ancillary to the use of, an existing principal residential unit; and</p> <p>PER-2 The maximum occupancy is six guests per night ; <u>and</u></p> <p>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</p>	<p>Activity status when n compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the number of visitors accommodated; and the location and design of buildings and any proposed parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal ; <u>and</u> the extent to which the activity will maintain and/or enhance the character and qualities of the <u>PRECX - Blandswood Precinct</u>.¹⁷
SETZ-R2	Home business	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity does not include an offensive trade; and</p> <p>PER-2 All the S standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</p>	<p>Activity status when n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with PER-1: Non-complying</p>
SETZ-R3	Education al faciliti es y	
<p>1. Settlement Zone (Outside the PRECX - Blandswood Precinct)</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is undertaken within and is ancillary to a residential unit; and</p> <p>PER-2 The educational facility is for a childcare service or home schooling; and</p>	<p>Activity status when n compliance not achieved with PER-1, PER-2 or PER-3: Controlled</p> <p>Where:</p> <p>CON-1 the activity complies with PER-4; <u>and</u></p> <p>CON-2 The activity is located outside <u>PRECX -</u></p>

¹⁷ Collins, D W and S M [141.1]

	<p>PER-3 The maximum number of children attending at any one time is six, excluding any children who <u>reside on site</u> live there; and</p> <p>PER-4 All the S standards of this chapter are complied with.</p> <p><u>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</u></p>	<p><u>Blandswood Precinct.</u></p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings and any proposed car parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p>Activity status when n compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed car parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal. <p><u>Activity status when n compliance not achieved with CON-2: Discretionary¹⁸</u></p>
SETZ-R4	Market gardening and community gardens	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum area for sale of produce is 75m²; and</p> <p>PER-2 All the S standards of this chapter are complied with.</p>	<p>Activity status when n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with PER-1: Discretionary</p>

¹⁸ Collins, D W and S M [141.1]

	<i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i>	
SETZ-R5	Recreation activities	
Settlement Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is not a There is no motorsport activity; and</p> <p>PER-2 All the Ss standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p>Activity status when n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the relevant matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with PER-1: Discretionary</p>
SETZ-R6	Grazing of animals	
1. Settlement Zone Outside the PRECX - Blandswood Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum number of poultry is 12 and there must be no roosters; and</p> <p>PER-2 No grazing of animals occurs within 2m of a well head; and</p> <p>PER-3 There is no more than one pig kept on the site.</p>	Activity status when n compliance not achieved: Discretionary
2. PRECX - Blandswood Precinct	<p>Activity status: <u>Discretionary</u></p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	Activity status when n compliance not achieved with: <u>Not applicable</u> ¹⁹
SETZ-R7	Offices	
1. Settlement Zone Outside	<p>Activity status: Permitted</p> <p>Where:</p>	Activity status when n compliance not achieved with PER-1: Restricted Discretionary

¹⁹ Collins, D W and S M [141.1]

<p>the PRECX - Blandswood Precinct</p>	<p>PER-1 Any office shall have no more than six full time equivalent staff; and</p> <p>PER-2 All the S standards of this chapter are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. scale, intensity and character of business; <u>and</u>²⁰ 2. the matters of discretion of any infringed standard; and 3. the location and design of buildings and any proposed parking and loading areas and access; <u>and</u>²¹ 4. hours of operation; and 5. noise, disturbance and loss of privacy of neighbours; and 6. screening and landscaping; and 7. waste treatment and disposal. <p>Activity status when n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
<p>2. PRECX - Blandswood Precinct</p>	<p>Activity status: Discretionary</p> <p><i><u>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</u></i></p>	<p>Activity status when n compliance not achieved with: Not applicable²²</p>
<p>SETZ-R8</p> <p>Settlement Zone</p>	<p>Buildings and structures</p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 All the S standards of this chapter are complied with; and</p> <p>PER-3 <u>The building or structure is located outside the PRECX - Blandswood Precinct; and</u></p> <p>PER-4 <u>The building or structure is located outside the a ²³ High Hazard Area.</u></p>	<p>Activity status when n compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Activity status when n compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with PER-3: Restricted Discretionary</p> <ol style="list-style-type: none"> 1. <u>the extent to which the new or extended building or structure will</u>

²⁰ Clause 16 RMA

²¹ Clause 16 RMA

²² Collins, D W and S M [141.1]

		<p>maintain and/or enhance the character and qualities of the PRECX - Blandswood Precinct; and</p> <p>2. the extent to which the proposal will avoid adverse effects on the natural environment; and</p> <p>3. whether the new or extended building or structure can be connected to a reliable and safe potable water supply; and</p> <p>4. whether wastewater from the new or extended building or structure can be appropriately captured and treated.</p> <p>Activity status when no compliance not achieved with PER-4: Non-Complying²⁴</p>
SETZ-R8A	Full or partial demolition of buildings or structures ²⁵	
Settlement Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
SETZ-R9	Community facilities	
1. Settlement Zone (Outside the PRECX - Blandswood Precinct)	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the S standards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> the location and design of buildings, parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal. <p>Note:</p> <p>4 Any associated building and structure must be constructed in accordance with SETZ-R8.</p>	<p>Activity status when no compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard; and the location and design of buildings and any proposed parking and loading areas and access; and hours of operation; and noise, disturbance and loss of privacy of neighbours; and screening and landscaping; and waste treatment and disposal.

²³ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

²⁴ Collins, D W and S M [141.1]

²⁵ NZHHA [184.2]

2. <u>PRECX -</u> <u>Blandswood</u> <u>Precinct</u>	<u>Activity status: Discretionary</u> <u>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.²⁶</u>	<u>Activity status when n compliance not achieved with: Not applicable</u>
SETZ-R10	Cafes	
1. Settlement Zone	Activity status: Controlled Where: CON-1 All the S standards of this chapter are complied with. Matters of control are restricted to: <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. Note: Any associated building and structure must be constructed in accordance with SET-R8.	Activity status when n compliance not achieved: Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
2. <u>PRECX -</u> <u>Blandswood</u> <u>Precinct</u>	<u>Activity status: Discretionary</u> <u>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</u>	<u>Activity status when n compliance not achieved with: Not applicable.²⁷</u>
SETZ-R11	Industrial activities within existing industrial buildings	
1 Settlement Zone	Activity status: Controlled Where: CON-1 All the S standards of this chapter are complied with; and CON-2 The activity does not include an offensive trade; and Matters of control are restricted to:	Activity status when n compliance not achieved with CON-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and

²⁶ Collins, D W and S M [141.1]

²⁷ Collins, D W and S M [141.1]

	<ol style="list-style-type: none"> 1. the location and design of parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. 	<ol style="list-style-type: none"> 5. screening and landscaping; and 6. waste treatment and disposal.
SETZ-R12	Emergency Sservices Ffacilities	
Settlement Zone (Outside the PRECX - Blandswood Precinct)	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 All the Sstandards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. waste treatment and disposal. <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p>Activity status when nre compliance not achieved with CON-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the location and design of buildings and any proposed parking and loading areas and access; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. screening and landscaping; and 6. waste treatment and disposal.
2. PRECX - Blandswood Precinct	<p>Activity status: Discretionary</p> <p><i>Note: Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	Activity status when nre compliance not achieved with: Not applicable²⁸
SETZ-R13	Industrial activities not listed in SETZ-R12	
1. Settlement Zone (Outside the PRECX - Blandswood Precinct)	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 The activity is an extension to an existing industrial activity or building or activity; and</p> <p>RDIS-2 The activity does not include an offensive trade; and</p>	<p>Activity status when nre compliance not achieved with RDIS-1 or RDS-3: Discretionary</p> <p>Activity status when nre compliance not achieved with RDIS-2: Non-complying</p>

²⁸ Collins, D W and S M [141.1]

	<p>RDIS-3 All the Sstandards of this chapter are complied with.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of buildings, parking and loading areas and access; and 2. hours of operation; and 3. noise, disturbance and loss of privacy of neighbours; and 4. screening and landscaping; and 5. the treatment and disposal of stormwater, wastewater and any industrial or trade waste; and 6. Mmeasures to avoid or mitigate adverse effects. 	
<p>2. <u>PRECX - Blandswood Precinct</u></p>	<p><u>Activity status: Non-complying</u></p> <p><u>Note:</u> <i>Any associated building and structure must be constructed in accordance with SETZ-R8.</i></p>	<p><u>Activity status when nre compliance not achieved with: Not applicable²⁹</u></p>
SETZ-R14	Any activities not otherwise listed <u>in this chapter</u>	
Settlement Zone	Activity status: Discretionary	Activity status when nre compliance not achieved: Not applicable

²⁹ Collins, D W and S M [141.1]

Standards		
SETZ-S1	Height of buildings and structures	
Settlement Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of:</p> <ol style="list-style-type: none"> 10m outside the <u>PRECX - Blandswood Precinct</u>; <u>or</u> 5m inside the <u>PRECX - Blandswood Precinct</u>. <p><u>Towers and poles associated with emergency service facilities must not exceed 15m.</u>³⁰</p> <p>Note:³¹ Height shall be measured³² from the existing ground level prior to any works commencing.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> dominance of the surrounding area; and overlooking and loss of privacy to adjoining sites; and solar access to adjoining sites; and landscaping; and mitigation measures; and <u>if within the <u>PRECX - Blandswood Precinct</u>, the effects on the adjoining Peel Forest Park Scenic Reserve; and</u> <u>the extent to which the activity will maintain and/or enhance the character and qualities of the <u>PRECX - Blandswood Precinct</u>, acknowledging greater building heights may be required on sloping sites.</u>³³
SETZ-S2	Height in relation to boundary	
Settlement Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> any impact on privacy and the ability to use outdoor living space; and any impact on solar access to living rooms; and any adverse effects resulting from the bulk and dominance of built form; and any benefits, such as the use of architectural features or steps in the building facade; <u>and</u> mitigation measures; <u>and</u> <u>if within the <u>PRECX - Blandswood Precinct</u>, the effects on the adjoining Peel Forest Park Scenic Reserve.</u>³⁴
SETZ-S3	Building <u>Setbacks</u>	
Settlement Zone	<p>Buildings must be set-back a minimum of:</p> <ol style="list-style-type: none"> 4.5m from any road boundary; and 3m from any internal boundary. 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> overshadowing of adjacent sites; and sunlight and daylight access to internal and external living spaces of adjacent residential sites; and loss of privacy to adjacent residential sites; and mitigation measures; <u>and</u>

³⁰ FENZ [131.55]³¹ ECan [183.4]³² Clause 16(2) RMA³³ Collins, D W and S M [141.1]³⁴ Collins, D W and S M [141.1]

		5. <u>effects on the adjoining Peel Forest Park Scenic Reserve.</u> ³⁵
SETZ-S4	Coverage	
Settlement Zone	The site combined building coverage and impervious surface coverage of any site must not exceed 35%. ³⁶	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. availability of land for the purpose of treatment and/or disposal of sewage, stormwater, greywater or trade waste; and 2. compatibility with the character and qualities of the zone; and 3. visual dominance of buildings; and 4. mitigation measures; <u>and</u> 5. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX - Blandswood Precinct.</u>³⁷
SETZ-S5	Water supply	
Settlement Zone	All activities must: <ol style="list-style-type: none"> 1. be connected to a community drinking water supply; or 2. be connected to a a private drinking water supply; or 3. store 45,000 litres of potable water on-site from another source. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. security of domestic water supply from contamination; and 2. adequacy of storage volume of water for domestic and fire-fighting purposes.
SETZ-S6	Sewage treatment and disposal	
Settlement Zone	Any activity must: <ol style="list-style-type: none"> 1. be connected to an available sewerage network where one exists; or 2. be served by an on-site treatment and sewage disposal system that <u>is permitted or has been consented or approved</u>³⁸ has been consented or approved by the CRC Canterbury Regional Council. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. adverse effects on domestic water supplies; and 2. contamination of soil and water.
SETZ-S7	Manufacturing, altering, repairing, dismantling or processing of materials	
Settlement Zone	All manufacturing, altering, repairing, dismantling or processing of any materials or articles associated with an activity must be carried out within a building.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. nature, scale and intensity of the activity; and 2. noise, odour and dust effects on the surrounding area.

³⁵ Collins, D W and S M [141.1]

³⁶ ECan [183.1]

³⁷ Collins, D W and S M [141.1]

³⁸ ECan [183.155]

SETZ-S8	Outdoor storage, display and parking areas	
Settlement Zone	Any outdoor storage, display and parking areas located within any road or internal boundary setback under SETZ-S3 must be permanently screened by landscape planting of a minimum width of 2m and minimum height of 2m.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual impacts on neighbouring properties and the surrounding area; and 2. type and maintenance of landscaping; and 3. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX - Blandswood Precinct.</u>³⁹
SETZ-S9	Home business	
Settlement Zone	The activity shall ensure that: <ol style="list-style-type: none"> 1. there must be no more than two full-time equivalent people engaged in the home business who reside s off-site; and 2. any retail sales, other than internet-based sales where no customer visits occur, must be limited to the sale of produce grown on the site and handcrafts manufactured on the site. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. scale, intensity and character of business; and 2. hours of operation; and 3. traffic generation; and 4. provision of parking; and 5. noise, odour, dust, disturbance and loss of privacy for neighbours; and 6. mitigation measures; and 7. <u>the extent to which the activity will maintain and/or enhance the character and qualities of the PRECX - Blandswood Precinct.</u>⁴⁰

³⁹ Collins, D W and S M [141.1]

⁴⁰ Collins, D W and S M [141.1]

NEIGHBOURHOOD CENTRE ZONE

Introduction

The Neighbourhood Centre Zone is applied to small groups of shops within residential areas of Timaru. Within the Zone, small-scale commercial activities that primarily serve the convenience needs of the surrounding residential neighbourhood are provided for.

Objectives

NCZ-O1	The purpose of the Neighbourhood Centre Zone
	<p>The Neighbourhood Centre Zone provides for small-scale commercial activities that serve the day-to-day convenience needs of the surrounding residential neighbourhood <u>and passers-by</u>¹, and do not undermine the purpose, function and amenity values of the City Centre Zone and Local Centre Zones.</p>
NCZ-O2	Character and qualities of the Neighbourhood Centre Zone
	<p>The character and qualities of the Neighbourhood <u>Centre Zone</u> comprise:</p> <ol style="list-style-type: none"> activities that are compatible and complimentary to the use and amenity values of the surrounding <u>Residential Zones</u> and <u>Open Space</u> and <u>Recreation Zones</u>; and compact buildings that are visually prominent along road frontages but do not detract from the character and amenity <u>values</u> of the surrounding <u>Residential Zones</u> and <u>Open Space</u> and <u>Recreation Zones</u>; and locations that are easily accessible by walking and cycling from the surrounding neighbourhood; and well-designed parking areas that are easily accessible from, <u>and safely connected to</u>, the road network, and integrate with the design of the site.²

Policies

NCZ-P1	Commercial activities
	<p>Enable a range of small-scale commercial activities that:</p> <ol style="list-style-type: none"> serve the needs of the surrounding neighbourhood; and are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites and the surrounding residential environment; and are of a scale that does not detract from the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.
NCZ-P2	Residential activities
	<p>Enable new residential activities where they are located above ground floor level and <u>with provide an appropriate level of on-site amenity for occupants</u> area of outdoor living space.³</p>
NCZ-P3	Scale and location of built form
	<p>Maintain the amenity values of the surrounding residential area and adjoining sites by requiring:</p> <ol style="list-style-type: none"> buildings and structures to be of a height that ensures adjoining sites in the <u>Residential Zones</u> and <u>Open Space</u> and <u>Recreation Zones</u>: <ol style="list-style-type: none"> have a reasonable standard of sunlight access; and maintain privacy; and are not unreasonably dominated by built form; and

¹ Woolworths [242.23]

² Waka Kotahi [143.157]

³ Kāinga Ora [229.114]

2. buildings to be setback from the boundaries of ~~R~~esidential ~~Z~~ones and ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones, to minimise the effects of the bulk of buildings within the zone on those adjoining sites; and
3. buildings to be of a length that does not dominate or present a blank façade to an adjoining site; and
4. screening of storage areas from adjoining sites and roads; and
5. buildings, parking and landscaping at the Mulcahy Park ~~a~~N~~e~~ighbourhood ~~e~~C~~e~~n~~t~~re to be of a form, scale and design that integrates with and is complimentary to the ~~p~~P~~a~~rk and surrounding streets.

NCZ-P4 Other activities

Only allow other activities to establish within the Neighbourhood Centre Zone where they are:

1. consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
2. compatible with use and amenity values of adjoining sites and the surrounding residential area; and
3. of a scale and nature that would not undermine the purpose, function and amenity values of the Local Centre Zone or City Centre Zone.

NCZ-P5 Industrial activities

Avoid the establishment of industrial activities unless:

1. the nature, scale and hours of operation of the activity are consistent with the purpose, character and qualities of the Neighbourhood Centre Zone; and
2. any adverse effects of the activity are comparable with those that would arise from a permitted activity.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

NCZ-R1	Commercial activities	
Neighbourhood Centre Zone	Activity status: Permitted	Activity status when n re compliance not achieved with PER-3: Restricted Discretionary
	Where:	Matters of discretion are restricted to:
	<p>PER-1 Any commercial activity does not exceed 300m² in gross floor area; and</p> <p>PER-2 The commercial activity is not a licensed premise, an office or a service station; and</p> <p>PER-3 NCZ-S5 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with NCZ-R3.</p>	<p>1. the matters of discretion of any infringed standard.</p> <p>Activity status when nre compliance not achieved with PER-1 or PER-2: Discretionary</p>

NCZ-R2	Residential activities	
Neighbourhood Centre Zone	<p>Activity status: Permitted</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as of <u>at</u> 22 September 2022 and <p><i>Note: Any associated building and structure must be constructed in accordance with NCZ-R3 .</i></p>	<p>Activity status when no compliance not achieved: Discretionary</p>
NCZ-R3	Buildings and structures	
Neighbourhood Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 Where the building is to accommodate a non-residential activity, NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4 and NCZ-S5 are complied with; and</p> <p>PER-3 Where the building is a residential unit, NCZ-S1, NCZ-S2, NCZ-S4 and NCZ-S6, <u>NCZ-SX⁴</u> and <u>NCZ-SY⁵</u> are complied with; and</p> <p>PER-4 The building is not located on Mulcahy Park (Lot 15 DP451401 or its successor).</p>	<p>Activity status when no compliance not achieved with PER-2 or PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-4: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the form, scale and design of buildings, parking and landscaping integrates with and is complimentary to <u>Mulcahy Park</u> the adjoining park and <u>the</u> surrounding neighbourhood. <p>Activity status when no compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
<u>NCZ-R3A</u>	<u>Full or partial demolition of buildings or structures⁶</u>	
<u>Neighbourhood Centre Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>

⁴ Clause 10(2)(b) relating to Kāinga Ora [229.122]

⁵ Clause 10(2)(b) relating to Kāinga Ora [229.123]

⁶ NZHA [184.2]

NCZ-R4	Industrial activities including buildings and structures	
Neighbourhood Centre Zone	Activity status: Discretionary Where: DIS-1 The industrial activity is limited to the repair and servicing of personal, household or garden equipment, appliances or cycles.	Activity status when ne compliance not achieved: Non-complying
NCZ-R5	Any activities not otherwise listed in this chapter	
Neighbourhood Centre Zone	Activity status: Discretionary	Activity status when ne compliance not achieved: Not applicable

Standards

NCZ-S1	Height of buildings and structures	
Neighbourhood Centre Zone	Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level. <i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i>	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy for sites in the Residential Zones and Open Space and Recreation Zones; and 3. solar access to living rooms and outdoor living space for sites in the Residential Zones and Open Space and Recreation Zones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
NCZ-S2	Height in relation to boundary	
Neighbourhood Centre Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at boundaries of the site that adjoins a R esidential Z ones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space for sites in the Residential Zones; and 2. any impact on solar access to living rooms and outdoor living space for sites in the Residential Zones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any mitigation, such as the use of architectural features or steps in the building façade.

NCZ-S3	Setbacks of buildings	
Neighbourhood Centre Zone	Any non-residential building must be setback a minimum of 3m from the boundary of any R esidential Z one and O pen S pace and R ecreation Z one, or any site which contains a residential activity.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining site in the Residential Zones or Open Space and Recreation Zones; and 2. landscaping; and 3. mitigation measures.
NCZ-S4	Building length	
Neighbourhood Centre Zone	Any building located within 6m of a boundary with an adjoining site must not exceed an overall length of 30m measured parallel to any site boundary, excluding a 600mm projection of eaves at either end.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining site; and 2. landscaping; and 3. mitigation measures.
NCZ-S5	Outdoor storage	
Neighbourhood Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ⁷	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.
NCZ-S6	Outdoor living space for residential units in a new building	
Neighbourhood Centre Zone	Each residential unit <u>in a new building</u> must have an exclusive outdoor living space: <ol style="list-style-type: none"> 1. that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 2. which is located on the north, west or east side of the residential unit; and 3. which is readily accessible from the common living space of the residential unit. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. provision of useable outdoor living space; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity, to meet resident's needs.

⁷ Clause 10(2)(b) relating to Z Energy [116.19]

NCZ-SX	Outlook S space for R residential U units ⁸	
<u>Neighbourhood Centre Zone</u>	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this Sstandard difficult.</u>
NCZ-SY	Minimum R residential U unit S sizes ⁹	
<u>Neighbourhood Centre Zone</u>	<p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings; and</u> 2. <u>whether an appropriate level of privacy and amenity is provided for occupants of the residential unit.</u>

⁸ Kāinga Ora [229.122]

⁹ Kāinga Ora [229.123]

LOCAL CENTRE ZONE

Introduction

The Local Centre Zone is applied to shopping areas that are located in the suburban areas of Timaru. The Zone provides for a range of commercial activities that primarily serve the daily and weekly needs of the surrounding communities, including supermarkets and community facilities.

Objectives

LCZ-O1 The purpose of the Local Centre Zone

The Local Centre Zone provides primarily for community facilities and a range of commercial activities which:

1. primarily support the daily and weekly goods and services needs of the surrounding residential areas and passers-by¹; and
2. are of a size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-O2 Character and qualities of the Local Centre Zone

The Local Centre Zone:

1. accommodates large volumes of people; and
2. contains attractive and functional buildings generally of a moderate scale and density, with larger footprints for supermarkets, and associated car parking and storage areas; and
3. integrates with public spaces and reflects good urban design principles; and
4. contains activities and buildings that are compatible with the use and amenity values of adjoining sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones.

Policies

LCZ-P1 Commercial activities and community facilities

Enable a range of commercial activities and community facilities that:

1. are consistent within the purpose, character and qualities of the Local Centre Zone; and
2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjacent sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones; and
3. do not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

1. buildings and structures to be of a height that ensures adjoining sites in the ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones:
 - a. have a reasonable standard of sunlight access; and
 - b. retain privacy; and
 - c. are not overly dominated by built form;
2. buildings to be setback from the boundaries of ~~R~~esidential ~~Z~~ones or ~~O~~pen ~~S~~pace and ~~R~~ecreation ~~Z~~ones, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on adjacent sites; and
3. the screening of storage areas from adjoining sites and roads.

LCZ-P3 Urban design

Require larger-scale development to be designed and laid out in a manner that:

1. engages and integrates well with streets and public spaces; and

¹ Woolworths [242.26]

2. provides a high-quality pedestrian experience; and
3. takes into account the functional needs and operational needs² of commercial activities.

LCZ-P5 Other activities

Only allow other activities to establish within the Local Centre Zone where they are:

1. consistent with the purpose, character and qualities of the Local Centre Zone; and
2. of a scale and nature that would not undermine the purpose, function and amenity values of the City Centre Zone.

LCZ-P6 Industrial activities~~iesy~~

Avoid the establishment of industrial activities within the Local Centre Zone unless:

1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the Local Centre Zone; and
2. any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

LCZ-R1	Commercial activities	
Local Centre Zone	Activity status: Permitted	Activity status when nfe compliance not achieved with PER-4: Restricted Discretionary
	Where:	Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
	PER-1 The commercial activity is not a service station; and	Activity status when nfe compliance not achieved with PER-1, PER-2, PER-3: Discretionary
	PER-2 Any retail activity shall not exceed 300m ² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and	
	PER-3 Any office, the office does not exceed 200m ² in gross floor area; and	
	PER-4 LCZ-S4 is complied with.	
	Note: 1. Any associated building and structure must be constructed in accordance with LCZ-R3.	

² Woolworths [242.27]

LCZ-R2	Community facilities	
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LCZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with LCZ-R3.</i></p>	<p>Activity status when ne compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
LCZ-R3	Buildings and structures	
Local Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>PER-2 The total gross floor area of any new building or buildings is less than 450m²; and</p> <p>PER-3 Any addition to a building does not result in the total gross floor area of the building being 450m² or more; and</p> <p>PER-4 LCZ-S1, LCZ-S2, LCZ-S3 and LCZ-S4 are complied with.</p>	<p>Activity status when ne compliance not achieved with PER-2 or PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the development: <ol style="list-style-type: none"> a. recognises and reinforces the Local Centre Zone purpose, character and qualities; and b. promotes active engagement with, and contributes to the vibrancy and attractiveness of, any adjacent streets, lanes or public spaces; and c. is sympathetic to nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building, <u>while having regard to the functional needs and operational needs of the activity</u>³; and d. provides a human scale and minimises building bulk through the provision of articulation and modulation, while having regard to the functional needs <u>and operational needs</u>⁴ of the activity; and e. is designed to incorporate APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and

³ Woolworths [242.29]

⁴ Woolworths [242.29]

		<p>f. incorporates landscaping or other means to provide for increased amenity, shade, and weather protection; and</p> <p>g. provides safe, legible, and efficient access for all transport modes; and</p> <p>h. includes landscaping and fencing of storage and waste areas that are designed and located to minimise the adverse visual and amenity effects of the development on any adjoining Residential Zone or Open Space and Recreation Zone.</p> <p>Activity status when n compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when n compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
LCZ-R3A	<u>Full or partial demolition of buildings or structures⁵</u>	
<u>Local Centre Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
LCZ-R4	Industrial activitiesiesy including buildings and structures	
Local Centre Zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The industrial activity is limited to the repair and servicing of personal equipment, household or garden equipment, appliances or cycles.</p>	Activity status when n compliance not achieved: Non-complying
LCZ-R5	Any activitiesiesy not otherwise listed in this chapter	
Local Centre Zone	Activity status: Discretionary	Activity status when n compliance not achieved: Not applicable

⁵ NZHHA [184.2]

Standards

LCZ-S1	Height of buildings and structures	
Local Centre Zone	<p>Buildings and structures, including additions and alterations to buildings and structures, must not exceed a maximum height of 10m measured from ground level-, <u>or for towers and poles associated with emergency service facilities, must not exceed 15m.</u>⁶</p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy of adjoining Rresidential Zzones; and 3. solar access to living rooms and outdoor living space of adjoining Rresidential Zzones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; and 7. mitigation measures.
LCZ-S2	Height in relation to boundary	
Local Centre Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any of the Rresidential Zzones or Oopen Sspace and Rrecreation Zzones. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space of adjoining Rresidential Zzones; and 2. any impact on solar access to living rooms and private open space of adjoining Rresidential Zzones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any mitigation, such as the use of architectural features or steps in the building.
LCZ-S3	Setback of buildings	
Local Centre Zone	<p>Any building must be setback a minimum of 5m from the boundary of any site in the Rresidential Zzones or Oopen Sspace and Rrecreation Zzones.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. dominance, loss of privacy and shading in relation to adjoining sites in the Rresidential Zzones or Oopen Sspace and Rrecreation Zzones; and 2. landscaping; <u>and</u> 3. mitigation measures.
LCZ-S4	Outdoor storage	
Local Centre Zone	<p>Any outdoor storage area, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level.</u>⁷</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.

⁶ FENZ [131.79]⁷ Clause 10(2)(b) relating to Z Energy [116.19]

LARGE FORMAT RETAIL ZONE

Introduction

The Large Format Retail Zone is applied to the former A & P Showgrounds site, located in the north-east of Timaru township. This Zzone provides for retail activities that require larger floor or yard areas. This recognises the difficulties associated with locating this type of development in other commercial centres within the District, which primarily focus on smaller-scale retail activities and convenience activities. While the Zzone is intended to support and complement the overall retail offering of the District, the nature ~~and timing~~ of development within the Zzone, and within PRECX- Former Showgrounds Precinct, the timing of development, needs to be managed carefully to avoid undermining the purpose, function and amenity values of the City Centre Zone.¹

Objectives

LFRZ-O1 Purpose of the Large Format Retail Zone

The Large Format Retail Zone primarily provides for large format retail, trade suppliers and other ancillary activities that support these large scale retail activities, which are developed in a way that:

1. are of a nature, size and scale that do not undermine the purpose, function and amenity values of the City Centre Zone; and
2. is undertaken in a comprehensive manner and avoids significant adverse effects on infrastructure; and
3. in PRECX- Former Showgrounds Precinct, maximises the efficient use of the Precinct by providing for a limited range of other activities where these do not undermine the primary purpose of the Zone².

LFRZ-O2 Character and qualities of the Large Format Retail Zone

The Large Format Retail Zone:

1. accommodates large numbers of people, high traffic movements and requires large car-~~p~~arking areas; and
2. is well integrated with public transport, walking and cycling connections; and
3. predominantly³ contains buildings that have large gross floor areas and activities that require larger yard areas⁴; and
4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and
5. enhances the amenity, biodiversity and cultural values within and adjacent to Taitarakihi Creek as well as its flood-carrying capacity.

Policies

LFRZ-P1 Large format retail and trade suppliers

Enable large format retail, trade suppliers and ancillary activities that ensure that Timaru remains the ~~D~~istrict's key retail and commercial centre, while avoiding the establishment of retail activities that, due to their timing, nature or scale, could undermine the purpose, function or amenity values of the City Centre Zone.

LFRZ-P2 Scale and location of built form

Maintain the amenity values of the surrounding area and adjoining sites, by requiring:

1. buildings to be setback from road boundaries, to reduce the visual effects of the bulk of buildings within the Zzone; and

¹ Harvey Norman [192.16]

² Redwood Group [228.1]

³ Clause 10(2)(b) relating to Redwood Group [228.1]

⁴ Z Energy [116.33]

2. buildings to be setback from the boundary of PREC5 - Te Aitarakihi ~~P~~precinct, to:
 - a. minimise any dominance effects arising from the location and bulk of buildings; and
 - b. minimise any adverse privacy effects on the adjacent sites; ~~and~~
3. buildings to be suitably separated from the boundary of the General Residential Zone; and⁵
- ~~3.~~ 4. Development to be consistent with the APP9 – Large format retail design guidelines.

LFRZ-P3 Effects on values of Taitarakihi Creek

Maintain and enhance the amenity, biodiversity and cultural values associated with Taitarakihi Creek, and its capacity as a floodway.

LFRZ- P4PRECX-P1 Pre-development conditions — ~~R~~roading and fencing

Avoid land-use activities being open for business and available to the public within PRECX- Former Showgrounds Precinct ~~the Large Format Retail Zone~~⁶, prior to:

1. the construction and operation of a signalised intersection at Grants Road and State Highway 1; and
2. the ~~zone~~ Pprecinct being fenced along the rail corridor in a manner that deters trespassers.

LFRZ-P5 Other retail activities and staging of large format retail

Avoid the development of:

1. ~~restaurants; and~~⁷
2. any commercial activity (excluding large format retail) that is not ancillary to the primary large format retail activity; and
- ~~3.~~ 2. within PRECX- Former Showgrounds Precinct, retail activities that do not comply with the staging thresholds,⁸

unless the activity, either individually or cumulatively, will not undermine the purpose, function and amenity values of the City Centre Zone.

LFRZ-P6 Other activities

Only allow other activities to establish and operate within the Large Format Retail Zone where they:

1. are compatible with the purpose, character and qualities of the Zzone; and
2. are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone; and
3. ensure that the Timaru City Centre Zone remains the focal point for commercial activities; and
4. appropriately avoid or mitigate potential reverse sensitivity effects⁹.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

⁵ Clause 10(2)(b) relating to Harvey Norman [192.1]

⁶ Harvey Norman [192.22]

⁷ Redwood Group [228.1]

⁸ Harvey Norman [192.23]

⁹ Alliance Group [173.127]

LFRZ-R1	Large format retail	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9 .</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when n compliance not achieved with PER-2: Non-complying</p>
LFRZ-R2	Trade suppliers	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9 .</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when n compliance not achieved with PER-2: Non-complying</p>
LFRZ-R3	Public toilets	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 LFRZ-S4 is complied with ; <u>and</u></p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9 .</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when n compliance not achieved with PER-2: Non-complying</p>
LFRZ-R4	Car parking facilities	
Large Format Retail Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</p>

	<p>PER-1 LFRZ-S4 is complied with; and</p> <p>PER-2 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: A<u>any</u> associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when n<u>re</u> compliance not achieved with PER-2: Non-complying</p>
LFRZ-R5	Offices and Personal Services	
1. <u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u> ¹⁰	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any ancillary office must:</p> <ol style="list-style-type: none"> occupy no more than 15% of the combined gross floor area of buildings on the site, or for yard-based activities be no larger than 250m²; and <p>PER-2 The <u>Except where an</u> office is ancillary to a permitted activity <u>the gross floor area of all offices and personal services shall not exceed 2% of the aggregated developed gross floor area of all retail activities within PRECX - Former Showgrounds Precinct</u> ¹¹; and</p> <p>PER-3 LFRZ-S4 is complied with; and</p> <p>PER-4 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: A<u>any</u> associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status when n<u>re</u> compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status where compliance not achieved with PER-4: Discretionary</p> <p>Activity status when n<u>re</u> compliance not achieved with PER-3¹² or PER-4: Non-complying</p>
2. <u>Large Format Retail Zone outside PRECX – Former Showgrounds Precinct</u> ¹³	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status when n<u>re</u> compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>

¹⁰ Harvey Norman [192.27]¹¹ Redwood Group [228.1]¹² Harvey Norman [192.27]¹³ Harvey Norman [192.27]

	<p>The activity is not a personal service: and</p> <p>PER-2 Any office is ancillary to a permitted activity and must:</p> <ol style="list-style-type: none"> 1. <u>occupy no more than 15% of the combined gross floor area of buildings on the site, or</u> 2. <u>for yard-based activities be no larger than 250m²; and</u> <p>PER-3 LFRZ-S4 is complied with.</p> <p>Note: Aany associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>the matters of discretion of any infringed standard.</p> <p>Activity status when no compliance not achieved with PER-1 or PER-2: Discretionary</p>
LFRZ-R6	Cafes Food and bBeverage¹⁴	
1. Large Format Retail Zone within PRECX – Former Showgrounds Precinct ¹⁵	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any café does not exceed 150m² in gross floor area; and <u>The gross floor area of all food and beverage activities must not exceed 4% of the aggregated developed gross floor area of all retail activities within PRECX- Former Showgrounds Precinct; and</u></p> <p>PER-2 There are not more than two cafes located within the zone; and¹⁶</p> <p>PER-3 LFRZ-S4 is complied with; and</p> <p>PER-4 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: Aany associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status when no compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-1, PER-2 or PER-4: Non-complying</p>

¹⁴ Redwood Group [228.1]¹⁵ Harvey Norman [192.28]¹⁶ Redwood Group [228.1]

<p>2. <u>Large Format Retail Zone outside PREC X – Former Showgrounds Precinct</u>¹⁷</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Any food and beverage activity does not exceed 200m² in gross floor area; and</p> <p>PER-2 LFRZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status when ne compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: the matters of discretion of any infringed standard.</p> <p>Activity status when ne compliance not achieved with PER-1: Non-complying</p>
<p>LFRZ- R7</p>	<p>Automated teller machines</p>	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There are no more than two automated teller machines located within the Zone.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status when ne compliance not achieved: Non-complying</p>
<p>LFRZ-R8</p>	<p>Supermarkets</p>	
<p>Large Format Retail Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 There is no more than one supermarket located within the Zone; and</p> <p>PER-2 LFRZ-S4 is complied with; and</p> <p>PER-3 LFRZ- S5 and LFRZ-S6 is <u>are</u> complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p>Activity status when ne compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when ne compliance not achieved with PER-1 or PER-3: Non-complying</p>

¹⁷ Harvey Norman [192.28]

<u>LFRZ-RZ</u>	<u>Gymnasiums¹⁸</u>	
<u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> LFRZ-S5 is complied with.</p> <p><u>Note:</u> Any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p><u>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u>
<u>LFRZ-RY</u>	<u>Recreation Aactivities¹⁹</u>	
<u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u>	<p><u>Activity status: Permitted</u></p> <p><u>Where:</u></p> <p><u>PER-1</u> LFRZ-S5 is complied with; and</p> <p><u>PER-2</u> The hours of operation do not extend beyond 9.00am to =6.00pm.</p> <p><u>Note:</u> Any associated building and structure must be constructed in accordance with LFRZ-R9.</p>	<p><u>Activity status when n compliance not achieved with PER-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u> <p><u>Activity status when n compliance not achieved with PER-2: Non-complying</u></p>
<u>LFRZ-R9</u>	<u>Buildings and structures</u>	
<u>Large Format Retail Zone</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> The building or structure is associated with or ancillary to a permitted activity; and</p> <p><u>RDIS-2</u> LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</p> <p><u>RDIS-3</u> LFRZ-S3 and LFRZ-S5 are complied with.</p> <p><u>Matters of discretion are restricted to:</u></p>	<p><u>Activity status when n compliance not achieved with RDIS-1: The same status as the activity the building or structure is associated with or ancillary to.</u></p> <p><u>Activity status when n compliance not achieved with RDIS-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. the matters of discretion in LFRZ-R10 for RDIS-1 and RDIS-2; and 2. the relevant matters of discretion of any infringed standard.

¹⁸ Redwood Group [228.1]¹⁹ Redwood Group [228.1]

	<ol style="list-style-type: none"> 1. building location and design, including with reference to the APP9 - Large format retail design guidelines²⁰; and 2. landscaping; and 3. fencing and walls, including for screening; and 4. storage areas; and 5. security and safety; and 6. signage; and 7. public transport; and 8. vehicle and pedestrian access; and 9. functional needs.²⁰ 	<p>Activity status when ne compliance not achieved with RDIS-3: Non-complying</p>
<u>LFRZ-RX</u>	<u>Health Care Facilities²¹</u>	
<u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</u></p> <p><u>RDIS-2</u> <u>LFRZ-S3 is complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>effects, including cumulative effects on the economic viability, and purpose, function and amenity values of the City Centre Zone;</u> <u>and</u> 2. <u>building location and design including with reference to the APP9 - Large format retail design guidelines; and</u> 3. <u>landscaping; and</u> 4. <u>fencing and walls, including for screening; and</u> 5. <u>storage areas; and</u> 6. <u>security and safety; and</u> 7. <u>signage; and</u> 8. <u>public transport; and</u> 9. <u>vehicle and pedestrian access; and</u> 10. <u>functional needs.</u> 	<p><u>Activity status when ne compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the matters of discretion in LFRZ-RX, for RDIS-1 and RDIS-2; and</u> 2. <u>the relevant matters of discretion of any infringed standard.</u> <p><u>Activity status when ne compliance not achieved with RDIS-2: Non-complying</u></p>

²⁰ Woolworths [242.31]

²¹ Redwood Group [228.1]

<u>LFRZ-RW</u>	<u>Child Care Sservices²²</u>	
<u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>LFRZ-S1, LFRZ-S2 and LFRZ-S4 are complied with; and</u></p> <p><u>RDIS-2</u> <u>LFRZ-S3 is complied with.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. effects, including cumulative effects on the economic viability, and purpose, function and amenity values of the City Centre Zone;</u> <u>and</u> <u>2. building location and design including with reference to the APP9 - Large format retail design guidelines; and</u> <u>3. landscaping; and</u> <u>4. fencing and walls, including for screening; and</u> <u>5. storage areas; and</u> <u>6. security and safety; and</u> <u>7. signage; and</u> <u>8. public transport; and</u> <u>9. vehicle and pedestrian access; and</u> <u>10. functional needs.</u> 	<p><u>Activity status when n compliance not achieved with RDIS-1: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>1. the matters of discretion in LFRZ-RX for RDIS-1 and RDIS-2; and</u> <u>2. the relevant matters of discretion of any infringed standard.</u> <p><u>Activity status when n compliance not achieved with RDIS-2: Non-complying</u></p>

²² Redwood Group [228.1]

<u>LFRZ-RV</u>	<u>Visitor Aaccommodation²³</u>	
<u>Large Format Retail Zone within PRECX – Former Showgrounds Precinct</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>There is no more than one visitor accommodation facility within the Precinct.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>effects on the economic viability, and purpose, function and amenity values of the City Centre Zone;</u> <u>and</u> 2. <u>the nature and scale of the visitor accommodation; and</u> 3. <u>management of potential reverse sensitivity effects; and</u> 4. <u>building location and design; and</u> 5. <u>landscaping; and</u> 6. <u>fencing and walls, including for screening; and</u> 7. <u>storage areas; and</u> 8. <u>security and safety; and</u> 9. <u>signage; and</u> 10. <u>public transport; and</u> 11. <u>vehicle and pedestrian access; and</u> 12. <u>functional needs.</u> 	<p><u>Activity status when ne compliance not achieved with RDIS-1: Non-complying</u></p>

²³ Redwood Group [228.1]

<u>LFRZ-RU</u>	<u>Residential units and Residential Aactivities²⁴</u>	
<u>Large Format Retail Zone, in the Residential Sub-Precinct within PRECX – Former Showgrounds Precinct</u>	<u>Activity status: Restricted Discretionary</u> <u>Where:</u> <u>RDIS-1</u> <u>LFRZ-S1, LFRZ-S2, MRZ-S3, MRZ-S4, MRZ-S6, MRZ-S9, MRZ-SX, and MRZ-SY, MRZ-SZ are complied with.</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>management of potential reverse sensitivity effects; and</u> <u>the location and design of buildings, including articulation in the form of each residential unit; and</u> <u>the design of outdoor living areas; and</u> <u>the design of any access, car parking and service areas; and</u> <u>fencing; and</u> <u>amenity effects on streetscape; and</u> <u>provision for privacy between residential units; and</u> <u>how the design provides housing choice.</u> 	<u>Activity status when nre compliance not achieved with RDIS-1: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> <u>the matters of discretion of any infringed standard.</u>
<u>LFRZ-R10</u>	<u>Any non-commercial activities not otherwise listed in this chapter</u>	
<u>Large Format Retail Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status when nre compliance not achieved: Not applicable</u>
<u>LFRZ-R10A</u>	<u>Service Stations²⁵</u>	
<u>Large Format Retail Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status when nre compliance not achieved: Not applicable</u>
<u>LFRZ-R11</u>	<u>Any new vehicle crossing onto Evans Street or Bridge Street</u>	
<u>Large Format Retail Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status when nre compliance not achieved: Not applicable</u>

²⁴ Redwood Group [228.1]²⁵ Harvey Norman [192.30], Redwood Group [228.1]

LFRZ- R12	Commercial activities not otherwise specified<u>listed</u> in this chapter	
Large Format Retail Zone	Activity status: Non-complying	Activity status where no compliance not achieved: Not applicable
LFRZ- R13	Community facilities	
Large Format Retail Zone	Activity status: Non-complying	Activity status where no compliance not achieved: Not applicable
LFRZ- R14	Restaurants²⁶	
Large Format Retail Zone	Activity status: Non-complying	Activity status where compliance not achieved: Not applicable

Standards

LFRZ-S1	Height of buildings and structures	
Large Format Retail Zone	Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 10m measured from existing ground level.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy; and 3. solar access to living rooms and private open space; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping; 7. mitigation measures.
LFRZ-S2	Height in relation to boundary	
Large Format Retail Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an O pen S pace and R ecreation Z one or a R esidential Z one. The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; 5. mitigation measures.

²⁶ Redwood Group [228.1, 228.6]

LFRZ-S3	Setbacks	
Large Format Retail Zone	<ol style="list-style-type: none"> 1. Any building must be setback a minimum of 5m from the road boundary, or from the boundary of any designation that is for the purpose of road widening; <u>and</u> 2. Any building must be setback a minimum of 10m from PREC5 - Te Aitarakihi Precinct; <u>and</u> 3. Any building must be setback a <u>minimum of 1510m from the boundary of any site zoned General Residential Zone.</u>²⁷ 	Activity status when re <u>re</u> compliance not achieved: Non-complying
LFRZ-S4	Goods storage	
Large Format Retail Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level.</u> ²⁸	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. visual effects; and 2. landscaping and screening.

²⁷ Clause 10(2)(b) relating to Harvey Norman [192.1]

²⁸ Clause 10(2)(b) relating to Z Energy [116.19]

LFRZ-S5	Development staging thresholds	
<p>Large Format Retail Zone within PRECX – Former Showgrounds Precinct²⁹</p>	<ol style="list-style-type: none"> 1. Development open to the public prior to 1 July 2028 must not in aggregate exceed 10,000m² of gross floor area for all retail activities, excluding trade suppliers; and 2. Development open to the public prior to 1 July 2033 must not in aggregate exceed 15,000m² of gross floor area for all retail activities, excluding trade suppliers; and 3. Development open to the public prior to 1 July 2038 must not in aggregate exceed 20,000m² of gross floor area for all retail activities, excluding trade suppliers; and 4. Development open to the public after 1 July 2038 must not in aggregate exceed 34,000m² of gross floor area for all retail activities, excluding trade suppliers 1. The maximum gross floor area of retail activities, offices, personal services and food and beverage must not exceed 34,000m²; <u>and</u> 2. The combined maximum gross floor area of gymnasiums and recreation activities must not exceed 6,000m²; <u>and</u>³⁰ 3. Development open to the public prior to 1 July 2025 must not in aggregate exceed: <ol style="list-style-type: none"> a. 29,000m² of gross floor area for all retail activities (excluding department stores); and b. 30,000m² of gross floor area for all retail activities including department stores; <u>and</u> 4. Development open to the public prior to 1 July 2027 must not in aggregate exceed 34,000m² of gross floor area for all retail activities including department stores; <u>and</u> 5. The maximum gross floor area of offices, personal services and food and beverage must not in aggregate exceed 5% of gross floor area for all retail activities.³¹ 	<p>Activity status when <u>no</u> compliance not achieved with 1, 2 or 3 by up to 6%: Discretionary</p> <p>Activity status when <u>no</u> compliance not achieved with 1, 2 or 3 by more than 6%, or compliance not achieved with 4 or 5:³² Non-complying</p>

²⁹ Harvey Norman [192.37]

³⁰ Redwood Group [228.1]

³¹ Redwood Group [228.1]

³² Redwood Group [228.1]

LFRZ-S6	Opening of business	
Large Format Retail Zone within PRECX – Former Showgrounds Precinct³³	Land use activity must not open for business prior to: <ol style="list-style-type: none"> 1. the Grants Road/State Highway 1 signalised intersection to the site being constructed and operational; or 2. a fence of not less than 1.8m in height being building along the boundary of the site where it abuts the rail corridor. 	Activity status where compliance not achieved: Non-complying

³³ Harvey Norman [192.37]

MIXED USE ZONE

Introduction

The Mixed Use Zone is located within the wider commercial area of central Timaru, and is expected to support the overall function of the City Centre Zone as the ~~ed~~District's key commercial and civic centre. A wide range of activities are anticipated within this ~~zz~~Zone, including large format retail, trade suppl~~iers~~~~ers~~ and convenience activities, other commercial activities, community facilities, educational facilities and residential activities. The zoning also reflects existing and continued use of parts of the ~~zz~~Zone for industrial activities, while also seeking to allow for the transition of this area over time in providing for more residential living opportunities.

PRECX - The Tertiary Education Precinct applies to the site currently operated by Te Pūkenga – New Zealand Institute of Skills and Technology, where tertiary education activities (including a range of ancillary activities) are carried out.¹

Given the mixed nature of activities within this ~~zz~~Zone, activities will need to be carefully managed to ensure conflict does not arise, especially for noise sensitive activities.

Objectives

MUZ-O1	Purpose of the Mixed Use Zone
The Mixed Use Zone provides for a wide range of activities, including commercial activities, community facilities, educational facilities, residential activities, and existing industrial activities, in a manner that reinforces the Timaru City Centre <u>Zone</u> as the ed District's key commercial and civic centre.	
MUZ-O2	Character and qualities of the Mixed Use Zone
<p>The Mixed Use Zone:</p> <ol style="list-style-type: none"> 1. Aaccommodates and attracts² large numbers of people; and 2. is well integrated with public transport, walking and cycling connections; and 3. contains buildings of different scales up to 4 <u>four</u> storeys, reflecting the mix of activities in the area; and 4. is developed in accordance with good urban design principles, while recognising the functional needs of activities; and 5. provides a safe and functional working and residential environment with a level of amenity that is consistent with the activities provided for within the Zone. 	

Policies

MUZ-P1	Retail activities
Enable large format retail, trade suppl iers ers and convenience activities which will help ensure that Timaru City Centre <u>Zone</u> remains the ed District's key retail and commercial centre, while avoiding the establishment of other retail activities that, due to their nature or scale, could undermine the purpose, function or amenity values of the City Centre Zone.	
MUZ-P2	Commercial activities (excluding retail activities), educational facilities and community facilities
Provide for commercial activities (excluding retail activities), educational facilities and community facilities that will help ensure that the Timaru City Centre <u>Zone</u> remains the ed District's key focal point for social, cultural and economic activities.	

¹ Relates to Te Pūkenga [215.2]

² Kāinga Ora [229.125]

MUZ-P3	Existing industrial activities
Recognise that there are existing industrial activities located within the Mixed Use Zone and provide for their ongoing operation, with limited ability for expansion or alterations.	
MUZ-P4	Residential activities
Provide for residential activities where they are designed to minimise potential reverse sensitivity effects on commercial <u>activities</u> or existing industrial activities.	
MUZ-P5	Scale and location of built form
<p>Maintain the amenity values of the surrounding area and adjoining sites, by requiring:</p> <ol style="list-style-type: none"> 1. buildings to be setback from the boundaries of adjoining sites within Rresidential zzones <u>or containing residential activities</u>, to minimise any dominance <u>or privacy</u> effects arising from the location and bulk of buildings³; and 2. the screening of storage areas from adjoining sites and roads; and 3. buildings to be a height that is consistent with the character of the surrounding area while providing for the functional needs of activities; and 4. that the design and layout of buildings results in good urban design outcomes. 	
MUZ-P6	Other activities
<p>Only allow other activities to establish and operate within the Mixed Use Zone where they:</p> <ol style="list-style-type: none"> 1. <u>they</u> are compatible with the purpose, character and qualities of the zZone; and 2. <u>they</u> are of a scale or nature that would not undermine the purpose, function and amenity values of the City Centre Zone; <u>and</u>. 3. the <u>nature</u>, intensity and scale of the activity does not compromise activities that are enabled within the Zone.⁴ 	
PRECX-P1	Tertiary Education Precinct⁵
<p>Recognise the contribution of the PRECX - Tertiary Education Precinct to the Timaru District and wider RRegion's social and economic wellbeing, by:</p> <ol style="list-style-type: none"> 1. Eenabling the ongoing use and development of tertiary education services; <u>and</u> 2. Eenabling complimentary activities which allow for the efficient use of the Precinct's <u>educational</u> facilities; <u>and</u> 3. Managing built form within the Precinct to reflect the existing character of the Precinct and recognise the operational needs and functional needs of tertiary education services. 	

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

MUZ-R1	Commercial activities (excluding retail activities)	
Mixed Use Zone	Activity status: Permitted Where:	Activity status when no compliance not achieved: Restricted Discretionary Matters of discretion are restricted to:

³ Kāinga Ora [229.127]

⁴ Relates to Kāinga Ora [229.126]

⁵ Te Pūkenga [215.6]

	<p>PER-1 MUZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	<p>1. the matters of discretion of any infringed standard.</p>
MUZ-R2	Large format retail	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	<p>Activity status when the compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R3	Trade supplies^{ers}	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p><i>Note:</i></p> <p>1. Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status when the compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R4	Convenience activities^{ies}	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	<p>Activity status when the compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R5	Community facilities, and educational facilities <u>and community corrections activities</u>⁶	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status when the compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>

⁶ Dept. Corrections [239.28]

	<p>MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>1. the matters of discretion of any infringed standard.</p>
MUZ-R6	Car parking facilities	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MUZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status when n compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
MUZ-R7	Industrial activities	
Mixed Use Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The industrial activity was existing as of at 22 September 2022; and</p> <p>PER-2 Any extension or alteration to the industrial activity does not increase the total gross floor area above what existed of at 22 September 2022 by more than the lesser of:</p> <ol style="list-style-type: none"> 1. 10%; or 2. 75m²; and <p>PER-3 MUZ-S4 is complied with.</p> <p>Note: Any new building or structure associated with an existing industrial activity, and any additions or alterations to a building and or structure containing an existing industrial activity, must be constructed in accordance with MUZ-R9 and MUZ-R10.</p>	<p>Activity status when n compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>
		<p>Activity status when n compliance not achieved with PER-2: Discretionary</p>
		<p>Activity status when n compliance not achieved with PER-1: Non-complying</p>
MUZ-R8	Residential activities within existing buildings	
Mixed Use Zone (outside <u>PRECX -</u> <u>Tertiary</u> <u>Education</u>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1</p>	<p>Activity status when n compliance not achieved with PER-1 or PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. the matters of discretion of any infringed standard.</p>

<p>Precinct⁷</p>	<p>If the residential activity is associated with an existing residential unit, MUZ-S4 is must be complied with; and</p> <p>PER-2 If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5, and MUZ-S6, MUZ-SX⁸ and MUZ-SY⁹ must be are complied with; and</p> <p>PER-3 If the activities includes a supported residential care activity, the maximum occupancy does not exceed 10 residents.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	<p>Activity status when no compliance not achieved with PER-3: Discretionary</p>
<p>Mixed Use Zone within PRECX - Tertiary Education Precinct¹⁰</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is for students, staff or security purposes associated with any tertiary educational services; and</p> <p>PER-2 If the residential activity is associated with an existing residential unit, MUZ-S4 must be is complied with; and</p> <p>PER-2 If the residential activity is undertaken within an existing building that has not been used previously as a residential unit, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-SX and MUZ-SY must be are complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with MUZ-R9 and MUZ-R10.</i></p>	<p>Activity status when no compliance not achieved with PER-1: Discretionary</p> <p>Activity status when no compliance not achieved with PER-2 or PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. <u>the matters of discretion of any infringed standard.</u>
<p>MUZ-R9</p>	<p>Accessory structuress to any permitted activity (excluding any buildings)</p>	
<p>Mixed Use Zone</p>	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when no compliance not achieved: Restricted Discretionary</p>

⁷ Clause 10(2)(b) relating to Te Pūkenga [215.2]

⁸ Clause 10(2)(b) relating to Kāinga Ora [229.137]

⁹ Clause 10(2)(b) relating to Kāinga Ora [229.138]

¹⁰ Clause 10(2)(b) relating to Te Pūkenga [215.2]

	<p>PER-1 MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
MUZ-R10	Buildings and structures (excluding those specified in MUZ-R9)	
<p>Mixed Use Zone outside PRECX - Tertiary Education Precinct¹¹</p>	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 The new building or building addition, is not associated with a residential activity; and</p> <p>CON-3 MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. building design and layout, including interfaces with public areas <u>and the provision of active frontages, where appropriate</u>¹²; <u>and</u> 2. pedestrian and traffic safety; <u>and</u> 3. landscaping; <u>and</u> 4. fencing and walls, including screening; <u>and</u> 5. storage areas; <u>and</u> 6. security and safety; <u>and</u> 7. impact on privacy on any adjoining residential zone; <u>and</u> 8. signage; <u>and</u> 9. noise; <u>and</u> 10. the ability to provide service and storage spaces for solid waste; <u>and</u> 11. <u>the location and design of car parking, including their dominance from public areas</u>¹³. 	<p>Activity status when no compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.</p> <p>Activity status when no compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. building design and layout, including interfaces with public areas; <u>and</u> 2. landscaping; <u>and</u> 3. fencing and walls, including screening; <u>and</u> 4. security and safety; and 5. reverse sensitivity. <p>Activity status when no compliance not achieved with CON-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the matters of control listed for the any <u>C</u>controlled <u>A</u>activity.
<p>Mixed Use Zone within PRECX - Tertiary Education Precinct¹⁴</p>	<p>Activity Status: Permitted</p> <p>Where:</p> <p>PER-1 <u>Any new building or structure, or building</u></p>	<p>Activity status when no compliance not achieved with PER-1: Controlled</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. <u>building design and layout, including interfaces with public areas and the</u>

¹¹ Te Pūkenga [215.8]

¹² Timaru TC Ratepayers [219.5], Timaru Civic Trust [223.6]

¹³ Timaru TC Ratepayers [219.5], Timaru Civic Trust [223.6]

¹⁴ Te Pūkenga [215.8]

	<p>addition does not exceed 1,000m² in total gross floor area; and</p> <p>PER-2 <u>MUZ-S1, MUZ-S2, MUZ-S3 and MUZ-S4 are complied with.</u></p>	<p>provision of active frontages, where appropriate; <u>and</u></p> <p>2. <u>pedestrian and traffic safety; and</u></p> <p>3. <u>landscaping; and</u></p> <p>4. <u>fencing and walls, including screening;</u></p> <p>5. <u>storage areas; and</u></p> <p>6. <u>security and safety; and</u></p> <p>7. <u>impact on privacy on any adjoining residential zone; and</u></p> <p>8. <u>signage; and</u></p> <p>9. <u>noise; and</u></p> <p>10. <u>the ability to provide service and storage spaces for solid waste; and</u></p> <p>11. <u>the location and design of car parking, including their dominance from public areas.</u></p> <p><u>Activity status where compliance not achieved with PER-2: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <p>1. <u>the matters of discretion of any infringed standard.</u></p>
MUZ-R10A	Full or partial demolition of buildings or structures¹⁵	
Mixed Use Zone	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
MUZ-R11	Any activities not otherwise listed in this chapter	
Mixed Use Zone	Activity status: Discretionary	Activity status where no compliance not achieved: Not applicable

Standards

MUZ-S1	Height of buildings and structures	
Mixed Use Zone	<p>Buildings and structures including additions and alterations to buildings and structures must not exceed a maximum height of 16m measured from ground level.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <p>1. dominance over the surrounding environment; and</p> <p>2. overlooking and loss of privacy of Rresidential Zzones; and</p> <p>3. solar access to living rooms and outdoor living space of Rresidential Zzones; and</p> <p>4. any functional needs of the activity; and</p> <p>5. the design and location of the building or structure; and</p> <p>6. landscaping.</p>

¹⁵ NZHHA [184.2]

MUZ-S2	Height in relation to boundary	
Mixed Use Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone, or a residential zone or any site containing an existing residential activity ¹⁶ . The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> any impact on privacy and the ability to use outdoor living space of Residential Zones residential units¹⁷; and any impact on solar access to living rooms of Residential Zones residential units¹⁸; and any adverse effects resulting from the bulk and dominance of built form; and any benefits, such as the use of architectural features or steps in the building façade.
MUZ-S3	Setbacks	
Mixed Use Zone	Any building must be setback a minimum of 3m from the any ¹⁹ boundary which adjoins a Residential Zone , or any site which contains an existing residential activity. ²⁰	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> dominance, loss of privacy and shading in relation to adjoining sites in Residential Zones or which contain existing residential units;²¹ and landscaping; mitigation measures.
MUZ-S4	Goods storage	
Mixed Use Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads at ground level. ²²	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> visual effects; and landscaping and screening.
MUZ-S5	Outdoor Living Space	
Mixed Use Zone	Each residential unit must have an exclusive outdoor living space: <ol style="list-style-type: none"> for <u>residential</u> units with common living space at ground floor level, of at least 20m² with a minimum dimension of 3m; and for <u>residential</u> units located entirely above the ground floor level, that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 	Matters of discretion are restricted to: <ol style="list-style-type: none"> provision of useable outdoor space; and accessibility and convenience for residents; and alternative provision of public outdoor space, in close proximity to meet resident's needs.

¹⁶ Kāinga Ora [229.132]

¹⁷ Kāinga Ora [229.132]

¹⁸ Kāinga Ora [229.132]

¹⁹ Clause 16(2)

²⁰ Kāinga Ora [229.133]

²¹ Kāinga Ora [229.133]

²² Z Energy [116.19]

	<ol style="list-style-type: none"> which is located on the north, west or east side of the residential unit; and which is readily accessible from the common living space of the residential unit. 	
MUZ-S6	Service and storage spaces	
Mixed Use Zone	<ol style="list-style-type: none"> Each residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>²³ for multiple <u>residential</u> units. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> provision of useable service and storage space; and accessibility and convenience for residents.
MUZ-SX	Outlook Sspace for Rresidential Uunits²⁴	
Mixed Use Zone	<ol style="list-style-type: none"> A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; <u>and</u> A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; <u>and</u> A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; <u>and</u> These separation distances must be contained within the boundaries of the site on which the residential unit is located. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> <u>privacy, overlooking and dominance effects; and</u> <u>residential amenity; and</u> <u>any mitigation measures; and</u> <u>any unusual characteristics of the site or development which make compliance with this Sstandard difficult.</u>
MUZ-SY	Minimum Rresidential Uunit Ssizes²⁵	
Mixed Use Zone	<p>Every residential unit must have a net floor area of at least:</p> <ol style="list-style-type: none"> 35m² for a residential unit only containing one habitable room; or 45m² for a residential unit containing more than one habitable room. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> <u>the design, size and layout of buildings; <u>and</u></u> <u>whether an appropriate level of privacy and amenity is provided</u>

²³ Kāinga Ora [229.136]

²⁴ Kāinga Ora [229.137]

²⁵ Kāinga Ora [229.138]

		for occupants of the <u>residential unit.</u>
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TOWN CENTRE ZONE

Introduction

The Town Centre Zone is applied to the commercial centres of Geraldine, Pleasant Point and Temuka. These centres are a focal point for these townships, and comprise a diverse range of commercial activities and community activities that support residents and wider rural catchments. The Town Centre Zone also makes provision for visitor and tourist activities and facilities.

Within Temuka, the Town Centre Zone also contains a range of scheduled historic heritage items identified in the Historical Heritage Chapter, which gives this Zone a distinctive identity and sense of place that reflects late 19th century and early 20th century typologies and embodies the formative history of a South Canterbury town. The provisions within this chapter seek to manage development within this area to ensure it is sympathetic to the character of the area, while also ensuring that development provides a high-quality streetscape that is pedestrian-focused and attractive to visitors, workers and residents.

Objectives

TCZ-O1 The purpose of the Town Centre Zone

The Town Centre Zone is a focal point for the local community, and provides for a diverse range of activities that support the residents of the township and surrounding rural areas and passers-by¹.

TCZ-O2 Character and qualities of the Town Centre Zone

The Town Centre Zone:

1. provides a pleasant, pedestrian-focused environment that visually integrates with public spaces; and
2. is of a scale that is commensurate with the population that it serves; and
3. contains buildings of a moderate scale and density, with associated car parking and storage areas that do not detract from pedestrian-focused street environments; and
4. contains activities or buildings that are compatible with the use and amenity values of adjoining Residential Zones and Open Space and Recreation Zones; and
5. ~~are~~ is of a size and scale that does not undermine the purpose, function and amenity values of the City Centre Zone.²

TCZ-O3 Main street character and streetscape

The Geraldine and Temuka main street areas maintain their pedestrian-orientated nature and attractive streetscape, and in Temuka, contain built form that contributes to a high-quality streetscape that maintains the character associated with scheduled historic heritage items.

Policies

TCZ-P1 Commercial activities and community facilities

Enable a range of commercial activities, community facilities and other activities that:

1. are consistent with the purpose, character and qualities of the Town Centre Zone; and
2. are of a scale and nature that minimises any adverse effects on the use and amenity values of adjoining sites in the Residential Zones or Open Space and Recreation Zones; and
3. due to limits on their scale, do not undermine the purpose, function and amenity values of the City Centre Zone.

¹ Woolworths [242.34]

² Kāinga Ora [229.140]

TCZ-P2 Residential activities

Enable new residential activities where they are located above ground floor level and maintain an appropriate level of on-site amenity for occupants.³

TCZ-P3 Scale and location of built form

1. Buildings to be a height that is consistent with the character and qualities of the Zone; and
2. Maintain the amenity values of the surrounding area and adjoining ~~R~~residential ~~Z~~zones and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones by requiring:
 - a. buildings and structures to be of a height that ensures adjoining ~~R~~residential ~~Z~~zones and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones sites:
 - i. have a reasonable standard of sunlight access;
 - ii. retain privacy; and
 - iii. are not unreasonably dominated by built form; and
 - b. buildings to be setback from the boundaries of sites within ~~R~~residential ~~Z~~zones and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones, to:
 - i. minimise any dominance effects arising from the location and bulk of buildings; and
 - ii. minimise any adverse privacy effects on adjacent sites; and
 - c. the screening of storage areas from adjoining sites and roads; and
 - d. car parking ~~facilities activities~~ to be designed so that they are:
 - i. compatible with the character and qualities of the Zone and surrounding area; and
 - ii. consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

TCZ-P4 Streetscape character and amenity

Maintain streetscape character and pedestrian amenity in the principal shopping areas by requiring in:

1. Temuka and Geraldine, the provision of a verandah along main street frontages and ensuring that the design of any verandah maintains or enhances the character of the street taking into account operational and functional requirements⁴; and
2. Temuka, that demolition of existing buildings minimises the creation of gaps in the streetscape; and
3. Temuka, that the design of new buildings and changes to road-facing ~~fa~~acades are compatible with the historic ~~heritage~~ character values of the area and contribute towards a high-quality streetscape by ~~buildings~~:
 - a. ~~buildings~~ being built up to the street (except on Vine Street); and
 - b. minimising gaps in the streetscape (except on Vine Street); and
 - c. being of a height that encloses the street; and
 - d. having modulation along their frontages; and
 - e. providing active frontage; and
 - f. along Vine Street:
 - i. providing adequate room for vehicle access and manoeuvring from Vine Street to parking areas at the rear of buildings; and
 - ii. providing a pedestrian connection to King Street where practicable, or otherwise being located within adequate proximity of and legibly connecting to an existing pedestrian connection to King Street.

TCZ-P5 Other activities

Only allow other activities to establish and operate within the Town Centre Zone where:

1. they are consistent with the purpose, character and qualities of the Zone; and
2. it can be demonstrated that the effects of the activity are of a degree that is comparable with those of a permitted activity; and

³ Clause 10(2)(b) relating to Kāinga Ora [229.150, 229.151]

⁴ Z Energy [116.23]

3. the intensity and scale of the activity does not compromise activities that are enabled within the Zone.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

TCZ-R1 Commercial activities ⁵		
Town Centre Zone	Activity status: Permitted Where: PER-1 The commercial activity is not a service station; and PER-2 Any retail activity shall not exceed 300m ² in gross floor area, except there is no maximum gross floor area if it is a trade supplier, supermarket, restaurant or cafe; and PER-3 Any office does not exceed 200m ² in gross floor area; and PER-4 TCZ-S4 is complied with. Note: Any associated building and structure must be constructed in accordance with TCZ-R6.	Activity status when <u>ne</u> compliance not achieved with PER-4: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> the matters of discretion of any infringed standard.
		Activity status when <u>ne</u> compliance not achieved with PER-1, PER-2 or PER-3: Discretionary
TCZ-R2 Community facilities ⁵ (excluding emergency services facilities) and community corrections activities ⁵		
Town Centre Zone	Activity status: Permitted Where: PER-1 TCZ-S4 is complied with. Note: Any associated building and structure must be constructed in accordance with TCZ-R6.	Activity status when <u>ne</u> compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> the matters of discretion of any infringed standard.

⁵ Dept. Corrections [239.29]

TCZ-R3	Visitor accommodation	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
TCZ-R4	Public toilets	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 TCZ-S4 is complied with.</p> <p>Note:</p> <p>1. Any associated building and structure must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
TCZ-R5	Residential activities (not otherwise listed in this chapter)	
Town Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as of at 22 September 2022; and <p>PER-2 TCZ-S6⁶, and TCZ-S7, TCZ-SX⁶ and TCZ-SY⁷ are is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</p>	<p>Activity status where compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard <p>Activity status where compliance not achieved with PER-1: Discretionary</p>

⁶ Clause 10(2)(b) relating to Kāinga Ora [229.150]

⁷ Clause 10(2)(b) relating to Kāinga Ora [229.151]

TCZ-R6	Buildings and structures including fences	
1. Town Centre Zone excluding outside Temuka	Activity status: Permitted Where: PER-1 The building or structure is associated with or ancillary to a permitted activity; and PER-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with.	Activity status when non compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard. Activity status when non compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to.
2. Town Centre Zone Temuka	Activity status: Controlled Where: CON-1 The building or structure is associated with or ancillary to a permitted activity; and CON-2 TCZ-S1, TCZ-S2, TCZ-S3, TCZ-S4 and TCZ-S5 are complied with. Matters of discretion <u>control</u>⁸ are restricted to: <ol style="list-style-type: none"> 1. compatibility of the form, scale and architectural design of the building with the streetscape values identified in TCZ-P4 and any adjoining scheduled historic heritage item(s); and 2. building and site layout, including interface with public areas; and 3. the extent to which the development addresses the street frontage(s) (excluding Vine Street) and provides a pedestrian-focused environment; and 4. for Vine Street, the design and layout of car parking provided to the rear of buildings and the adequacy of access and manoeuvring to parking areas; and 5. for Vine Street, the practicality and adequacy of existing or proposed connections to King Street. 	Activity status when non compliance not achieved with CON-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the matters of control in TCZ-R6.2 and TCZ-R7. Activity status when non compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.
TCZ-R7	Full or partial demolition of buildings in Temuka	
Town Centre Zone	<u>Activity status: Permitted</u>⁹	<u>Activity status when compliance not achieved: Not applicable</u>

⁸ Clause 16(2)⁹ NZHHA [184.2]

<u>outside Temuka</u>		
Town Centre Zone = Temuka	Activity status: Controlled Where: CON-1 The resource consent application is lodged concurrently with the application under TCZ-R6 for a new building. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the duration between the demolition of the building and construction of a new building; and 2. measures to ensure the new building will be constructed; and 3. any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building. 	Activity status when ne compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the extent to which the demolition will result in gaps in the streetscape that detract from its character; and 2. the matters of control in TCZ-R7.
TCZ-R7A	<u>Full or partial demolition of structures</u> ¹⁰	
Town Centre Zone	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
TCZ-RX	<u>Educational Facilitiesy</u> ¹¹	
Town Centre Zone	<u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. the <u>the extent to which it is necessary to locate the activity within the Town Centre Zone; and</u> 2. the <u>the effects on, and consistency with, the purpose, character and qualities of the Town Centre Zone; and</u> 3. the <u>the extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this Zone; and</u> 4. the <u>traffic effects.</u> <p><u>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</u></p>	<u>Activity status when ne compliance not achieved: Not applicable</u>
TCZ-R8	<u>Emergency Services Facilities</u>	
Town Centre Zone	Activity status: Controlled Where:	Activity status when ne compliance not achieved: Restricted Discretionary

¹⁰ NZHHA [184.2]¹¹ MOE [106.42]

	<p>CON-1 TCZ-S4 is complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the location and design of car parking and loading areas and access; and 2. design and layout of on-site pedestrian connections; and 3. hours of operation; and 4. noise, disturbance and loss of privacy of neighbours; and 5. location, size and numbers of signs; and 6. traffic generation and impact on the transport network; and 7. landscaping; and 8. site layout; and 9. the scale of activity; and 10. scale, form and design of buildings; and 11. for Temuka, the matters of control listed in TCZ-R6.2 <p>Note: Any associated building and structure must be constructed in accordance with TCZ-R6.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The the matters of discretion of any infringed standard.
TCZ-R9	Car parking facilities	
Town Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the scale, location and design of the car parking activity area facility is visually integrated with the surrounding area; and 2. whether the car park facility activity is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and 3. the extent to which the car parking facility activity includes landscaping or other features designed to provide amenity and visual relief; and 4. traffic safety. 	<p>Activity status when no compliance not achieved: Not applicable</p>
TCZ-R10	Any activities not otherwise listed in this chapter	
Town Centre Zone	<p>Activity status: Discretionary</p>	<p>Activity status when no compliance not achieved: Not applicable</p>

Standards		
TCZ-S1	Height of buildings and structures	
Town Centre Zone	<p>Buildings and structures including additions and alterations to buildings and structures must not exceed:</p> <ol style="list-style-type: none"> 1. Mmaximum height of 120m measured from ground level;¹² or 2. Ffor church towers or spires, <u>or towers or poles for emergency services facilities</u>,¹³ a maximum height of 30m measured from ground level. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance over the surrounding environment; and 2. overlooking and loss of privacy of adjoining sites in the Rresidential Zzones; and 3. solar access to living rooms and outdoor living space of adjoining sites in the Rresidential Zzones; and 4. any functional needs of the activity; and 5. the design and location of the building or structure; and 6. landscaping.
TCZ-S2	Height in relation to boundary	
Town Centre Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins an open space and recreation zone or a the <u>General Rresidential Zzone, or 3.5m above ground level at the boundaries of the site when the site boundary adjoins the a Mmedium Density Rresidential Zzone.</u>¹⁴ The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability of adjoining sites in the Rresidential Zzones to use outdoor living space; and 2. any impact on solar access to living rooms of adjoining sites in the Rresidential Zzones; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade.
TCZ-S3	Setbacks	
Town Centre Zone	<ol style="list-style-type: none"> 1. Any building must be setback a minimum of 3m from the any internal boundary of any a <u>a site-zoned residential zone or open space and recreation zone.</u>¹⁵ 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. dominance, shading and loss of privacy in relation to adjoining sites in the Rresidential Zzones; and 2. landscaping; and 3. effects on amenity and character.
Town Centre Zone, on sites fronting Vine Street	<ol style="list-style-type: none"> 2. Any building must be setback a minimum of 5m from the boundary of Vine Street. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. building dominance along the Vine Street road frontage; and 2. the potential for the positioning of buildings along Vine Street to detract from the focus on King

¹² Kāinga Ora [229.145]¹³ FENZ [131.95]¹⁴ Kāinga Ora [229.146]¹⁵ Clause 10(2)(b) relating to Te Pūkenga [215.11]

(in Temuka)		Street as the main pedestrian-focused area.
TCZ-S4	Goods storage	
Town Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and roads <u>at ground level</u> . ¹⁶	Matters of discretion restricted to: 1. visual effects; and 2. landscaping.
TCZ-S5	Verandahs	
Town Centre Zone, on sites fronting Talbot Street (in Geraldine) or King Street (in Temuka)	<p>Where any building is erected, reconstructed or altered in any way that physically alters the structure of the facade of the building that fronts the road, a verandah must be provided along the full frontage of the building which complies with the following:</p> <ol style="list-style-type: none"> 1. the the height of the external edges of any verandah must be a minimum of 2.7m and a maximum of 3m above the footpath; <u>and</u> 2. the the verandah must extend from the supporting building to a distance of: <ol style="list-style-type: none"> a. 600mm from the vertical line of the face of the kerb, where there is a kerb line; or b. 3m where the verandah is over a public space and there is no kerb line; <u>and</u> 3. if if a fascia is provided, it must have a maximum vertical dimension of 450mm; <u>and</u> 4. the the verandah must directly adjoin any adjacent verandah so there is no horizontal gap between verandahs. <p>This standard does not apply if the building is set back from the road boundary a distance equal to or greater than the width of a verandah that could comply with 2. (a) above.</p>	Matters of discretion restricted to: 1. pedestrian amenity, including shelter; <u>and</u> 2. maintenance of character of the building and street; <u>and</u> 3. whether the provision of a complying verandah would detract from heritage values; <u>and</u> 4. <u>any functional or operational requirements of the activity</u> . ¹⁷
TCZ-S6	Outdoor Living Space	
Town Centre Zone	<p>Each residential unit must have an exclusive outdoor living space:</p> <ol style="list-style-type: none"> 1. that comprises a balcony of at least 12m², with a minimum dimension of 1.5m; and 2. which is located on the north, west or east side of the residential unit; and 	Matters of discretion restricted to: 1. provision of useable outdoor space; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity to meet resident's needs.

¹⁶ Clause 10(2)(b) relating to Z Energy [116.19]

¹⁷ Z Energy [116.23]

	3. which is readily accessible from the common living space of the residential unit.	
TCZ-S7	Service and storage spaces	
Town Centre Zone	Each residential unit must have an outdoor or indoor service space of at least 2.5m ² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u> ¹⁸ for multiple <u>residential</u> units.	Matters of discretion restricted to: 1. provision of useable service and storage space; and 2. accessibility and convenience for residents.
TCZ-SX	Outlook <u>Space</u> for <u>Residential</u> <u>Units</u> ¹⁹	
Town Centre Zone	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this <u>Standard</u> difficult.</u>
TCZ-SY	Minimum <u>Residential</u> <u>Unit</u> <u>Sizes</u> ²⁰	
Town Centre Zone	<p>Every residential unit must have a net floor area of at least:</p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings; and</u> 2. <u>whether an appropriate level of privacy and amenity is provided</u>

¹⁸ Kāinga Ora [229.149]¹⁹ Kāinga Ora [229.150]²⁰ Kāinga Ora [229.151]

		<u>for occupants of the residential unit.</u>
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CITY CENTRE ZONE

Introduction

The City Centre Zone is applied to Timaru's central city area and is the key commercial and civic centre for the District and wider South Canterbury Sub-Region. It is the largest commercial area in the District and provides for a diverse range of commercial activities, retail activities, hospitality, entertainment and residential activities, as well as community facilities.

With the relatively recent dispersal of commercial activities out of the City Centre Zone, high vacancy rates, changing retail behaviour and the challenges of earthquake prone buildings, there is a need to enable and focus the District's new retail, commercial and residential development in the City Centre Zone. This will help ensure its continued viability and primacy as the District's key commercial centre.

There is also a need to maintain and improve the quality of the City Centre Zones streetscapes to ensure a high-quality urban environment. This will help improve the experience of people visiting the city centre and in turn improve the quality of retailing and make it a desirable place to live and work. This may include provision of public open space within the Zone.¹

The City Centre Zone also contains a range of scheduled historic heritage items and historic heritage areas identified in the Historical Heritage Chapter, which gives this Zone a distinctive identity and sense of place. Accordingly, the provisions within this chapter seek to enable new development in the City Centre Zone, but ensure it is sympathetic to the historic heritage character of the area and provides a high-quality pedestrian-focused streetscape.

~~PREC2 – Southern Centre Precinct provides more of a transition into the Mixed Use Zone, with less emphasis on provision of ground floor retail and more opportunity for a mix of development, including live and work options, where it still maintains the streetscape².~~

Objectives

CCZ-O1	The purpose of the City Centre Zone
<p>The City Centre Zone is the main commercial and civic centre for the District and wider South Canterbury <u>Sub-Region</u> and the primary destination for retail activity, dining and entertainment, and:</p> <ol style="list-style-type: none"> 1. provides for a diverse range of activities, including commercial <u>activities</u>, visitor accommodation and community facilities; and 2. accommodates higher density residential activities which support the viability and vibrancy of the <u>Zone</u>. 	
CCZ-O2	Character and qualities of the City Centre Zone
<p>The City Centre Zone:</p> <ol style="list-style-type: none"> 1. is a vibrant area that provides an attractive place to live, work and visit; and 2. contains built form that contributes to a high-quality streetscape that maintains the character associated with scheduled <u>historic</u> heritage items and historic heritage areas; and 3. accommodates large volumes of people; and 4. includes sites used for centralised car parking <u>facilities</u>; and 5. contains large-scale, <u>moderate</u> to³ high density buildings; and 6. contains activities that are compatible with the amenity values of adjoining <u>Residential Zones</u> and <u>Open Space</u> and <u>Recreation Zones</u>. 	

¹ TDHL [186.47]

² TDC [42.48, 42.50]

³ Kāinga Ora [229.153]

Policies

CCZ-P1 ~~Commercial activities and community facilities~~ Diversity of ~~A~~activities⁴

Enable a wide range of activities that are consistent with the purpose, character and qualities of the City Centre Zone.

CCZ-P2 Residential ~~A~~activities

Provide for new residential activities where they:

1. ~~_____ will contribute to the viability and vibrancy of the Zone; and if located:~~
- ~~1. outside the Southern Centre Precinct;⁵ 2. _____ are located and designed to maintain the continuity of commercial activities along ground level street frontages; and~~
- ~~2. 3. maintain an appropriate level of on-site amenity for occupants.⁶~~
- ~~3. within the Southern Centre Precinct, are designed to accommodate potential future commercial use.⁷~~

CCZ-P3 Scale of built form

Enable buildings to cover the whole site and enable increased building heights except where the height of the building will detract from the significance of a scheduled historic heritage item or historic heritage area.

CCZ-P4 Streetscape and character

Maintain or enhance the values associated with scheduled historic heritage items and historic heritage areas and the amenity values of high-quality streetscapes, by requiring:

1. a verandah in key pedestrian areas that is designed to maintain or enhance the character of the street and provide a pleasant pedestrian-focused environment; and
2. buildings to generally be built up to road boundaries; and
3. buildings to have an active street frontage at ground floor level (~~excluding the PREG2 – Southern Centre Precinct~~)⁸ to reflect the retail nature and focus of this area; and
4. that except where attractive and usable areas of public open space are proposed,⁹ demolition of existing buildings and the erection of new buildings minimises gaps in the streetscape; and
5. the design of new buildings and changes to road-facing façades to:
 - a. be compatible or sympathetic with the historic heritage character values of the area; and
 - b. be of a scale appropriate to the site and any adjoining historic heritage buildings; and
 - c. provide modulation of larger building forms to reflect historic heritage patterns; and
 - d. provide pedestrian permeability where appropriate; and
6. the screening of storage areas from adjoining sites and roads; and
7. car parking facilities ~~activities~~ to be designed so that they are:
 - a. compatible with the character, qualities and amenity values of the City Centre Zone and the surrounding area; and
 - b. are consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED).

CCZ-P5 Other activities

Provide for other activities to establish within the City Centre Zone where:

- ~~4~~ they are consistent with the purpose, character and qualities of the Zone; and
2. their effects are comparable with those that would arise from a permitted activity; and
3. the intensity and scale of the activity does not compromise activities that are enabled within the City Centre Zone.

⁴ MoE [106.44]

⁵ TDC [42.48], Kāinga Ora [229.154]

⁶ Kāinga Ora [229.154]

⁷ TDC [42.48], Kāinga Ora [229.154]

⁸ TDC [42.48]

⁹ TDHL [186.48]

CCZ-P6	Industrial activities
<p>Avoid the establishment of industrial activities within the City Centre Zone unless:</p> <ol style="list-style-type: none"> 1. the nature and scale of the industrial activity is consistent with the purpose, character and qualities of the City Centre Zone; and 2. any adverse effects of the industrial activity are comparable with those that would arise from a permitted activity. 	

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the [District Plan](#). Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

CCZ-R1	Commercial activities ^{iesy}	
1. City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity is not a service station, veterinary clinic, undertakers or trade supplier; and</p> <p>PER-2 CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	<p>Activity status when no compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard <p>Activity status when no compliance not achieved with PER-1: Discretionary</p>
CCZ-R2	Community facilities ^{iesy} and community corrections activities ^{iesy} ¹⁰	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</p>	<p>Activity status when no compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
CCZ-R3	Visitor accommodation	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with.</p>	<p>Activity status when no compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

¹⁰ Dept. Corrections [239.30]

	<i>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</i>	
CCZ-R4	Public toilets	
City Centre Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2 is complied with PER-1 <u>and</u></p> <p>PER-2 <u>The public toilet is not located on a site which adjoins a site containing a residential activity located at the ground floor level.</u>¹¹</p> <p><i>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</i></p>	<p>Activity status when PER-1 compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when PER-2 compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. effects on the amenity <u>values</u> of existing residential activities.
CCZ-R5	Residential activities (not otherwise listed in this chapter)	
Outside of the Southern Centre Precinct City Centre Zone¹²	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The residential activity is undertaken within a residential unit that is:</p> <ol style="list-style-type: none"> 1. located above the ground floor level of a building; or 2. is located at ground floor level and the residential unit was existing as at <u>of</u> 22 September 2022; and <p>PER-2 CCZ-S2, CCZ-S5, and CCZ-S6, <u>CCZ-SX¹³ and CCZ-SY¹⁴ are</u> is complied with.</p> <p><i>Note: Any associated building and structure must be constructed in accordance with CCZ-R7.</i></p>	<p>Activity status when PER-2 compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters of discretion of any infringed standard. <p>Activity status when PER-1 compliance not achieved with PER-1: Discretionary</p>
Southern Centre Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 CCZ-S2, CCZ-S5 and CCZ-S6 is complied with.</p>	<p>Activity status where compliance not achieved: Restricted Discretionary</p> <p>Where:</p> <p>Matters of discretion are restricted to:</p>

¹¹ Kāinga Ora [229.156]¹² TDC [42.48, 42.52]¹³ Clause 10(2)(b) relating to Kāinga Ora [229.164]¹⁴ Clause 10(2)(b) relating to Kāinga Ora [229.165]

	Note: Any associated building and structure must be constructed in accordance with CCZ-R6, CCZ-R7, and CCZ-R8.¹⁵	1. The matters of discretion of any infringed standard.
CCZ-R6	Full or partial¹⁶ demolition of any buildings	
City Centre Zone outside of Southern Centre Precinct¹⁷	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The resource consent application is lodged concurrently with the <u>an</u> application under CCZ-R7 for a new building.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. the duration between the demolition of the building and construction of a new building; and 2. measures to ensure the construction of the new building; and 3. any mitigation measures proposed to minimise the impact on the streetscape during construction of the new building. <p>Or</p> <p>CON-2 The resource consent application is lodged concurrently with the <u>an</u> application under CCZ-RX for public open space.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. <u>the duration between the demolition of the building and the establishment of the public open space; and</u> 2. <u>any mitigation measures proposed to minimise the impact on the streetscape during establishment of the public open space.</u>¹⁸ 	<p>Activity status when no compliance not achieved with CON-1 or CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the demolition will result in gaps in the streetscape that detract from its character; and 2. the matters of control in CCZ-R7 and CCZ-R8.
CCZ-R6A	Full or partial demolition of structures¹⁹	
<u>City Centre Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>

¹⁵ TDC [42.48, 42.52]¹⁶¹⁷ TDC [42.48]¹⁸ TDHL [186.49]¹⁹ NZHHA [184.2]

CCZ-R7	Buildings and structures	
City Centre Zone	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 The building or structure is associated with or ancillary to a permitted activity; and</p> <p>CON-2 All the S standards of this chapter are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. compatibility of the form, scale and architectural design of the building with the streetscape values identified in CCZ-P4 and any adjoining scheduled <u>historic</u> heritage items or historic heritage area; and 2. building and site layout, including interface with public areas; and 3. the extent to which the development addresses the street frontage(s) and provides a pedestrian-focused environment; and 4. the extent to which any potential reverse sensitivity effects are avoided or mitigated; and 5. whether the height of the building will detract from the heritage significance of any scheduled <u>historic</u> heritage items or <u>historic heritage</u> area and if so, whether a reduced height would be appropriate; and 6. the ability to provide service and storage spaces for solid waste; and 7. within the Southern centre precinct, whether the building is suitably designed to provide a good quality living environment while also enabling future conversion to future uses, such as through: <ol style="list-style-type: none"> a. raising the ground plane relative to street/footpath level; and b. ensuring any setback from the road frontage to provide privacy for residential occupants still maintains an active frontage.²⁰ 	<p>Activity status when <u>no</u> compliance not achieved with CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the matters of control listed in CON-1 and CON-2. <p>Activity status when <u>no</u> compliance not achieved with CON-1: The same status as the activity the building or structure is associated with or ancillary to.</p>
CCZ-R8	Car parking facilities y	
City Centre Zone	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p>	<p>Activity status when <u>no</u> compliance not achieved: Not applicable</p>

²⁰ TDC [42.48]

	<ol style="list-style-type: none"> 1. the extent to which the scale, location and design of the car parking facility activity area is visually integrated with the surrounding area; and 2. whether the car parking ing facility activity is designed to incorporate National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED), including encouraging surveillance, effective lighting, management of public areas and boundary demarcation; and 3. the extent to which the car parking facility area includes landscaping or other features designed to provide amenity and visual relief; and 4. traffic safety. 	
CCZ-RX	Public Oopen Sspace²¹	
<u>City Centre Zone</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the scale, location and design of the open space; and</u> 2. <u>the contribution of the open space to maintaining or enhancing amenity values, connectivity and public access; and</u> 3. <u>incorporation of National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPTED); and</u> 4. <u>the extent to which landscaping, including hard surfaces, planting and seating, will contribute to a high-quality urban environment.</u> 	<u>Activity status where nre compliance not achieved: Not applicable</u>
CCZ-RX	Educational Ffacilities²²	
<u>City Centre Zone</u>	<p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the extent to which it is necessary to locate the activity within the City Centre Zone; and</u> 2. <u>the effects on, and consistency with, the purpose, character and qualities of the City Centre Zone; and</u> 3. <u>the extent to which the activity may limit or constrain the establishment and use of land for activities that are permitted in this Zzone; and</u> 4. <u>traffic effects.</u> 	<u>Activity status where nre compliance not achieved: Not applicable</u>

²¹ TDHL [186.48]²² MoE [106.45]

	<u>Note:</u> Any associated building and structure must be constructed in accordance with CCZ-R7.	
CCZ-R9	Any activitiesiesy not otherwise listed in this chapter	
City Centre Zone	Activity status: Discretionary	Activity status whenre compliance not achieved: Not applicable
CCZ-R10	Industrial activities	
City Centre Zone	Activity status: Non-complying	Activity status whenre compliance not achieved: Not applicable

Standards

CCZ-S1	Height of buildings and structures	
City Centre Zone	<p>1. Buildings and structures including additions and alterations to buildings and structures must not exceed:</p> <ol style="list-style-type: none"> a maximum height of 20m measured from ground level, or for church towers or spires, a maximum height of 30m measured from ground level. 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> dominance over the surrounding environment; and overlooking and loss of privacy of adjoining Rresidential Zzones and Oopen Sspace and Rrecreation Zzones; and solar access to living rooms and outdoor living space of adjoining Rresidential Zzones and Oopen Sspace and Rrecreation Zzones; and any functional needs of the activity; and the design and location of the building or structure; and landscaping; and the extent to which the height is compatible with any scheduled <u>historic</u> heritage items or historic heritage area; <u>and</u> whether the increased height of a tower or spire increases the visual appeal of the building.
CCZ-S2	Goods storage	
City Centre Zone	Any outdoor storage areas, except for the display of goods for retail sale, must be fully screened by a fence of not less than 2m in height so that it is not visible from adjoining sites and road <u>at ground level</u> . ²³	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> visual effects; and landscaping and screening.

²³ Clause 10(2)(b) relating to Z Energy [116.19]

CCZ-S3	Verandahs	
<p>City Centre Zone, on sites fronting Stafford Street</p>	<p>Where any building is erected, reconstructed or altered in any way that physically alters the <u>fa</u>çade of the building that fronts Stafford Street, a verandah must be provided along the full frontage of the building which complies with the following:</p> <ol style="list-style-type: none"> 1. T<u>h</u>e height of the external edges of any verandah must be a minimum of 2.7m and a maximum of 3m above the footpath; <u>and</u> 2. A<u>a</u> verandah must extend from the supporting building to a distance of: <ol style="list-style-type: none"> a. 600mm from the vertical line of the face of the kerb, where there is a kerb line; or b. 3m where the verandah is over a public space and there is no kerb line; <u>and</u> 3. I<u>f</u> a fascia is provided, it must have a maximum vertical dimension of 450mm; <u>and</u> 4. A<u>a</u> verandah must directly adjoin any adjacent verandah so there is no horizontal gap between verandahs. <p>Except that this standard does not apply to any existing building that is set=back from the road boundary a distance equal to the width of a verandah that could comply with 2.(b) above.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. pedestrian amenity, including shelter; and 2. maintenance of character of the building and street; and 3. consistency with the <u>historic</u> heritage values and form of the building; and 4. retaining or revitalising historic use of the building; and 5. contribution towards the role of City Centre Zone as the principal retail area.
CCZ-S4	Active street frontage	
<p>City Centre Zone</p>	<ol style="list-style-type: none"> 1. Except for residential activities within the Southern Centre Precinct, Aall new buildings shall be built up to the street frontage; <u>and</u> ²⁴ 2. On sites fronting Stafford Street, tThere must be no vehicle crossings across footpaths or pedestrian areas; <u>and</u> ²⁵ 3. For new buildings, at least 60% (by length) of the <u>fa</u>çade of the ground floor of a building where the <u>fa</u>çade fronts the road or other public area must contain windows; <u>and</u> 4. Except for residential activities within the Southern Centre Precinct, Aany windows located on the ground floor of a building where the <u>fa</u>çade fronts the road or other public area must remain visually transparent and be used either for the display of goods and services; or kept 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. visual engagement between the street and the ground floor of a building; and 2. maintenance or enhancement of the character of the building and street taking into account those matters set out in CCZ-P4; and 3. contribution towards the role of the retail core as the City Centre Zone.

²⁴ TDC [42.48, 42.55]

²⁵ Kāinga Ora [229.160]

	clear of obstructions to provide a view into the building. ²⁶	
CCZ-S5	Outdoor Living Space	
City Centre Zone	<p>1. Any residential unit must have an exclusive outdoor living space:</p> <p>a. that comprises a balcony of at least:</p> <p>i. <u>12m², with a minimum dimension of 1.85m, where the <u>residential</u> unit has two or more bedrooms; or</u></p> <p>ii. <u>8m², with a minimum dimension of 1.8m, where the <u>residential</u> unit is a one-bedroom or studio unit;</u>²⁷</p> <p>and</p> <p>b. which is located on the north, west or east side of the residential unit; and</p> <p>c. which is readily accessible from the common living space of the residential unit.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. provision of useable outdoor space; and 2. accessibility and convenience for residents; and 3. alternative provision of public outdoor space, in close proximity to meet resident's needs.
CCZ-S6	Service and storage spaces	
City Centre Zone	<p>Any residential unit must have an outdoor or indoor service space of at least 2.5m² with a minimum dimension of 1.5m available for use for the storage of waste and recycling bins. The required spaces can be provided either individually or within a communal space <u>at ground floor level</u>²⁸ for multiple <u>residential</u> units.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. provision of useable service and storage space; and 2. accessibility and convenience for residents.

²⁶ TDC [42.48, 42.55]

²⁷ Kāinga Ora [229.161]

²⁸ Kāinga Ora [229.162]

CCZ-SX	Outlook S space for R residential U units ²⁹	
<u>City Centre Zone</u>	<ol style="list-style-type: none"> 1. <u>A separation distance of at least 6m shall be provided from any window of a principal living room, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 2. <u>A separation distance of at least 3m shall be provided from any window of a principal bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 3. <u>A separation distance of at least 1m shall be provided from any window in any other bedroom, to a window of another habitable room in a separate residential unit, where there is a direct line of sight between the windows; and</u> 4. <u>These separation distances must be contained within the boundaries of the site on which the residential unit is located.</u> 	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>privacy, overlooking and dominance effects; and</u> 2. <u>residential amenity; and</u> 3. <u>any mitigation measures; and</u> 4. <u>any unusual characteristics of the site or development which make compliance with this Sstandard difficult.</u>
N CCZ-SY	Minimum R residential U unit S sizes ³⁰	
<u>City Centre Zone</u>	<p><u>Every residential unit must have a net floor area of at least:</u></p> <ol style="list-style-type: none"> 1. <u>35m² for a residential unit only containing one habitable room; or</u> 2. <u>45m² for a residential unit containing more than one habitable room.</u> 	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the design, size and layout of buildings; and</u> 2. <u>whether an appropriate level of privacy and amenity is provided for occupants of the residential unit.</u>
CCZ-SZ	Height in relation to boundary ³¹	
<u>City Centre Zone</u>	<p><u>Buildings and structures must be contained within a building envelope defined by recession planes from points 3.5m above ground level at the boundaries of the site when the site boundary adjoins a Mmedium Density Rresidential Zzone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.</u></p>	<p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>any impact on privacy and the ability of adjoining sites in the Rresidential Zzones to use outdoor living space; and</u> 2. <u>any impact on solar access to living rooms of adjoining sites in the Rresidential Zzones; and</u> 3. <u>any adverse effects resulting from the bulk and dominance of built form; and</u> 4. <u>any benefits, such as the use of architectural features or steps in the building façade.</u>

²⁹ Kāinga Ora [229.164]³⁰ Kāinga Ora [229.165]³¹ Kāinga Ora [229.163]

GENERAL INDUSTRIAL ZONE

Introduction

The General Industrial Zone is applied to areas of the District that primarily contain industrial activities. These activities have significant economic benefits, but can also have adverse effects on the environment.

The General Industrial Zone also recognises and provides for a range of ancillary activities and other activities that are generally compatible with industrial activities.

Objectives

GIZ-O1	The purpose of the General Industrial Zone
The General Industrial Zone provides for a range of industrial activities and other compatible activities that contribute to the economic wellbeing of the District.	
GIZ-O2	Character and qualities of the General Industrial Zone
<p>The character and qualities of the General Industrial Zone comprise:</p> <ol style="list-style-type: none"> 1. utilitarian buildings, often with large sites, large yard spaces and external storage; and 2. large volumes of light and heavy vehicle traffic; and 3. activities that may generate a range of adverse effects including significant adverse effects; and 4. activities that may operate 24 hours per day; and 5. good vehicle accessibility from major transport routes and centres; and 6. a safe and functional working environment; and 7. buildings and activities that do not compromise <u>maintain</u>¹ the amenity <u>values</u> of adjoining <u>R</u>esidential <u>z</u>ones and <u>O</u>pen <u>S</u>space and <u>R</u>ecreation <u>Z</u>ones; and 8. landscape planting and screening along road frontages (excluding the <u>PRECX - Clandeboye Dairy Manufacturing Precinct</u>)² and <u>O</u>pen <u>S</u>space and <u>R</u>ecreation <u>Z</u>ones. 	
GIZ-O3	Use and development in the General Industrial Zone
<p>Use and development in the General Industrial Zone:</p> <ol style="list-style-type: none"> 1. is located so that it can be appropriately serviced by infrastructure; and 2. is not compromised by the establishment of sensitive activities; and 3. does not compromise the strategic role and function of any of the <u>C</u>ommercial and <u>M</u>ixed <u>U</u>se <u>Z</u>ones; and 4. maintains the amenity values of adjacent <u>R</u>esidential <u>z</u>ones and <u>O</u>pen <u>S</u>space and <u>R</u>ecreation <u>Z</u>ones. 	
PREC3-O1	Washdyke <u>I</u>ndustrial <u>E</u>xpansion <u>P</u>recinct
Development in the <u>PREC3 - Washdyke Industrial Expansion Precinct</u> minimises adverse effects on the adjoining residential zones.	
PRECX-O1	<u>C</u>landeboye Dairy Manufacturing Precinct
<u>PRECX - The</u> Clandeboye Dairy Manufacturing Precinct provides for the establishment and operation of nationally significant dairy processing activities, while mitigating the effects on the adjoining rural zone. ³	

¹ Southern Proteins [140.20], Barkers [179.8], Hilton Haulage [168.11] and North Meadows [190.15]

² Fonterra [165.1]

³ Fonterra [165.1]

Policies

GIZ-P1 Industrial activities

Enable a range of industrial activities and associated activities where:

1. ancillary activities are conducted on the same site as the primary industrial activity (excluding ancillary activities within ~~the~~ PRECX - Clandeboye Dairy Manufacturing Precinct)⁴; and
2. the activity⁵ does not include residential activities; and
3. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P2 Off-site industrial ancillary activities

Only allow industrial ancillary activities on a different site of the primary industrial activity where:

1. they are located in ~~the~~ PRECX - Clandeboye Dairy Manufacturing Precinct; or⁶
2. they are conducted on an adjoining or adjacent site as the primary industrial activity; and
3. they do not undermine the purpose, viability and function of any of the ~~G~~commercial and ~~M~~mixed ~~U~~use ~~Z~~zones; and
4. they are compatible and complementary to the purpose, character and qualities of the General Industrial Zone.

GIZ-P3 Streetscape and amenity values

Maintain the amenity values of the streetscape, the ~~R~~residential ~~Z~~zones, and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones, by requiring:

1. ~~O~~outdoor⁷ storage areas to be screened from road boundaries and ~~R~~residential ~~Z~~zones (excluding ~~the~~ PRECX - Clandeboye Dairy Manufacturing Precinct)⁸; and
2. landscaping along road boundaries frontages (excluding ~~the~~ PRECX - Clandeboye Dairy Manufacturing Precinct)⁹ and site¹⁰ boundaries that adjoining¹¹ the ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones; and
3. buildings and structures to be a height and setback that will ensure adjoining ~~R~~residential ~~Z~~zones, and ~~O~~open ~~S~~space and ~~R~~recreation ~~Z~~zones:
 - a. have a reasonable standard of sunlight access; and
 - b. are not unreasonably dominated by built form; and
 - c. maintain privacy of adjoining ~~R~~residential ~~Z~~zones; and
4. buildings to be of a colour and¹² reflectivity that does not detract from the amenity values of ~~R~~residential ~~Z~~zones.

GIZ-P4 Industrial and trade waste connections

Only allow activities that require connections to the industrial and trade waste system where:

1. there is sufficient capacity within the network to accommodate the additional demand; and
2. the location and design of connections and network extensions do not foreclose the opportunity of other sites in the General Industrial Zone to connect to the system.

GIZ-P5 Offensive trades

Only allow offensive trades to establish in the General Industrial Zone where:

1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and

⁴ Fonterra [165.1]

⁵ Kāinga Ora [229.168]

⁶ Fonterra [165.1]

⁷ Silver Fern Farms [172.139] and Alliance [173.135]

⁸ Fonterra [165.1]

⁹ Fonterra [165.1]

¹⁰ Clause 16(2)

¹¹ Clause 16(2)

¹² Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

2. the activity and buildings ~~is~~ are designed in a way that contains or minimises nuisance effects.

GIZ-P6 Other activities

Avoid the establishment of other activities including residential activities unless:

1. there is a functional need or operational ¹³need for the activity to occur in the General Industrial Zone; and
2. the activity is not provided for in another zone; and
3. the activity does not undermine the purpose, viability and function of any of the ~~G~~commercial and ~~M~~mixed ~~U~~use ~~Z~~zones; and
4. the activity would not result in reverse sensitivity effects that may constrain industrial activities.

PREC3-P1 Residential amenity of adjoining ~~R~~residential ~~Z~~zones

Maintain the amenity values of adjoining ~~R~~residential ~~Z~~zones by requiring:

1. buildings to be suitably separated from any sites within a ~~R~~residential ~~Z~~zones; and
2. buildings and activities to be designed, operated, screened and landscaped in a manner that minimises the adverse effects on the adjoining ~~R~~residential ~~Z~~zones; and
3. safe ingress and egress to the site without compromising vehicle and pedestrian safety in the adjoining ~~R~~residential ~~Z~~zones; and
4. buildings to be a colour and reflectivity that does not detract from the amenity values of ~~R~~residential ~~Z~~zones.¹⁴

PRECX-P1 Continued operation and development

Enable the continued operation and development of dairy processing activities and enable buildings and structures, at such a scale, that support the operational requirements of dairy processing activities.¹⁵

PRECX-P2 Mitigating effects

Mitigate the effects of dairy processing activities within ~~the precinct~~ PRECX - Clandeboy Dairy Manufacturing Precinct while recognising that dairy processing activities generate effects and require large scale buildings to meet their operational requirements, that may have effects beyond the ~~z~~zone.¹⁶

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

GIZ-R1	Industrial activity <u>activities</u> Trade suppliers Laboratories Service stations Motor garages Emergency services facilities Veterinary clinics <u>Dairy processing activities</u> ¹⁷ Excluding any industrial ancillary activities <u>iesy</u> and offensive trades
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¹³ Transpower [159.99]

¹⁴ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

¹⁵ Fonterra [165.1]

¹⁶ Fonterra [165.1]

¹⁷ Fonterra [165.1]

General Industrial Zone	<p>Note: <u>Industrial ancillary activities are provided in GIZ-R2</u></p> <p><u>Offensive trades are provided in GIZ-R4</u></p> <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity and its buildings and structures (excluding fences) are located more than 50 m <u>metres</u> from any R <u>residential zones</u> or Rural Lifestyle Zone; and</p> <p>PER-2 The activity does not require a new industrial and trade waste connection; and</p> <p>PER-3 The activity and its buildings and structures, complies with all the S <u>standards</u> of this chapter; <u>and</u></p> <p>PER-4 <u>In the 9m Height Control Area in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, the activities are limited to those identified in clauses 2(b) and (c) of the dairy processing activities definition¹⁸; <u>and</u></u></p> <p>PER-5 <u>In the Clandeboye Buffer Area identified in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, buildings, structures and activities are limited to:</u></p> <ul style="list-style-type: none"> a. S <u>signage</u>; and b. I <u>nfrastructure for rail, roading and parking, wastewater, sewerage, stormwater, water supply, and energy generation.</u>¹⁹ 	<p>Activity status when compliance not achieved with PER-1: Controlled</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. hours of operation; and 2. noise and vibration; and 3. light spill; and 4. effects on air quality¹⁴¹; <u>amenity values from dust and odour;</u>²⁰ <u>and</u> 5. length, height and alignment of boundary landscaping and bunds; and 6. landscaping; and 7. privacy. <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. design and location of network extensions; and 2. location of connections; and 3. the volume or loading of discharge; and 4. adverse effect on adjacent residential zoned sites. <p>Activity status when compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-4 and PER-5: Discretionary²¹</p>
GIZ-R2	Industrial ancillary activities	
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when compliance not achieved with PER-1: Controlled</p>

¹⁸ Fonterra [165.1]¹⁹ Fonterra [165.1]²⁰ Southern Proteins [140.23]²¹ Fonterra [165.1]

	<p>PER-1 The activity and its associated buildings and structures (excluding fences) are located more than 50 m metres from any Residential Zones; and</p> <p>PER-2 The activity does not include a residential activity; and</p> <p>PER-3 Any ancillary activity (s) outside the <u>PRECX - Clandebye Dairy Manufacturing Precinct</u>.²²</p> <ol style="list-style-type: none"> 1. are located on the same site of the primary industrial activity; and 2. has a maximum combined gross floor area of 15% of the primary industrial buildings on the site; and <p>PER-4 The activity and its associated buildings and structures, complies with all the Sstandards of this chapter.</p>	<p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. hours of operation; and 2. the effects of noise and vibration; and 3. light spill; and 4. effects on air quality amenity <u>values from dust and odour</u>²³; and 5. length, height and alignment of boundary landscaping and bunds; and 6. landscaping; and 7. privacy. <p>Activity status when compliance not achieved with PER-3: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the necessity to locate the ancillary activity in the General Industrial Zone; and 2. whether the ancillary activity is more appropriate to be located in another zone; and 3. the extent to which the ancillary activity may result in trade distribution effects, or impact on the function of the Commercial and Mixed Use Zones; and 4. the extent to which the ancillary activity adversely impacts on the roading network and road safety; and 5. for ancillary activities not located adjoining or adjacent to the primary industrial activity, matters listed in GIZ-P6. <p>Activity status when compliance not achieved with PER 4: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-2: Non-complying</p>
GIZ-R3	Convenience stores, restaurants, cafes and take away food outlets	
General Industrial Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when compliance not achieved with PER-1: Non-complying</p>

²² Fonterra [165.1]²³ Southern Proteins [140.24]

	<p>PER-1 The gross floor <u>area</u>²⁴ of the activity is 200m² or less; and</p> <p>PER-2 The activity and its buildings and structures, complies with all the Sstandards of this chapter.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p>
GRZ-RX	Full or partial demolition of buildings or structures²⁵	
General Industrial Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
GIZ-R4	Offensive trades, including associated buildings and structures	
General Industrial Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
GIZ-R5	Any other activitiesiesy, including associated buildings and structures not otherwise listed in this chapter	
General Industrial Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable

Standards

GIZ-S1	Height in relation to boundary	
General Industrial Zone (excluding outside the PRECX - Clandeboye Dairy Manufacturing Precinct) ²⁶	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any Open Space and Recreation Zones , Residential Zones or Rural Zones . The method for determining recession planes and any permitted projection is described in APP8 — <i>Recession Planes</i> .	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; 5. mitigation measures.
GIZ-S2	Maximum hHeight of buildings and structures	
1.	Buildings and structures must not exceed a maximum height of 15m measured from ground level.	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance; and

²⁴ ECan [183.1]

²⁵ NZHHA [184.2]

²⁶ Fonterra [165.1]

27 Fonterra [165.1]
28 Fonterra [165.1]
29 Fonterra [165.1]

Washdyke Industrial Expansion Precinct	from the boundary of any site zoned General Residential Zone.	<ol style="list-style-type: none"> 1. landscaping; and 2. visual amenity effect on the General Residential Zone; <u>and</u> 3. mitigation measures.
3. 16 Martin Street, Washdyke, Lot 2 DP 462905 (and its successor)	In addition to GIZ-S3.1, all buildings shall be set-back a minimum of 9m from the common boundary with 14 Martin Street (Lot 4 DP 51299 and its successor).	Matters of discretion for non-compliance are restricted to: <ol style="list-style-type: none"> 1. landscaping; and 2. visual amenity effects on 14 Martin Street (Lot 4 DP 51299 and its successor); <u>and</u> 3. mitigation measures.
4. <u>PRECX - Clandeboye Dairy Manufacturing Precinct</u>	<u>Where located within the Clandeboye Buffer Area identified in Figure X – Clandeboye Dairy Manufacturing Precinct Building Control Plan, infrastructure will be setback 5m from the zone boundary.</u>	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>dominance; and</u> 2. <u>overlooking and loss of privacy; and</u> 3. <u>mitigation measures.</u>³⁰³¹
GIZ-S4	Building colour and reflectivity	
General Industrial Zone	<ol style="list-style-type: none"> 1. The façade(s) of any building that is visible from and within 50<u>m metres</u> of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and³² have a reflectivity value not exceeding 25%; and 2. Any roof of any building that is visible from and within 50<u>m metres</u> of the General Residential Zone must have a reflectivity value not exceeding 15%. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual amenity effects on the General Residential Zone; and 2. any glare effects on the General Residential Zone; <u>and</u> 3. mitigation measures.
<u>PREC3 - Washdyke Industrial Area Precinct</u>	<ol style="list-style-type: none"> 1. The façade(s) of any building that is visible from and within 50<u>m metres</u> of the General Residential Zone must have a reflectivity value not exceeding 25%; and 2. <u>Any roof of any building that is visible from and within 50m metres of the General Residential Zone must have a reflectivity value not exceeding 15%; and</u> 3. <u>Except for Emergency Sservices Facilities, the façade(s) of any building that is visible from and within 50m metres of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour.</u>³³ 	<u>Matters of discretion are restricted to:</u> <ol style="list-style-type: none"> 1. <u>visual amenity effects on the General Residential Zone; and</u> 2. <u>any glare effects on the General Residential Zone; <u>and</u></u> 3. <u>mitigation measures.</u>³⁴

³⁰ Fonterra [165.1]³¹ Fonterra [165.1]³² Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]³³ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146], FENZ [131.110]³⁴ Z Energy [116.29], Silver Fern Farms [172.150] and Alliance Group [173.146]

GIZ-S5	Outdoor storage	
General Industrial Zone (excluding the PRECX - Clandeboyne Dairy Manufacturing Precinct) ³⁵	<ol style="list-style-type: none"> Any outdoor storage areas must <u>be</u>³⁶ set-back 15m from any boundary that adjoins the Residential Zones; and Any outdoor storage area that is located between 15m to 18m from any boundary that adjoins any Residential Zones must not exceed a maximum height of 6m <u>from ground level</u>^{37, 38} and Any outdoor storage areas must be fully screened from view at ground level³⁹ by a fence of no less than 2m in height <u>from ground level</u>⁴⁰ so that it is not visible from: <ol style="list-style-type: none"> any adjoining or adjacent site in the Residential Zones; and any residential unit in the General Rural Zone within 50m of the storage. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> visual amenity effects; and shading on property and public spaces; and noise effects; and lighting effects; and dust effects.
GIZ-S6	Landscaping and bund(s)	
General Industrial Zone (excluding the PRECX - Clandeboyne Dairy Manufacturing Precinct) ⁴¹	<ol style="list-style-type: none"> A landscaping strip is required with minimum depth of 3m along any road boundary or boundary of a Residential Zones or Open Space and Recreation Zone; and The landscaping strip required above must be planted with one tree every 15<u>m</u> metres excluding access ways; and Any tree that is planted must have a minimum stem diameter of 40mm at the time of planting and be capable of reaching a height <u>from ground level</u>⁴² of at least <u>5m</u> five metres at maturity; and <u>All landscaping required in 1., 2. and 3. above shall be:</u> <ol style="list-style-type: none"> The landscaping strip must be permanently maintained; and <u>replaced</u> if any plants die or become diseased, the must be replaced immediately; and <u>undertaken and completed by the end of the first planting season (1 May to 30 November) following any activity being established on the site; or</u> 	Matters of discretion are restricted to: <ol style="list-style-type: none"> visual amenity; and maintenance of landscaping; <u>and</u> mitigation measures.

³⁵ Fonterra [165.1]

³⁶ Silver Fern Farms [172.151] and Alliance Group [173.147]

³⁷ Z Energy [116.19], ECan [183.4]

³⁸ Minor correction applied under RMA Schedule 1, Clause 16(2)

³⁹ Z Energy [116.19]

⁴⁰ Z Energy [116.19], ECan [183.4]

⁴¹ Fonterra [165.1]

⁴² ECan [183.4]

	<p>d. <u>undertaken and completed within 12 months of the activity commencing on the site when an activity commences during the months of October or November.</u>⁴³</p>	
<p>2. <u>PREC3 - Washdyke Industrial Expansion Precinct</u></p>	<p>In addition to GIZ-S6.1, any development within <u>50m metres</u> of a boundary with the General Residential Zone must provide a landscaped bund within <u>15m metres</u> of the boundary with the General Residential Zone in accordance with the following:</p> <ol style="list-style-type: none"> 1. the apex of the bund must be located no closer than <u>8m metres</u> from the boundary of the General Residential Zone; and 2. the bund must be <u>2m two-metres</u> high <u>from ground level</u>⁴⁴; and 3. the bund must be planted with vegetation that: <ol style="list-style-type: none"> a. <u>is</u> in accordance with the Landscape plan, in Figure 20 – Landscape plan, Washdyke Industrial Expansion Area; <u>and</u> b. is no less than 1.8m <u>from ground level</u>⁴⁵ at the time of planting; and c. reaches a minimum mature height of 3m <u>from ground level</u>⁴⁶ and does not exceed a maximum mature height of 4m <u>from ground level</u>⁴⁷; and d. is spaced at no more or less than 3m between plants; and 4. the bund and landscaping must be established prior to development commencing; and 5. a grassed maintenance strip of not less than <u>three-metres 3m</u> <u>in width</u>⁴⁸ must be provided directly along the boundary with the General Residential Zone. <p>Figure 20 – Landscape plan, Washdyke Industrial Expansion Area</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on properties in the adjoining <u>R</u>esidential <u>Z</u>ones.

⁴³ Southern Proteins [140.27], Hilton Haulage [168.23], Barkers [179.18] and North Meadows [190.25]

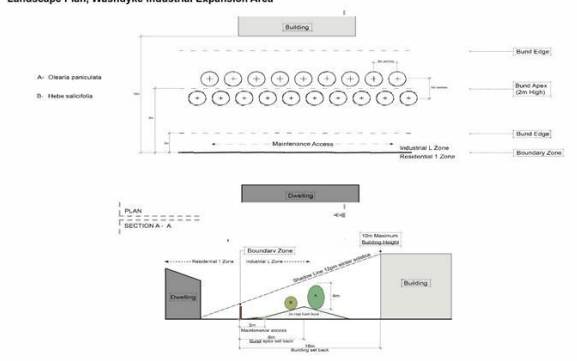
⁴⁴ ECan [183.4]

⁴⁵ ECan [183.4]

⁴⁶ ECan [183.4]

⁴⁷ ECan [183.4]

⁴⁸ RMA Schedule 1, Clause 16(2) amendment to correct minor error

	<p>Landscape Plan, Washdyke Industrial Expansion Area</p> 	
<p>3. Seadown Road, Washdyke Lot 2 DP 337699 (and its successor)</p>	<p>In addition to GIZ-S6.1, a single line of <i>Podocarpus totara</i> must be planted parallel with and for the entire length of the northern boundary of Lot 2 DP 337699 (and its successor). The plants must be spaced <u>5m</u> five metres apart and be 1.8 metres high <u>from ground level</u>⁴⁹ at the time of planting.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. adverse effects on Lot 2 DP 69264 (and its successor).
<p>GIZ-S7</p>	<p>Building orientation</p>	
<p><u>PREC3 - Washdyke Industrial Expansion Precinct</u></p>	<p>For development within 25m of the General Residential Zone boundary, the long axis of any building that exceeds <u>30m</u> metres in length shall be orientated generally north-south so that it does not run parallel with the General Residential Zone boundary.</p>	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. dominance; and 2. overlooking and loss of privacy.

Note:-

~~[1] The control on air quality should be limited to measures to ensure that any air discharge does not cause an objectionable or offensive effect on adjacent residents. Note that the Regional Plan addresses air discharges.~~

- ~~A range of dust control measures may be considered including (but not limited to):~~
 - ~~Watering;~~
 - ~~Surface improvement, including but not limited to chemical stabilisation, compaction, application of gravel and sealing of surfaces (taking into account costs-benefit issues);~~
 - ~~Surface maintenance;~~
 - ~~Vehicle speed controls;~~
 - ~~Not overloading trucks;~~
 - ~~Covering trucks;~~
 - ~~Wheel wash facilities;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~
 - ~~The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~Contingency measures;~~
 - ~~The implementation of a dust management plan.~~
- ~~A range of odour control measures may be considered including (but not limited to):~~
 - ~~Storage and handling methods of odorous materials;~~
 - ~~Odour containment and treatment methods;~~
 - ~~Process control;~~
 - ~~The location of activities within the site and their orientation in relation to prevailing winds and sensitivity of the downwind receptors;~~

⁴⁹ ECan [183.4]

-
- ~~○ The presence of buffer distances to the site boundary and to sensitive land uses;~~
 - ~~○ The implementation of an odour management plan; and~~
 - ~~○ Contingency measures.⁵⁰~~

⁵⁰ Southern Proteins [140.23]

Natural Open Space Zone

Introduction

The Natural Open Space Zone is applied to land that is managed by the Council or Department of Conservation for conservation purposes. It is characterised by areas of indigenous vegetation, habitat for indigenous fauna,¹ and a high degree of naturalness.

Section 4 (3) RMA allows certain Crown activity to contravene a District Plan in relation to any work or activity on land held under the Conservation Act 1987 that is consistent with a conservation management strategy, conservation management plan, or management plan and does not have a significant adverse effect beyond the boundary of the land. Accordingly, this chapter does not apply to the Department of Conservation activities that met section 4(3) RMA, but does apply to their activities that do not meet section 4(3) RMA. Appendix 1 contains a list of activities of the Department of Conservation considers meets the requirements of ~~S~~section 4(3) RMA.

Objectives

NOSZ-O1 The purpose of the Natural Open Space Zone

The Natural Open Space Zone primarily provides for the ongoing management of land that has a conservation focus.

NOSZ-O2 Character and qualities of the Natural Open Space Zone

The character and qualities of the Natural Open Space Zone are maintained and improved and include areas:

1. with high visual, natural and cultural values; and
2. of indigenous vegetation, habitats for indigenous fauna,² wetlands, riparian areas and natural landscapes; and
3. with limited opportunities for walking and cycling; and
4. with very limited ed built form that is complimentary and consistent with the conservation purpose.

Policies

NOSZ-P1 Appropriate activities and facilities

Enable activities and facilities that:

1. are consistent with the intended purpose, character and qualities of the Natural Open Space Zone; and
2. protect, maintain, and where possible, enhance indigenous vegetation including taoka species, natural values and ecological linkages; and
3. contribute to the health and wellbeing of the community.

NOSZ-P2 Planting

Enable the planting of indigenous vegetation and only allow the planting of exotic species where this is consistent with the character and qualities of the specific area.

NOSZ-P3 Department of Conservation activities

Enable conservation activities that are consistent with a Department of Conservation plan or strategy for the area and do not generate significant adverse effects on the surrounding area or adjacent sites.

NOSZ-P4 Buildings and structures

Provide for small-scale buildings and structures that:

¹ F&B [156.174]

² F&B [156.174]

1. are required for park management activities; and
2. do not adversely affect the conservation values of the site; and
3. are of a scale, form, location and design that is compatible with the purpose, character and qualities of the Zone; and
4. do not adversely affect the character and qualities of the surrounding area.

NOSZ-P5 Car parking facilities

Only allow new car parking facilities where it:

1. has permeable surfacing; and
2. has no marked spaces; and
3. does not adversely impact on the conservation values of the site.

NOSZ-P6 Other activities

Only allow other activities where they:

1. contribute to the overall health and wellbeing of the community; and
2. do not adversely affect or, are compatible with, the conservation values of the site; and
3. do not adversely affect the character and qualities of the surrounding area; and
4. are compatible with the purpose, character and qualities of the Zone.

NOSZ-P7 Motorsport facilities

Avoid establishing motorsport facilities in the Natural Open Space Zone.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

NOSZ-R1 Recreation activities		
Natural Open Space Zone	Activity status: Permitted	Activity status when compliance not achieved: Discretionary
	Where: PER-1 The recreation activity is limited to walking or cycling within existing tracks. <i>Note: Any associated building and structure must be constructed in accordance with NOSZ-R5.</i>	
NOSZ-R2 Park management activities		
Natural Open Space Zone	Activity status: Permitted	Activity status when compliance not achieved: Restricted Discretionary
	Where: PER-1 Any building or structure complies with all the standards of this chapter.	
		Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.

	Note: Any associated building and structure must be constructed in accordance with NOSZ-R5.	
NOSZ-R3	Planting of vegetation	
Natural Open Space Zone	Activity status: Permitted Where: PER-1 The planting is of indigenous species.	Activity status when compliance not achieved: Discretionary
NOSZ-R4	Tracks	
Natural Open Space Zone	Activity status: Permitted Where: PER-1 The activity is limited to the maintenance of existing tracks. Note: Any associated building and structure must be constructed in accordance with NOSZ-R5.	Activity status when compliance not achieved: Controlled activity Matters of control are restricted to: <ol style="list-style-type: none"> 1. track location, alignment and entry points; and 2. impact on conservation values, natural character values and cultural values; and 3. track design and formation; and 4. track signage; and 5. earthworks; and 6. associated structures; and 7. landscaping; and 8. restrictions on use of the track; and 9. mitigation measures.
NOSZ-R5	Buildings and structures including fences	
Natural Open Space Zone	Activity status: Permitted Where: PER-1 The building or structure is associated with or <u>is</u> ancillary to a permitted activity; and PER-2 The building or structure complies with all the standards of this chapter.	Activity status when compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
NOSZ-R5A	<u>Full or partial demolition of buildings or structures³</u>	
<u>Natural Open</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>

³ NZHHA [184.2]

<u>Space Zone</u>		
NOSZ-R6	Car parking facilities⁴	
Natural Open Space Zone	Activity status: Discretionary Where: DIS-1 The activity is ancillary to a permitted activity in this chapter ⁴ and DIS-2 The activity is limited to that required for patrons using the Natural Open Space Zone; and DIS-3 The car parking facility has a permeable surface; and DIS-4 The parking spaces are unmarked.	Activity status when compliance not achieved: Non-complying
NOSZ-RX	Any activities not otherwise listed in this chapter⁴	
Natural Open Space Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
NOSZ-R7	Motorsport facilities	
Natural Open Space Zone	Activity status: Prohibited	Activity status when compliance not achieved: Not applicable

Standards

NOSZ-S1	Height of buildings and structures including fences	
Natural Open Space Zone	The maximum height of any building or structure must not exceed 4m above existing ground level.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impacts on the character and qualities of the zone zone; and 2. any impacts on the character and qualities of the surrounding area; and 3. the ability to retain indigenous vegetation and habitats for indigenous fauna⁵; and⁶ 4. mitigation measures.

⁴ TDC [42.58]

⁵ F&B [156.174]

⁶ Clause 16(2) of the RMA

NOSZ-S2	Scale of buildings and structures excluding fences	
Natural Open Space Zone	<p>The maximum gross floor area of any building or structure does not exceed:</p> <ol style="list-style-type: none"> 1. 10m² on sites less than 2ha hectares in area; <u>or</u> 2. 50m² on sites of 2ha hectares or more. 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impacts on the purpose, character and qualities of the z<u>z</u>Zone; and 2. any impacts on the character and qualities of the surrounding area; and 3. any impacts on the public use and enjoyment of the site and surrounding area; and 4. any adverse effects of removing indigenous vegetation on ecological values, <u>including habitat for indigenous fauna</u>⁷; and 5. the consistency of design, materials, and external appearance with the character and qualities of the surrounding area; <u>and</u> 6. mitigation measures.
NOSZ-S3	Setback of buildings and structures excluding fences	
Natural Open Space Zone	<p>Buildings or structures must be setback a minimum of 5m from any site boundary.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impacts on the purpose, character and qualities of the z<u>z</u>Zone; and 2. any impacts on the character and qualities of the surrounding area; and 3. the extent to which a reduced setback will minimise the loss of indigenous vegetation <u>and habitats for indigenous fauna</u>⁸; and 4. any benefits such as a more efficient, practical and better use of the balance of the site; and 5. mitigation measures.
NOSZ-S4	Site coverage	
Natural Open Space Zone	<p>The maximum site coverage combined building and impermeable surface coverage of any site must not exceed 2.5%.</p>	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impacts on the purpose, character and qualities of the z<u>z</u>Zone; and 2. any impacts on the character and qualities of the surrounding area; and 3. any impact on the site's ecological values, <u>including habitat for indigenous fauna</u>⁹; and 4. mitigation measures.

⁷ F&B [156.174]

⁸ F&B [156.174]

⁹ F&B [156.174]

Open Space Zone

Introduction

The District has a diverse range of open and recreational spaces in its rural and urban areas that are used for indoor and outdoor, active and passive recreation activities, and which serve as a venue for other community activities and temporary activities such as fetes and fairs. The Open Space Zone encompasses neighbourhood parks, natural areas and amenity parks where there is often landscaping and a low density of built development. Cemeteries, which are quiet and contemplative spaces, are also located in this ~~Zone~~.

PREC4 – Holiday Hut Precinct provides for the on-going use and maintenance of established holiday huts at Butlers, Milford, Waipopo, Rangitata, Stratheona and Blandswood that were originally established to provide short term residential accommodation for anglers during the fishing season, as well as being places traditionally used by mana whenua for mahika kai and other cultural practices.

PREC5 – Te Aitarakihi Precinct is located at 50 Bridge Street, Oceanview, Timaru. The site is owned by the Te Aitarakihi Trust, which operates the Te Aitarakihi Multicultural Centre on the site. The Multicultural Centre was established as a place for all cultures, people and communities “Te Wāhi Karanga Mo Nga Iwi Katoa”. It provides a place for multiple ethnic groups to meet and share their cultural experiences. A range of cultural activities, community activities, health care facilities and education al facilities-activities are provided for in the Precinct precinct, along with complimentary commercial activities and residential activities.

Objectives

OSZ-01 The purpose of the Open Space Zone

The Open Space Zone primarily provides for a range of passive and active recreation activities, as well as community activities, cemeteries and limited associated facilities and structures.

OSZ-02 Character and qualities of the Open Space Zone

The character and qualities of the Open Space Zone are maintained and improved and include areas that:

1. are safe and accessible for all users; and
2. contribute to the community's health and wellbeing; and
3. are open and spacious with a low density of built development; and
4. have established plantings; and
5. are attractive and pleasant places where people can spend time relaxing and socialising.

Note: This objective does not apply to cemeteries, ~~the~~ PREC4 - Holiday Hut Precinct and ~~the~~ PREC5 - Te Aitarakihi Precinct.

OSZ-03 Character and qualities of cemeteries

Cemeteries are maintained as quiet places, that are characterised by an overall low density of built form, commemorative structures, plantings, trees and car-parking.

PREC4-O1 The character and qualities of the Holiday Hut Precinct

PREC4 - ~~The~~ Holiday Hut Precinct is in areas with well-established clusters of buildings and structures located at Butlers Huts, Milford Huts, Waipopo ~~H~~Huts, Rangitata ~~H~~Huts, Stratheona ~~H~~Huts and the Blandswood ~~H~~Huts that are characterised by:

1. their river and coastal locations, and in the case of the Blandswood Huts, the forested backdrop; and
2. being exposed to natural hazards; and
3. an informal and ad hoc layout, with buildings in some cases being located closer than within a residential area; and
4. generally small-scale development that is diverse in character, and uses a range of construction materials; and
5. land used for informal recreational activities; and
6. a lack of infrastructure, including formed roads, reticulated water supply, reticulated wastewater and stormwater systems; and
7. activities that generally generate low levels of noise, except for occasional increases in noise levels arising from recreational activities including the use of watercraft and primary production in the adjoining rural zones ~~Rural Zones~~; and
8. activities that generally generate low levels of vehicle movements.

PREC5-O1 The character and qualities of Te Aitarakihi Precinct

The character and qualities of ~~the~~ **PREC5 -** Te Aitarakihi Precinct comprise:

1. a moderate building coverage and site coverage; and
2. a built form of single or two-storey buildings; and
3. ample space around buildings; and
4. regular cultural, educational and community events.

Policies**OSZ-P1 Health and safety**

Encourage open space facilities to be designed, built and managed to:

1. maintain public health and safety and the protection of property; and
2. be consistent with the APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

OSZ-P2 Appropriate activities in the Open Space Zone

Enable activities that:

1. are consistent with the intended purpose, character and qualities of the Open Space Zone; and
2. contribute to the overall health and wellbeing of the community; and
3. minimise adverse effects on the character and amenity values of the surrounding area.

OSZ-P3 Primary production activities

Enable non-intensive primary production activities where these are compatible with the character and qualities of the Open Space Zone.

OSZ-P4 Commercial activities

Enable commercial activities where they are ancillary to a recreation activity and/or community activity.

OSZ-P5 Public artwork

Provide for public artwork that contributes to the character and qualities of the site and the character and qualities of the surrounding area.

OSZ-P6 Buildings and structures in the Open Space Zone

Provide for buildings and structures that are of a scale, form and design that is:

1. compatible with the purpose, character and qualities of the Zone; and
2. integrated with, and contribute to, the character of and qualities of the surrounding area.

OSZ-P7 Cemeteries

Provide for existing and new cemeteries, where they:

1. contain-limit buildings and structures to those required for cremations, burials, and commemorations¹ as well as ancillary buildings and facilities; and
2. retain established plantings and trees; and
3. do not involve activities that would undermine the character and qualities of the site; and
4. recognise, maintain and/or enhance cultural heritage, spiritual and religious values; and
5. are located to avoid or mitigate potential adverse effects on Ngāi Tahu cultural values.

OSZ-P8 Car parking facilities

Only allow new car parking facilities where it:

1. meets the needs of the activity; and
2. is compatible with the character and qualities of the Zone and surrounding area; and
3. is safe for the public, and provides good lighting for maximum visibility, safe pedestrian access points and pathways and passive security; and
4. does not result in an oversupply of car-parking, taking into consideration the availability of car parking in the surrounding area.

OSZ-P9 Camping grounds or caravan parks

Only allow camping grounds or caravan parks where these are compatible with the character and qualities of the Zone and avoid significant adverse effects on amenity values in the surrounding area.

OSZ-P10 Other activities

Only allow other activities where they:

1. are compatible with the purpose, character and qualities of the Open Space Zone; and
2. avoid any significant adverse effects and avoid, remedy or mitigate any other adverse effects on the use and amenity values of adjoining sites; and
3. contribute to the overall health and wellbeing of the community; and²
4. have a functional need or operational need to locate within the Open Space Zone³.

OSZ-P11 Motorsport events and motorsport facilities

Avoid any new motorsport events and motorsport facilities unless they will not undermine the purpose, character and qualities of the Open Space Zone.

PREC4-P1 Maintaining and enhancing the character and amenity values of the Holiday Hut Precinct

Only allow activities in the PREC4 - Holiday Hut Precinct where they will:

1. maintain and/or enhance the existing character and qualities of the Holiday Hut Precinct; and
2. generate low volumes of noise and traffic that reflect the existing environment; and
3. avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities.

¹ TDC [42.56]

² Clause 16(2) of the RMA related to MoE [106.48]

³ MoE [106.48]

PREC4-P2 Buildings and structures in the Holiday Hut Precinct

Avoid buildings and/or structures within high hazard areas in ~~the~~ PREC4 - Holiday Hut Precinct where there is a risk of loss of life or significant damage to structures or property.

PREC5-P1 Activities in the Te Aitarakihi Precinct

Enable a range of cultural activities, community activities, health care facilities and education al facilities ~~activities~~ that support the Te Aitarakihi Multicultural Centre, along with limited complimentary commercial activities and residential activities.

PREC5-P2 Buildings and structures in the Te Aitarakihi Precinct

Enable buildings and structures in ~~the~~ PREC5 - Te Aitarakihi Precinct, where these:

1. enable activities intended in the Precinct precinct; and
2. are of a scale that is compatible with the Te Aitarakihi Precinct's character and qualities; and
3. minimise adverse effects on adjoining sites.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

OSZ-R1	Recreation activitiesy	
Open Space Zone	Activity status: Permitted Where: PER-1 The recreation activity must comply <u>complies</u> with OSZ-S7. <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard
OSZ-R2	Community activitiesy, cultural activitiesy and educational facilitiesy	
1. Open Space Zone <u>outside</u> except the <u>PREC4 - Holiday Hut Precinct</u>	Activity status: Permitted Where: PER-1 The community activity must comply <u>complies</u> with and OSZ-S7. <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
2. <u>PREC4 - Holiday</u>	Activity status: Non-complying	Activity status when compliance not achieved: nNot applicable

Hut Precinct		
OSZ-R3	Commercial activities	
1. Open Space Zone outside <u>PREC4 - Holiday Hut Precinct and PREC5 - Te Aitara kihi Precinct</u> any precincts	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity must comply <u>complies</u> with standards OSZ-S7; and</p> <p>PER-2 Any retail activities are limited to the sale of food and drink in temporary structures or mobile vehicles, and the sale of admission tickets for a recreation activity.</p> <p>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-2: Discretionary</p>
2. <u>PREC5 - Te Aitara kihi Precinct</u>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The commercial activity must comply with all the Ss standards of this chapter.</p> <p>PER-2 The activity does not include any industrial activity, large format retail activity, or visitor accommodation activity.</p> <p>Note: 1 Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with PER-2: Non-complying</p>
3. <u>PREC4 - Holiday Hut Precinct</u>	Activity status: Non-Complying	Activity status when no compliance not achieved: Not applicable
OSZ-R4	Park management activities	
Open Space Zone	<p>Activity status: Permitted</p> <p>Where:</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> the matters of discretion of any infringed standard

	<p>PER-1 All the standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	
OSZ-R5	Non-intensive primary production	
Open Space Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity is limited to grazing (except cattle or deer) and the growing and harvesting of grass.</p> <p>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	Activity status when compliance not achieved: Discretionary
OSZ-R6	Burials and cremations associated with existing cemeteries	
Open Space Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity must comply with standard <u>complies with</u> OSZ-S7.</p> <p>Note: Any Any associated building and structure must be constructed in accordance with OSZ-R10.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard
OSZ-R7	Residential activities	
<u>PREC5 -</u> Te Aitarakihi Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The site cannot be used for residential activities for more than 7 <u>seven</u> continuous days in a row and no more than 14 days in any month; and</p> <p>PER-2 Any building or structure complies with OSZ-S6.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard <p>Activity status when compliance not achieved with PER-1: Non-complying</p>
Open Space Zone	Activity status: Discretionary	Activity status when compliance not achieved: not applicable

<u>outside except for PREC5 -</u> Te Aitaraiki Precinct		
OSZ-R8	Public artwork	
Open Space Zone	Activity status: Permitted Where: PER-1 All the standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard
OSZ-R9	Playground equipment	
Open Space Zone	Activity status: Permitted Where: PER-1 All the standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with OSZ-R10.</i>	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the relevant matters of discretion of any infringed standard
OSZ-R10	Buildings and structures	
1. Open Space Zone <u>outside excluding the PREC4 -</u> Holiday Hut Precinct	Activity status: Permitted Where: PER-1 The building or structure is associated with or ancillary to a permitted activity in this chapter- <u>and</u> PER-2 The building or structure must comply with all the <u>ss</u> standards of this chapter	Activity status when compliance not achieved with PER-1: The same status as the activity the building or structure is associated with. Activity status when compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
2. <u>PREC4 -</u> Holiday Hut Precinct	Activity status: Restricted Discretionary Where: RDIS-1	Activity status when compliance not achieved: Non-complying

	<p>They building or structure is are located outside a Hh High Hh hazard area overlay⁴, Coastal Erosion e Overlay, or Sea Water Inundation Overlay.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the new or extended building or structure will maintain and/or enhance the character and qualities of the <u>PREC4</u> - Holiday Hut Precinct; and 2. the extent to which the proposal will avoid adverse effects on the natural environment and reverse sensitivity effects on adjoining primary production activities; <u>and</u> 3. whether the new or extended building or structure can be connected to a reliable and safe potable water supply; <u>and</u> 4. whether wastewater from the new or extended building or structure can be appropriately captured and treated. 	
OSZ-R10A Full or partial demolition of buildings or structures⁵		
Open Space Zone	Activity status: Permitted	Activity status when compliance not achieved: Not applicable
OSZ-R11 Car parking facilitiesiesy		
Open Space Zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The car parking facility is ancillary to a permitted activity; and</p> <p>DIS-2 The car parking facility is limited to that required for staff and patrons using the facilityyes.</p>	Activity status when compliance not achieved: Non-complying
OSZ-R12 Camping grounds or caravan parks		
Open Space Zone outside except in the	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable

⁴ Clause 10(2)(b) – relating to Kāinga Ora [229.39]

⁵ NZHHA [184.2]

PREC4 - Holiday Hut Precinct		
PREC4 - Holiday Hut Precinct	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable
OSZ-R13	Any activities not otherwise listed in this chapter	
Open Space Zone	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
OSZ-R13	Motorsport events and motorsport facilities	
Open Space Zone	Activity status: Non-complying	Activity status when compliance not achieved: Not applicable

Standards

OSZ-S1	Height of fences	
Open Space Zone	<p>The maximum height of a fence <u>above ground level</u>⁶ must not exceed:</p> <ol style="list-style-type: none"> 3m if it is constructed of wire mesh on a steel or wooden frame and is for the purpose of stopping balls; <u>and</u> 2m for all other fences, except that within 6m of a road intersection, a fence cannot exceed 0.9m in height above the average ground level. 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> any impact on the character and qualities of the <u>Zzone</u>; and any impact on the character and qualities of the surrounding area; and any impact on the streetscape; and consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and any impact on the safety of persons and adjoining public space or private property; and mitigation measures.
OSZ-S2	Scale of buildings and structures (excluding fences and playground equipment and public artwork)	
1. Open Space Zone outside of PREC5 - Te Aitarakihi Precinct	<p>The maximum gross floor area of all buildings and/or structures on a site must not exceed 10m², this limit does not apply where:</p> <ol style="list-style-type: none"> the buildings and/or structures are associated with a temporary event; and the buildings and structures will be erected no greater than two calendar weeks prior to the <u>temporary</u> event commencing, and are removed within 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> any impacts on the purpose, character and qualities of the <u>Zzone</u>; and any impacts on the character of, and qualities the surrounding area; and the extent of any reduction in the area available for informal recreation activities; and the impact of any loss of existing planting and mature trees; and

⁶ ECan [183.4].

	two calendar days following the completion of the <u>temporary</u> event.	<p>5. the extent to which the building or structure will meet a recreational need of the community; <u>and</u></p> <p>6. mitigation measures.</p>
2. <u>PREC5 - Te Aitarakihi Precinct</u>	There is no maximum in this <u>Precinct</u> .	Matters of discretion <u>are</u> restricted to: Not applicable
OSZ-S3	Height of buildings and structures (excluding fences)	
Open Space Zone	<p>The maximum height of a building or structure <u>excluding fences</u> above ground level⁷ must not exceed:</p> <ol style="list-style-type: none"> 1. 8m in the Open Space <u>Zone</u>; <u>or</u> 2. 4m in the <u>PREC4 - Holiday Hut</u> <u>Precinct</u>; <u>or</u> 3. 9m in the <u>PREC5 - Te Aitarakihi</u> <u>Precinct</u>. 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impact on the character and qualities of the <u>Zone</u>; <u>and</u> 2. any impact on the character and qualities of the surrounding area; and 3. the location of the building or structure; and 4. any benefits, such as the ability to retain an open space, significant trees or meet specialised recreational needs; <u>and</u>⁸ 5. <u>the extent to which any increase in height is required in order to address an increase in finished floor level in response to flood risk; and</u>⁹ 6. mitigation measures.
OSZ-S4	Setbacks of buildings and structures (excluding fences)	
Open Space Zone	<p>Buildings or structures <u>excluding fences</u> must not be located within:</p> <ol style="list-style-type: none"> 1. 5m of a road boundary; <u>and</u> 2. 5m from all other site boundaries that adjoin any Residential <u>Zone</u>; <u>and</u> 3. 10m from all other site boundaries that adjoin any Rural <u>Zone</u>; <u>and</u> 4. 1.5m from all other site boundaries. 	<p>Matters of discretion <u>are</u> restricted to:</p> <ol style="list-style-type: none"> 1. any impacts on the character and qualities of the <u>Zone</u>; <u>and</u> 2. any adverse effects on the character and qualities of the surrounding area; and 3. compatibility with the appearance, layout and scale of other buildings and structures in the surrounding area; and 4. consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and 5. any benefits, such as a more efficient, practical and better use of the balance of the site; and 6. mitigation measures.

⁷ ECan [183.4]⁸ Clause 16(2) of the RMA⁹ SRR Inc [206.5]

OSZ-S5	Height in relation to boundary (with residential zones Residential Zones boundary only)	
Open Space Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins a R residential Z zone. The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u> 5. <u>the extent to which any increase in height is required in order to address an increase in finished floor level in response to flood risk; and</u>¹⁰ 6. mitigation measures.
OSZ-S6	Site coverage	
Open Space Zone	The maximum site coverage combined building and impermeable surface coverage of any site must not exceed: <ol style="list-style-type: none"> 1. 35% outside of the <u>PREC5</u> - Te Aitarakihi Precinct; and 2. 60% within the <u>PREC5</u> - Te Aitarakihi Precinct. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. any impact on the purpose, character and qualities of the Zzone; <u>and</u>; 2. any impact on the character and qualities of the surrounding area; and 3. any impact on public enjoyment of the site; and 4. any reduction in the area available for informal recreation activities; and 5. any benefits such as meeting a recreational need of the community; <u>and</u> 6. mitigation measures.
OSZ-S7	Hours of operation	
Open Space Zone	The hours of operation of any commercial activity must not extend beyond: <ol style="list-style-type: none"> 1. Monday to Thursday and Sunday — <u>7.00am</u> to <u>8.00pm</u>; <u>and</u> 2. Friday and Saturday and Public Holidays — <u>7.00am</u> to <u>10.00am</u> the following day. 	Matters of discretion <u>are</u> restricted to: <ol style="list-style-type: none"> 1. any impact on the character and qualities of the Zzone; <u>and</u>; 2. any impact on the character and qualities of the surrounding area; and 3. any benefits such as the continued of operation of existing facilities, and financial or social benefits; and 4. mitigation measures.

¹⁰ Clause 10(2)(b) relying on SRR Inc [206.5]

Sport and Active Recreation Zone

Introduction

The District's major sports facilities are located in the Sport and Active Recreation Zone. This ~~Z~~zone is used predominantly for a range of indoor and outdoor sport and active recreation~~at~~ activities and associated facilities and structures. It contains large-scale buildings along with car parking, lighting and signage and activit~~iesy~~ that can create large volumes of traffic and noise. Major facilities, such as the Southern Trust Events Centre, not only provide for recreation activities, but also act as a venue for exhibitions, concerts, theatre and other public events.

This Zone applies to the Timaru International Levels Raceway on Falvey Road which is a major motorised sports facility in the District and is licensed to hold international events that support the local economy. ~~The facility~~ Levels Raceway has been operating since 1967 and is well established with permanent buildings, a race track, car parking, a control tower and ancillary activities facilities.

PREC6 - Caroline Bay Precinct is also part of the Sport and Active Recreation Zone. Caroline Bay is an iconic attraction in Timaru for both residents and visitors alike and hosts a broad range of activities including concerts and theatre, trade shows and fairs. ~~The precinct~~ PREC6 - Caroline Bay Precinct contains convenient pedestrian links between the Timaru ~~T~~own ~~e~~Centre and the coastal environment, a safe beach for swimming and the Benvenue ~~e~~Cliffs that afford expansive views of the sea. The good management of this ~~p~~recinct is important to the image and identity of the District. The ~~p~~recinct is an overlay that applies over the Sport and Active Recreation Zone and reflects the distinct character of Caroline Bay and the need to apply a specific policy direction and rules to some activities. It is not a distinct zone and as such, the policies and rules in the Sport and Active Recreation Zone apply to the Caroline Bay Precinct unless specifically excluded.

Objectives

SARZ-01 The purpose of the Sport and Active Recreation Zone

The Sport and Active Recreation Zone primarily provides for active, organised and informal recreation activities, sports and community activities.

SARZ-02 Character and qualities of the Sport and Active Recreation Zone

The character and qualities of the Sport and Active Recreation Zone are maintained and improved and include areas:

1. that are safe and accessible for all users; and
2. that are busy with people, sports and events and have large volumes of traffic and noise at times associated with those events; and
3. that contribute to the community's health and wellbeing needs; and
4. that are large and open, located alongside large-scale buildings, car parking and lighting that support local, regional, national and international sports and commercial events; and
5. with cultural and historic heritage values.

PREC6-01 The purpose of the Caroline Bay Precinct

The Caroline Bay Precinct primarily provides for a broad range of recreation activities, community activities and ancillary commercial activities that support its role as an important visitor destination and contributor to the health, wellbeing and the vitality of Timaru.

PREC6-02 Character and qualities of the Caroline Bay Precinct

The character and qualities of ~~the~~ PREC6 - Caroline Bay Precinct are maintained and enhanced including:

1. the natural character of coastal environment; and
2. its accessibility to the public from the ~~T~~own ~~e~~Centre of Timaru; and
3. its established gardens, shrubs, trees, board walks and paths; and
4. the overall low density of buildings that are generally clustered in its south-western end; and

5. its location below the ~~T~~own ~~e~~Centre that enables views over Caroline Bay from the surrounding area; and
6. car parking integrated into the landscape and not dominating the area; and
7. the sense of spaciousness, especially towards the coast; and
8. its attraction of large numbers of people for leisure, recreation and events.

Policies

SARZ-P1 Health and safety

Encourage recreation and community facilities that are designed, built and managed to:

1. maintain public health and safety and the protection of property; and
2. be consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED).

SARZ-P2 Appropriate activities

Enable activities that:

1. may generate temporary adverse effects such as increased levels of noise and traffic; and
2. maintain a sense of openness within the ~~Z~~zone; and
3. retain existing planting and mature trees, where practicable; and
4. contribute to the health and wellbeing of the community; and
5. do not adversely affect character and qualities of the surrounding area and adjoining sites.

SARZ-P3 Commercial activities ~~(excluding within the Caroline Bay Precinct)~~

Enable commercial activities that are ancillary to and support recreation or community activities that:

1. do not undermine the purpose, character and qualities of the ~~Z~~zone; and
2. avoid or mitigate adverse effects on adjoining sites; and
3. do not undermine the purpose of the District's commercial and mixed use zones.

SARZ-P4 Buildings and structures ~~(excluding within the Caroline Bay Precinct)~~

Enable buildings and structures that:

1. are for the use of a recreation activity, community activity or ancillary commercial activity; and
2. are compatible with the purpose, character and qualities of the ~~Z~~zone; and
3. are consistent with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and
4. avoid or mitigate adverse effects on character and qualities of the surrounding area.

SARZ-P5 Public artwork

Provide for public artwork that contributes to the character and qualities of the Sport and Active Recreation Zone and the character and qualities of surrounding area.

SARZ-P6 Car parking facilities

Only allow new car parking facilities where the facility ~~is~~:

1. meets the needs of the activity; and
2. is compatible with the character and qualities of the site and the character and qualities of the surrounding area; and
3. is safe for the public and provides good lighting for maximum visibility, safe pedestrian access points and pathways and passive security; and
4. does not result in an oversupply of car parking, taking into consideration the availability of car parking in the surrounding area.

SARZ-P7 Motorsport events and motorsport facilities

1. Only allow for motorsport events and motorsport facilities where these are associated with the ongoing operation of the Timaru International Levels Raceway.
2. When considering a proposal involving ~~the~~ Levels Raceway, recognise its distinct characteristics, including the ability to generate elevated levels of noise and traffic, extensive tracks and embankments, overall low density of buildings and structures, and limited plantings, and ensure that:
 - a. it maintains an overall low density of buildings and structures; and
 - b. it does not result in levels of noise that would adversely affect the ability to enjoy outdoor living areas and the amenity values on residential sites in the surrounding area, over that which has been consented; and
 - c. does not result in the loss of any established planting especially along the zone boundaries, or any loss of planting is replaced with similar species at a similar density; and
 - d. traffic generated by events at the Levels Raceway is managed and minimised by way of a traffic management plan.

SARZ-P8 Other activities

Only allow any other activities where they:

1. are compatible with the character, purpose and qualities of the Sport and Active Recreation Zone; and
2. avoid significant adverse effects and avoid, remedy or mitigates any other adverse effects on the character and qualities of adjoining sites; and
3. contribute to the overall health and wellbeing of the community.

PREC6-P1 Activities in the Caroline Bay Precinct

Enable a broad range of activities that are complimentary and compatible with the purpose, character and qualities of ~~the~~ PREC6 - Caroline Bay Precinct.

PREC6-P2 Commercial activities in the Caroline Bay Precinct

Provide for commercial activities in PREC6 - Caroline Bay Precinct that:

1. are ancillary to recreational and leisure activities or the public and community use of the Caroline Bay Precinct; or
2. are for a limited duration; and
3. do not undermine the purpose, character and qualities of the Caroline Bay Precinct.

PREC6-P3 Buildings and structures in the Caroline Bay Precinct

Only allow buildings and structures in PREC6 - Caroline Bay Precinct, where these:

1. avoid or mitigate adverse effects on the:
 - a. character and qualities of the ~~p~~Precinct and the surrounding area; and
 - b. the ability to use the ~~p~~Precinct and adjoining sites; and
2. do not result in a loss of the views available over the Caroline Bay Precinct to the coast; and
3. are designed to reflect its coastal location and historic values; and
4. recognise and enable a diverse range of activities to be undertaken.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works.

SARZ-R1	Recreation activities	
Sport and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity complies with SARZ-S7.</p> <p>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
SARZ-R2	Community activities	
Sport and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity complies with SARZ-S7.</p> <p>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
SARZ-R3	Park management activities	
Sports and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 All the standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard
SARZ-R4	Playground equipment	
Sports and Active Recreation Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 All the standards of this chapter are complied with.</p> <p>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</p>	<p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard

SARZ-R5	Fences	
Sports and Active Recreation Zone	Activity status: Permitted Where: PER-1 All the S s standards of this chapter are complied with.	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard
SARZ-R6	Public artwork	
Sports and Active Recreation Zone	Activity status: Permitted Where: PER-1 All the S s standards of this chapter are complied with. <i>Note: Any associated building and structure must be constructed in accordance with SARZ-R7.</i>	Activity status when compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard
SARZ-R7	Buildings and structures	
1. Sport and Active Recreation Zone outside PERC6 - Caroline Bay Precinct	Activity status: Permitted Where: PER-1 The building or structure is associated with or ancillary to a permitted activity in this chapter; and PER-2 The building or structure must comply with all the S s standards of this chapter.	Activity status when compliance not achieved with PER-1: The same status as the activity the building or structure is associated with or ancillary to. Activity status when compliance not achieved with PER-2: Restricted Discretionary Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.
2 PREC6 - Caroline Bay Precinct	Activity status: Discretionary	Activity status when compliance not achieved: Not applicable
<u>SARZ-R7A</u>	<u>Full or partial demolition of buildings or structures¹</u>	
<u>Sport and Active Recreation Zone</u>	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>

¹ NZHHA [184.2]

SARZ-R8	Commercial activity iesy (except in the Caroline Bay Precinct)	
1. Sport and Active Recreation Zone outside PERC6 - Caroline Bay Precinct	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The sale of refreshments and souvenirs is associated with a recreation activity or community activity ; <u>and</u></p> <p>PER-2 The sale of tickets and merchandise is associated with a recreation activity, community activity or public temporary event ; <u>and</u></p> <p>PER-3 At the:</p> <ul style="list-style-type: none"> • Caroline Bay Aquatic Centre (western portion of land legally described Part Lot 2 DP 9031 and its successors), • Alpine Energy Centre (legally described as Part Lots 13-15 DP 2069 Part Lots 5 DP 2403 & Part RS 2683, and their successors); and • Southern Trust Events Centre (legally described as Proc 403589 - Lots 9 10 17 DP 16847 Part Lot 18 DP 2980 PT Lot 1 DP 11507 Part Lot 1 DP 13654 PT Lot 3 DP 15509, and their successors), <p>commercial activities must not exceed:</p> <ol style="list-style-type: none"> 1. 50m² of retail space including <u>any</u> cafe ; <u>and</u> 2. a gym, spa, sauna, physio, coaches, offices; and 3. meeting rooms and conference facilities; and 4. 15 public temporary events during any 12-month period; and 5. 15 private functions during any 12-month period ; <u>and</u> <p>PER-4 At Tennis South Canterbury (eastern portion of land legally described Part Lot 2 DP 9031), commercial activities must not exceed:</p> <ol style="list-style-type: none"> 1. meeting rooms and conference facilities; and 	<p>Activity status when compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard . <p>Activity status when compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</p>

	<p>2. 15 private functions during any 12-month period at which amplified music can be played; and <u>and</u></p> <p>PER-5 The commercial activity complies with standard SARZ-S7.</p> <p><i>Note: Any building and structure must comply with SARZ-R7.</i></p>	
<p>2. PREC6 - Caroline Bay Precinct</p>	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The sale of:</p> <ol style="list-style-type: none"> 1. refreshments and souvenirs is associated with an on-site recreation activity or community activity; or 2. tickets and merchandise is associated with an on-site recreation activity, community activity or public temporary event; and <p>PER-2 Any other commercial activities within the PPrecinct must not operate for a total of more than 90 days over a 12-month period; and</p> <p>PER-2 The commercial activity complies with standard SARZ-S7.</p> <p><i>Note: Any building and structure must comply with SARZ-R7.</i></p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
		<p>Activity status when compliance not achieved with PER-1 and PER-2: Discretionary</p>
SARZ-R9	Car parking facilities	
Sport and Active Recreation Zone	<p>Activity status: Discretionary</p> <p>Where:</p> <p>DIS-1 The car parking facility activity is associated with a permitted activity listed in this chapter; and</p> <p>DIS-2 The car parking facility activity is limited to that required for staff and patrons using the facility yes.</p>	<p>Activity status when compliance not achieved: Non-complying</p>

SARZ-R10	Motorsport events, and motorsport facilities and ancillary activities facilities	
Sport and Active Recreation Zone	Activity status: Discretionary Where: DIS-1 The activity is located at Falvey Road (South Canterbury Car Club property (legally described as Lot 1 DP 72733, and its successor)-; and DIS-2 The building or structure must comply with all the S standards of this chapter.	Activity status when compliance not achieved with DIS-2: Restricted e Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
SARZ-R11²	<u>Any activities not otherwise listed in this chapter</u>	
<u>Sport and Active Recreation Zone</u>	<u>Activity status: Discretionary</u>	<u>Activity status when compliance not achieved: Not applicable</u>

Standards

SARZ-S1	Height of fences	
Sport and Active Recreation Zone	The maximum height of a fence above ground level must not exceed: <ol style="list-style-type: none"> 1. 3m if it is constructed of wire mesh on a steel or wooden frame and is for the purpose of stopping balls; or 2. 2m for all other fences, except that within 6m of a road intersection, a fence cannot exceed 0.9m in height above the average ground level. 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. consistency with APP3 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and 2. any impacts e on the character and qualities of the site; and; 3. any impact on character and qualities of the surrounding area; and 4. any impact on the streetscape; and 5. any impact on the safety of persons and adjoining public space or private property; and 6. mitigation measures.
SARZ-S2	Scale of buildings and structures (excluding fences and playground equipment and public artwork)	
Sport and Active Recreation Zone	The maximum gross floor area of all buildings and/or structures excluding fences, playground equipment and public artwork on a site must not exceed 150m ² .	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. any impact on the purpose, character and qualities of the site; and 2. any impact on the character and qualities of the surrounding area; and 3. any reduction in the area available for outdoor recreation activities; and 4. the effectiveness of proposed mitigation measures; and 5. any loss of existing planting and mature trees; and

² TDC [42.57]

		6. any benefits, such as whether the building or structure will meet a recreational need of the community.
SARZ-S3	Height of buildings and structures (excluding fences)	
Sport and Active Recreation Zone <u>outside</u> (excluding the PREC6 - Caroline Bay Precinct)	The maximum height of buildings and structures <u>excluding fences</u> must not exceed 15m above ground level.	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. any impact on the character and qualities of the <u>Zzone</u>; and; 2. any impact on the character and qualities of the surrounding area; and 3. any benefits, such as the retention of open space, existing planting and mature trees or meeting specialised recreational needs; and 4. any impacts on the access to sunlight on adjoining private and public properties; <u>and</u> 5. mitigation measures.
SARZ-S4	Setback of buildings and structures (excluding fences)	
Sport and Active Recreation Zone	Buildings and structures <u>excluding fences</u> must not be located within: <ol style="list-style-type: none"> 1. 10m of a road boundary; <u>or</u> 2. 10m of all other site boundaries that adjoin a <u>Residential Zzone</u>; <u>or</u> 3. 5m from all other site boundaries. 	Matters of discretion restricted to: <ol style="list-style-type: none"> 1. any impacts on the character and qualities of the site; and 2. any impact on the character and qualities of the surrounding area; and 3. compatibility with the appearance, layout and scale of other buildings and structures in the surrounding area; and 4. consistency with APP2 - National Guidelines for Crime Prevention through Environmental Design in New Zealand (CPED); and 5. any benefits such as a more efficient, practical and better use of the balance of the site; <u>and</u> 6. mitigation measures.
SARZ-S5	Height <u>in relation to boundary of buildings and structures in relation to a residential zone</u> Residential Zone boundary	
Sport and Active Recreation Zone	Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins a <u>Residential Zzone</u> . The method for determining recession planes and any permitted projection is described in APP8 - Recession Planes.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access to living rooms; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u> 5. mitigation measures.

SARZ-S6	Site coverage	
Sport and Active Recreation Zone	<p>The maximum site coverage combined building and impermeable surface coverage of the site must not exceed 60%.</p>	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on the purpose, character and qualities of the Zzone; and; 2. any impact on the character and qualities of the surrounding area; and 3. any impact on public enjoyment of the site; and 4. any reduction in the area available for outdoor recreation activities; and 5. any benefits such as providing for multifunctional use of land and facilities; greater adaptable use of the space; meeting a recreational need of the community; and 6. mitigation measures.
SARZ-S7	Hours of operation	
Sport and Active Recreation Zone	<p>The hours of operation of any commercial activity must not exceed:</p> <ol style="list-style-type: none"> 1. Monday to Thursday and Sunday — 7.<u>00am</u> to 11.<u>00pm</u>; and 2. Friday and Saturday and Public Holidays — 7.<u>00am</u> to 1.<u>00am</u> the following day. 	<p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any impact on the character and qualities of the surrounding area; and 2. any impact on character and qualities of the Zzone; and; 3. any benefits, such as the continued operation of existing facilities, and financial or social benefits; and 4. mitigation measures.

MĀORI PURPOSE ZONE

Introduction

The purpose of the Māori Purpose Zone is to provide for the social, cultural, environmental and economic wellbeing of mana whenua, and ensure a thriving and self-sustaining Māori community. The ~~Z~~zone recognises and provides for the relationship of Māori with the land.

The Māori Purpose Zone is applied to areas of land originally granted as Native Reserve for Māori occupation or use. One of the main aspirations of the Māori Purpose Zone is to create an enabling planning regime to not only encourage the development and use of the existing Māori land, but to create a place for mana whenua to return to. Māori should benefit from these provisions and enjoy the additional activities that can be undertaken within the Zone.

Māori ~~l~~and is defined as, that within the original Māori Reserves, that is:

- ~~a.~~ 1. owned by Te Rūnanga o Ngāi Tahu or Te Rūnanga o Arowhenua; or
- ~~b.~~ 2. Māori communal land gazetted as Māori reservation under [section](#) 338 Te Ture Whenua Maori Act 1993; or
- ~~c.~~ 3. Māori customary land and Māori freehold land as defined in [section](#) 4 and [section](#) 129 Te Ture Whenua Maori Act 1993; or
- ~~d.~~ 4. ~~O~~owned by a person or persons with evidence of whakapapa connection to the land (where documentary evidence of whakapapa connection is provided from either the Māori Land Court or the Te Rūnanga o Ngāi Tahu Whakapapa Unit), or
- ~~e.~~ 5. ~~i~~is vested in a Trust of Māori incorporation under the Te Ture Whenua Maori Act 1993.

For other land within the Māori Purpose Zone the General Rural Zone provisions apply.

The ~~Z~~zone enables Māori ~~l~~and owners and the rūnaka to establish marae, papakāika and a range of associated social and cultural activities. In doing so, it will ensure that the importance of marae and papakāika are maintained as focal points for wider community development. The ~~Z~~zone also provides for other economic and employment opportunities.

The ~~Z~~zone is seen as a key mechanism for Māori descendants to maintain or re-establish connections with their Māori identity, culture, whānau and whenua.

The ~~Z~~zone provides for the incorporation of whānaukataka, mātauraka and tikaka Māori into all aspects of the zone, and also provides for cultural design elements and activities to be expressed within the built environment and open spaces.

Objectives

MPZ-O1	Enabling use and development of Māori land
The occupation of ancestral land by mana whenua is recognised and provided for within the Māori Purpose Zone.	
MPZ-O2	Purpose of the Māori Purpose Zone
The Māori Purpose Zone specifically provides for mana whenua needs and activities, including papakāika, to achieves a thriving, sustainable and self-sufficient Māori community.	

Policies

MPZ-P1	Whānaukataka, M mātauraka and T tikaka
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Enable the incorporation of whānaukataka, mātauraka and tikaka in relation to the use, design and layout of development within the Māori Purpose Zone.

MPZ-P2 Papakāika

Enable the use and development of the Māori Purpose Zone for papakāika while:

1. ensuring any significant adverse effects from these activities on adjoining landowners beyond the Zone and the wider environment are minimised; and
2. requiring that activities are adequately serviced.

MPZ-P3 Infrastructure provision

Consider alternative approaches to infrastructure provision in areas of the Māori Purpose Zone where the development of a site is constrained by the availability of reticulated infrastructure.

MPZ-P4 Compatible activities

Enable the establishment of compatible activities within the Māori Purpose Zone, while ensuring that:

1. the activities and development are complementary and consistent with the purpose of the Zone;
2. the well-being of the communities are sustained;
3. cultural values are maintained or enhanced; and
4. the quality of the environment is not adversely affected.

MPZ-P5 Incompatible activities

Avoid activities which are likely to be incompatible with the purpose of the Māori Purpose Zone, unless a cultural impact assessment demonstrates that the effects on cultural values are acceptable or can be minimised.

MPZ-P6 Future zone locations

Support the future application of the Māori Purpose Zone in other locations where it will enable the use and development of land in accordance with tikaka Māori and to meet mana whenua needs.

MPZ-P7 Rural Aactivities

Enable rural activities on any land in a manner that is consistent with the purpose of the Māori Purpose Zone.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

The Māori Purpose Zone rules and standards only apply to Māori Land, for all other land in the Zone, the General Rural Zone rules and standards apply.

MPZ-R1 Papakāika not otherwise listed in this chapter

Māori Purpose Zone

Activity status: Permitted

Where:

PER-1

All the Standards of this chapter are complied with and

Activity status when compliance not achieved with PER-1: Restricted Discretionary

Matters of discretion are restricted to:

1. the matters of discretion of any infringed standard.

	<p>PER-2 It does not involve any habitable buildings on the riverside of a CRC regional council stop bank.</p>	Activity status when compliance not achieved with PER-2: Prohibited
MPZ-R2	Manuhiri noho (visitor accommodation) that is not within a marae complex	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The maximum occupancy is six persons per night per household unit; and</p> <p>PER-2 All the Ss standards of this chapter are complied with.</p>	<p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance not achieved with PER-1: Discretionary</p>
MPZ-R3	Primary Pproduction not otherwise listed in this chapter	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The activity and its buildings and structures comply with all the Ss standards of this chapter; and</p> <p>PER-2 For any grazing of stock within 50m of a residential unit under different ownership, permanent ground cover of no less than 90% is maintained, except during crop renewal or resowing.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the ability to manage grazing practices to ensure amenity effects on adjoining neighbours are minimised.</p>
MPZ-R4	Pig production for domestic self-subsistence home use	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The pigs are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There are is no more than six pigs located on the site; and</p>	<p>Activity status where compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status where compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>

	<p>PER-3 The pigs are setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 The activity and its buildings and structures comply with all the Sstandards of this chapter.</p>	
MPZ-R5	Keeping of poultry for domestic self-subsistence home use	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The poultry are only for the subsistence of the people residing on the site and are not sold to anyone not residing on the site; and</p> <p>PER-2 There are is no more than 30 birds located on the site; and</p> <p>PER-3 Any building or structure with an a <u>a gross floor</u>¹ area of less than 50m² used to confine poultry is setback a minimum distance of 25m from a building containing an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-4 No roosters are kept within 100m from the notional boundary of an existing sensitive activity on a separate site under different ownership; and</p> <p>PER-5 The activity and its buildings and structures comply with all the Sstandards of this chapter.</p>	<p>Activity status when no compliance not achieved with PER-5: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when no compliance not achieved with PER-1, PER-2, PER-3 or PER-4: Discretionary</p>
MPZ-R6	Public amenity buildings	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 All the Sstandards of this chapter are complied with.</p>	<p>Activity status when compliance not achieved with PER-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

¹ ECan [183.1]

MPZ-R7	Conservation activities	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Land, buildings or structures are used for:</p> <ol style="list-style-type: none"> 1. preservation, protection, restoration, promulgation, or enhancement or planting of indigenous species, or habitats of indigenous fauna; or 2. pest control and weed control; or 3. conservation education; or 4. observation or surveying; or 5. walking tracks, board walks, pedestrian bridges; and <p>PER-2 The activity and its buildings and structures comply with all the Standards of this chapter.</p>	<p>Activity status when nfe compliance not achieved with PER-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard. <p>Activity status when nfe compliance not achieved with PER-1: Discretionary</p>
MPZ-R8	Crop support structure	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 MPZ-S1 and MPZ-S2 are complied with.</p>	<p>Activity status when nfe compliance not achieved: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
MPZ-R9	Artificial crop protection structure	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The structure(s) are either:</p> <ol style="list-style-type: none"> 1. open at the side; or 2. use dark green or black cloth for all vertical faces; and <p>PER-2 The structure meets the following setback:</p> <ol style="list-style-type: none"> 1. Ffor structure(s) less than 4m high, the structure(s) are setback a distance of: <ol style="list-style-type: none"> a. 10m from road boundaries; b. 20m from road boundaries that are a national, regional or district arterial road; c. 15m from a non-road boundary of a site in different ownership; and 2. Ffor structure(s) greater than 4m in height, then the horizontal setback distance between the boundary and the 	<p>Activity status when nfe compliance not achieved: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. 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; and 2. the extent of shading adverse effects on adjoining sites, activities and roads; and 3. mitigation measures.

	<p>structure should increase a further 5m than that stated above for every 2m increase in height; and</p> <p>PER-3 The structure(s) are collectively no longer than 100m (measured parallel to any common boundary with a site in different ownership).</p>	
MPZ-R10	Rural produce retail	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 Retail sales must be limited to the sale of produce grown on the site; and</p> <p>PER-2 The retail area has a maximum gross floor area of 75m²; and</p> <p>PER-3 There is no more than one rural produce retail operation per site; and</p> <p>PER-4 The activity and its buildings and structures comply with all the Sstandards of this chapter.</p>	<p>Activity status when nre compliance not achieved with PER-4: Restricted Discretionary</p> <p>Matters of discretion are restricted to: 1. the matters of discretion of any infringed standard.</p> <p>Activity status when nre compliance not achieved with PER-1, PER-2 or PER-3: Discretionary</p>
MPZ-R11	Home businesses	
Māori Purpose Zone	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 The home business is carried out entirely within the residential unit, or a building accessory to the residential unit; and</p> <p>PER-2 The activity does not occupy a total area greater than 100m²; and</p> <p>PER-3 The resident(s) and no more than three other people <u>who do</u> not resident on the site are employed; and</p> <p>PER-4 No articles are sold or displayed for sale on the premises; and</p>	<p>Activity status when nre compliance not achieved with PER-1 to PER-4: Discretionary</p> <p>Activity status when nre compliance not achieved with PER-5: Non-complying</p>

	PER-5 The home business does not involve an offensive trade.	
MPZ-R12	Supported residential care activity	
Māori Purpose Zone	Activity status: Permitted Where: PER-1 The activity and its buildings and structures comply with all the Standards of this chapter.	Activity status when ne compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the relevant matters of discretion of any infringed standard.
MPZ-R13	Other commercial activities services, offices and retail activities	
Māori Purpose Zone	Activity status: Restricted Discretionary Where: RDIS-1 All the S standards of this chapter are complied with. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the extent to which the proposed activity will contribute directly to the wellbeing of the community in relation to economic support, employment, training, or services; and 2. any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the Zzone and surrounding land; and 3. whether the scale, intensity and/or character of the activity is appropriate in the context of the site, Zzone and surrounding land. 	Activity status when compliance not achieved with RDIS-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. the extent to which the proposed activity will contribute directly to the wellbeing of the community in relation to economic support, employment, training, or services; and 3. any potential for reverse sensitivity effects or impacts on existing or potential permitted development in the Zzone and surrounding land; and 4. whether the scale, intensity and/or character of the activity is appropriate in the context of the site, Zzone and surrounding land.
MPZ-R14	Industrial activities and Rrural industrial activities	
Māori Purpose Zone	Activity status: Discretionary	Activity status when ne compliance not achieved: Not applicable
MPZ-R15	Seasonal workers accommodation	
Māori Purpose Zone	Activity status: Discretionary	Activity status when ne compliance not achieved: Not applicable
MPZ-R16	Urupā	
Māori Purpose Zone	Activity status: Discretionary	Activity status when ne compliance not achieved: Not applicable

MPZ-RX	<u>Any activities not otherwise listed in this chapter²</u>	
Māori Purpose Zone	<u>Activity status: Discretionary</u>	<u>Activity status when nre compliance not achieved: Not applicable</u>
MPZ-R17	Mining, and Qquarrying activities and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when nre compliance not achieved: Not applicable
MPZ-R18	Plantation forestry and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when nre compliance not achieved: Not applicable
MPZ-R19	Intensive indoor primary production, intensive outdoor primary production, extensive pig farming (not provided in MPZ-R4), free range poultry farming (not listed in MPZ-R5) and associated buildings and structures	
Māori Purpose Zone	Activity status: Non-complying	Activity status when nre compliance not achieved: Not applicable
MPZ-R20	Farm effluent ponds and disposal areas	
Māori Purpose Zone	Activity status: Non-complying	Activity status when nre compliance not achieved: Not applicable
MPZ-R21	Use of airstrips and helicopter landing sites	
Māori Purpose Zone	Activity status: Non-complying	Activity status when nre compliance not achieved: Not applicable
MPZ-R22	Brothels or licenced premises, and associated buildings and structures	
Māori Purpose Zone	Activity status: Prohibited	Activity status when nre compliance not achieved: Not applicable

Standards

MPZ-S1	Building and structure setbacks	
Māori Purpose Zone	<p>All new buildings and structures (excluding fences no more than 2m high, irrigators, water troughs and flag poles) must be setback a minimum distance as follows:</p> <ol style="list-style-type: none"> for pakakāika development <ol style="list-style-type: none"> 3m from any road boundary, unless the road is a State Highway; 	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> dominance, shading and loss of privacy and sunlight in relation to adjoining properties; and any impacts on adjoining properties of the proposed activity on amenity and character; and nuisance effects; and mitigation measures.

² TDC [42.59]

	<ul style="list-style-type: none"> b. 5m from any boundary fronting the State Highway; c. 2m from any other boundary. <ul style="list-style-type: none"> 2. for milking sheds and buildings used to house or feed stock: <ul style="list-style-type: none"> a. 30m from any road boundary; b. 200m from any or land in different ownership; 3. for all other buildings or structures: <ul style="list-style-type: none"> a. 10m from a road boundary (excluding a state highway); b. 20m from a state highway; c. 10m from land in a different ownership. 	
MPZ-S2	Building and structure Height of buildings and structures	
Māori Purpose Zone	<p>All new buildings or structures, or extensions to existing buildings or structures, must not exceed 9m in height measured from ground level.</p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. dominance, shading and loss of privacy and sunlight in relation to adjoining properties; and 2. incompatibility with the character and scale of buildings and structures within the surrounding area; and 3. any reduction in views from publicly accessible areas; and 4. screening or landscaping; <u>and</u> 5. mitigation measures.
MPZ-S3	Outdoor storage	
Māori Purpose Zone	<p>Any outdoor storage located within a boundary setback required under MPZ-S1 must be fully screened by a continuous wall, fence or landscaping, or a combination of all three, to a minimum height of 2m.</p>	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. visual impacts on neighbouring properties and roads; and 2. adequacy of fencing or landscaping; <u>and</u> 3. mitigation measures.
MPZ-S4	Servicing	
Māori Purpose Zone	<p>All new buildings and activities shall ensure that:³</p> <ul style="list-style-type: none"> 1. All residential units or habitable buildings are required to provide Council with evidence of access to potable (drinkable) water from a community water scheme or private water bore or shall be able to store 4530⁴,000 litres of potable water from another source. 2. <u>All residential units or habitable buildings shall</u>⁵ be connected to an available sewerage network where one 	<p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. the ability to ensure an adequate supply of potable water for the uses of the site or activity; and 2. the security of any proposed potable water supply from contamination; and 3. the adequacy of storage volume of water for domestic and fire-fighting purposes.

³ Clause 16(2)⁴ Te Kotare [115.27], Waipopo Huts [189.38] – Evidence of Elizabeth Stevenson, paras 24, 28, 121-123 & 130⁵ Clause 16(2)

	exists; or be served by an on-site treatment and sewage disposal system that <u>is permitted or has been consented or approved</u> ⁶ by the CRC Canterbury Regional Council ; or be served by on-site holding tanks. ⁷	
MPZ-S5	Trees	
Māori Purpose Zone	<ol style="list-style-type: none"> 1. The height of any trees located within 100m of a residential unit on an adjoining site are contained within an envelope defined by a recession plane of 1m vertical for every 3.5m horizontal that originates from the closest point of the residential unit; and 2. Trees are not in such a position that they cause icing of a road as a result of shading the road between 10.<u>00am</u> and 2.<u>00pm</u> on the shortest day. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. height and setback of trees from property boundaries and roads; and 2. shading of houses; and 3. shading of roads; and 4. traffic safety; and 5. tree species.

⁶ Clause 10(2)(b) relating to ECan [183.155]

⁷ Waipopo Huts [189.39]

PORT ZONE

Introduction

The Port Zone is located on the seaward side of the Main South ~~Line~~ Railway ~~Line~~ in Timaru, generally between Marine Parade in the north, and Queen Street in the south. It encompasses the core port operational harbour areas (PREC7 - Port Operational Area Precinct), logging yard and fuel storage areas, and adjacent land that accommodates industrial activity and supporting commercial activity that predominantly has a physical or functional connection to the ~~P~~port. The Port Zone recognises and provides for a range of port and port-related activities that are dependent on a location within or adjacent the coastal environment, and which are compatible with the adverse effects generated by port activities. The Port Zone also recognises the important contribution the ~~P~~port of Timaru makes to the ~~Timaru~~ District's economy, as ~~R~~regionally ~~S~~significant ~~I~~nfrastructure.

Objectives

PORTZ-O1 Purpose of the Port Zone

The Port Zone provides for the establishment and operation of the Port of Timaru and the establishment, operation and growth of a range of industrial activities and other compatible activities that:

1. contribute to the economic wellbeing of the District; and
2. do not compromise the strategic role and function of any of the ~~C~~ommercial and ~~M~~ixed ~~U~~se ~~Z~~ones; and
3. maintain the amenity values of adjacent ~~R~~esidential ~~Z~~ones and ~~O~~pen ~~S~~pace and ~~R~~ecreation zones.

PREC7—O1 Purpose of the Port Operational Area Precinct

The efficient and effective operation of the Port of Timaru is enabled to support its role as regionally significant infrastructure, recognising:

1. its significance to the economic well-being of the Timaru District; and
2. its reliance on its location within and adjacent to the coastal environment; and
3. that adverse effects on sensitive environments are mitigated as far as practicable.

Policies

PREC7 - P1 Port operation, use and development

Enable the efficient operation, use and development of ~~the PREC7 - Port Operational Area Precinct operational area of the Port of Timaru~~ by:

1. enabling a range of port activities and ancillary activities that support port activities; and
2. recognising the limited land area available for activities that rely on proximity to the Port and infrastructure of the ~~p~~Port; and
3. discouraging the establishment of non-industrial or non-~~p~~Port activities that:
 - a. do not have a direct relationship with the ~~C~~oastal environment, or the Port of Timaru; and
 - b. require a higher standard of amenity that may be sensitive to or result in conflict with existing or permitted activities in the Port Zone; or
 - c. would compromise the safe and efficient use and operation of the Port of Timaru.

PORTZ-P1 Compatible activities in the Port Zone

Enable activities that are compatible with the purpose of the Port Zone by:

1. providing for industrial activities which are not ~~P~~port activities that:
 - a. are outside of ~~the PREC7 - Precinct~~ Port Operational Area Precinct or have a functional need or operational need to be located in the Precinct ~~Port Operational Area~~; and

- b. will not undermine the efficient and effective operation of the Port, including by avoiding any activities that may give rise to reverse sensitivity effects on the Port; ~~and~~
2. providing for commercial activities with a functional need or operational need to be located in the ~~Z~~one that:
 - a. directly serve the needs of workers employed in the Port Zone; or
 - b. involve the sale of boats, products related to the marine industries, or associated equipment; or
 - c. involve products made or processed on-site; or
 - d. office activities that are for the administration of the Port of Timaru, or those associated with and ancillary to industrial activities or commercial activities; and
3. only allow for residential activities in instances where they:
 - a. are ancillary to ~~P~~port activities on the site; and
 - b. have a functional need or operational need to locate on site; and
 - c. have measures to avoid reverse sensitivity effects on ~~P~~port activities and industrial activities; and
 - d. occupy a minimal area of the site.

PORTZ-P2 Effects of ~~P~~port activities

Provide for ~~P~~port activities within the Port Zone where adverse effects generated from port activities are mitigated as far as practicable on adjoining zones, Council reserves and the coastal environment, while recognising the functional needs of ~~the~~ Port operations.

PORTZ-P3 Offensive trades

Only allow offensive trades to establish in the Port Zone where:

1. the activity is located in a manner that will maintain the amenity values of adjacent zones; and
2. the activity and buildings are ~~is~~ designed in a way that contains or minimises nuisance effects.

Rules

Note: For certain activities, consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

PORTZ-R1	Port activities	
Port Zone	Activity status: Permitted Where: PER-1 The activity and its buildings and structures comply ies with all of the S standards of this chapter.	Activity status whenre compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
PORTZ-R2	Emergency service facilities, including coastguard, and ancillary activities	
Port Zone	Activity status: Permitted Where: PER-1	Activity status whenre compliance not achieved: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.

	The activity and its buildings and structures comply ies with all of the Ss standards of this chapter.	
PORTZ-R3	Industrial activitiiesy and ancillary activities not addressed in PORTZ-R1	
1. Port Zone - outside of PREC7 - Port Operational Area Precinct	Activity status: Permitted Where: PER-1 The activity and its buildings and structures comply ies with all of the Ss standards of this chapter; and PER-2 The activity does not include an offensive trade; and PER-3 The activity does not include a residential activity.	Activity status when nre compliance not achieved with PER-1: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard.
		Activity status when nre compliance not achieved with PER-2 or PER-3: Discretionary
2. PREC7 - Port Operational Area Precinct	Activity status: Restricted Discretionary RDIS-1 The activity and its buildings and structures comply ies with all of the Ss standards of this chapter; and RDIS-2 The activity does not include an offensive trade; and RDIS-3 The activity does not include a residential activity. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. whether it is necessity for the activity to locate within the PREC7 - Precinct Port Operational Area Precinct; and 2. the extent to which the activity may adversely impact the roading network and road safety, including by contributing to demand for on-street car parking; and 3. the extent of any potential to adversely effect the efficient and effective operation of the Port of Timaru; and 4. the extent to which the activity may require high numbers of staff or attract high numbers of visitors, 	Activity status when nre compliance not achieved with RDIS-1: Restricted Discretionary Matters of Discretion are restricted to: <ol style="list-style-type: none"> 1. the matters of discretion of any infringed standard; and 2. whether it is necessity for the activity to locate within the Precinct <u>PREC7 - Port Operational Area Precinct</u>; and 3. the extent to which the activity may adversely impact the roading network and road safety, including by contributing to demand for on-street car parking; and 4. the extent of any potential to adversely affect the efficient and effective operation of the Port of Timaru; and 5. the extent to which the activity may require high numbers of staff or attract high numbers of visitors, proximate to major hazardous facilities in the vicinity.
		Activity status when nre compliance not achieved with RDIS-2 or RDIS-3: Discretionary

	proximate to major hazardous facilities in the vicinity.	
PORTZ-R3A	<u>Full or partial demolition of buildings or structures</u>¹	
Port Zone	<u>Activity status: Permitted</u>	<u>Activity status when compliance not achieved: Not applicable</u>
PORTZ-R4	Residential activitiesiesy and associated buildings and structures	
Port Zone	Activity status: Discretionary Where: DIS-1 <u>The activity</u> # is ancillary to a <u>Port</u> activity or an industrial activity.	Activity status when nre compliance not achieved: Non-complying
PORTZ-R6	Any other activitiesiesy not <u>otherwise</u> listed in this chapter	
Port Zone	Activity status: Discretionary	Activity status when nre compliance not achieved: Not applicable

Standards		
PORTZ-S1	Height of buildings and structures	
Port Zone	<p>The maximum height of buildings and structures must not exceed 35m measured from ground level.</p> <p>Quayside and container cranes, lighting towers and container storage shall be exempt from this rule.</p> <p><i>Note: Height shall be measure from the existing ground level prior to any works commencing.</i></p>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. dominance; and 2. overlooking and loss of privacy; and 3. mitigation measures.
PORTZ-S2	Height in relation to boundary	
Port Zone	<p>Buildings and structures must be contained within a building envelope defined by recession planes from points 2.5m above ground level at the boundaries of the site when the site boundary adjoins any Rresidential Zzones. The method for determining recession planes and any permitted projection is described in APP8 — Recession Planes.</p>	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. any impact on privacy and the ability to use outdoor living space; and 2. any impact on solar access; and 3. any adverse effects resulting from the bulk and dominance of built form; and 4. any benefits, such as the use of architectural features or steps in the building façade; <u>and</u> 5. mitigation measures.

¹ NZHHA [184.2]

PORTZ-S3	Building colour and reflectivity	
Port Zone	<ol style="list-style-type: none"> 1. The façade(s) of any building that is visible from and within 50<u>m metres</u> of the General Residential Zone must be painted or finished in a green, grey or tertiary (brown) colour and have a reflectivity value not exceeding 25%; and 2. Any roof of any building that is visible from and within 50<u>m metres</u> of the General Residential Zone must have a reflectivity value not exceeding 15%. 	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual effects on the General Residential Zone; and 2. glare effects on the General Residential Zone; <u>and</u> 3. mitigation measures.
PORTZ-S4	Outdoor storage	
Port Zone outside of PREC7 - Port Operational Area Precinct	Any outdoor storage areas must be set-back 15m from any boundary that adjoins the General Residential Zone or Medium Density Residential Zone.	Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. visual amenity <u>of</u> the General Residential Zone; and 2. shading of property and public spaces; and 3. noise effects; and 4. lighting effects; and 5. dust effects; <u>and</u> 6. mitigation measures.

DEV1 - BROUGHS GULLY RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with a development area is being investigated and addressed in the layout and design of the development area.

The Broughs Gully Residential¹ Development Area comprises 27ha of land situated in north Timaru bordered by Jellicoe Street, Old North Road and Mahoneys Hill Road. The land within the Development Area is zoned General Residential Zone. The Broughs Gully Residential² Development Area Plan (DAP) guides the general pattern of urban³ development ~~for new growth in the area~~⁴. It provides for the integration of future suburban⁵ development with roads, sewer and water infrastructure, stormwater basins and linkages to the surrounding area. It also restricts vehicle⁶ access ~~area~~⁷ onto ~~to~~⁸ Old North Road.

It is anticipated that urban⁹ development will be in general accordance with the Broughs Gully Residential¹⁰ ~~DAP Development Area Plan~~. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure¹¹ asset design, there is the potential for alternative solutions to be developed that also better¹² achieve the specific outcomes sought in DEV1-O1 ~~than the land use pattern shown on the Broughs Gully Development Area Plan~~¹³.

When assessing applications for development that is not in accordance with the Broughs Gully Residential DAP Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better¹⁴ achieves the objectives identified in this chapter and specific outcomes sought in the Broughs Gully Residential DAP Development Area Plan. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban¹⁵ development is only for a portion of the Broughs Gully Residential Ddevelopment aArea¹⁶, the applicant application¹⁷ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate¹⁸ design shall also will need to¹⁹ align with urban²⁰ design principles qualities described in of²¹ the New Zealand Urban Design Protocol or any successor²².

¹ BGD [167.6]

² BGD [167.6]

³ BGD [167.6]

⁴ BGD [167.6]

⁵ BGD [167.6]

⁶ BGD [167.6]

⁷ Clause 16(2), Schedule 1 of the RMA

⁸ BGD [167.6]

⁹ BGD [167.6]

¹⁰ BGD [167.6]

¹¹ BGD [167.6]

¹² BGD [167.6]

¹³ BGD [167.6]

¹⁴ BGD [167.6]

¹⁵ BGD [167.6]

¹⁶ BGD [167.6]

¹⁷ BGD [167.6]

¹⁸ BGD [167.6]

¹⁹ BGD [167.6]

²⁰ BGD [167.6]

²¹ BGD [167.6]

²² BGD [167.6]

Objectives

DEV1-O1 Key ~~Q~~outcomes for the Broughs Gully Residential Development Area

Urban ~~d~~Development²³ occurs in the Broughs Gully Residential²⁴ Development Area in a comprehensive manner that ensures:

1. efficient provision of ~~sub~~urban²⁵ residential development that provides a range of allotment sizes; and
2. ~~residential~~urban²⁶ development is integrated and coordinated with infrastructure; and
3. infrastructure is provided in an effective and efficient manner; and
4. road and pedestrian network is efficient, connected and safe; and
5. the character and qualities of the General Residential Zone are met; and
6. the design integrates with the areas topography and natural drainage channels; and
7. adverse effects of natural hazards are avoided or mitigated; and
8. the ability to develop any remaining area is not compromised or constrained by new development; and
9. new urban²⁷ development integrates well with adjoining urban land uses; and
10. stormwater has a minimal effect on Waitarakao (Washdyke lagoon); and
11. ~~there are~~ is²⁸ minimal adverse effects, including reverse sensitivity effects,²⁹ on the ~~national grid~~ National Grid are managed in accordance with Policy EI-P3³⁰.

Policies

DEV1-P1 Anticipated ~~A~~activities

Enable land use, subdivision and³¹ development that ~~complies in general accordance~~³² with the Broughs Gully Residential³³ ~~DAP Development Area Plan~~ and any ~~associated~~ other applicable District Plan³⁴ requirements.

DEV1-P2 Unanticipated ~~A~~activities

Only allow land use, subdivision and³⁵ development that is not in general accordance ~~activities that do not~~ comply³⁶ with the³⁷ Broughs Gully Residential³⁸ ~~DAP Development Area Plan~~ and associated requirements if an alternative design ~~provides a better solution to meeting~~ achieves the outcomes set out in³⁹ DEV1-O1.

Rules

Note: The rules of this chapter apply in addition ~~of~~ to⁴⁰ the underlying zone provisions and district-wide chapters. For certain activities, consent may be required by rules in other chapters in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps

²³ BGDL [167.7]

²⁴ BGDL [167.6]

²⁵ BGDL [167.7]

²⁶ BGDL [167.7]

²⁷ BGDL [167.7]

²⁸ Clause 10(2)(b) of the RMA relying on Transpower [159.103]

²⁹ Transpower [159.103]

³⁰ Transpower [159.103]

³¹ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

³² BGDL [167.8]

³³ BGDL [167.6]

³⁴ BGDL [167.8]

³⁵ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

³⁶ BGDL [167.8]

³⁷ Clause 10(2)(b) of the RMA relying on BGDL [167.8]

³⁸ BGDL [167.6]

³⁹ Clause 10(2)(b) of the RMA relying on BGDL [167.8]

⁴⁰ Clause 16(2), Schedule 1 of the RMA

plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

DEV1-R1	Land use, subdivision and development	
DEV-1 - Broughs Gully Residential ⁴¹ Development Area	<p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It complies with Broughs Gully Residential⁴² <u>DAP Development Area Plan</u>; and</p> <p>PER-2 The runoff from the first 15mm of rainfall in any storm event (regardless of duration) from any impervious or hardstand surfaces (excluding roofs) shall be treated before discharging to a reticulated network. The treatment shall be by infiltration systems, which may include but not be⁴³ limited to:</p> <ol style="list-style-type: none"> 1. infiltration basins; <u>and</u> 2. rain gardens; <u>and</u> 3. permeable pavement; <u>and</u> 4. constructed wetlands; <u>and</u> 5. catchpit filter inserts; and <p>PER-3 All the Sstandards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>⁴⁴ 3. a new accessory building to a residential activity. 	<p>Activity status where compliance not achieved: Discretionary</p>

Standards

DEV1-S1	Roading	
DEV1 - Broughs Gully Residential ⁴⁵ Development Area	At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the <u>Broughs Gully</u>	Matters of discretion <u>are</u> restricted to: Not applicable

⁴¹ BGDL [167.6]

⁴² BGDL [167.6]

⁴³ Clause 16(2), Schedule 1 of the RMA

⁴⁴ Clause 10(2)(b) relying on RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91] to retain consistency

⁴⁵ BGDL [167.6]

	<p>Residential DAP Development Area Plan. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter (TRAN)⁴⁶; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Broughs Gully Residential⁴⁷ DAP Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's Infrastructure Standards. This is to be completed⁴⁸ by a suitably qualified chartered⁴⁹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> 2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> 	
DEV1-S2	Stormwater, water and sewerage infrastructure	
DEV1 - Broughs Gully Residential⁵⁰ Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any⁵¹ stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>⁵² shall be designed and constructed by the developer <u>as reticulated system that are located</u>⁵³ <u>within their site land owned by the developer</u>. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.⁵⁴</p>	<p>Matters of discretion <u>are</u> restricted to: Not applicable</p>

⁴⁶ Clause 16(2), Schedule 1 of the RMA

⁴⁷ BGD [167.6]

⁴⁸ MFL [60.49]

⁴⁹ BGD [167.11]

⁵⁰ BGD [167.6]

⁵¹ TDC [42.60]

⁵² TDC [42.60]

⁵³ TDC [42.60]

⁵⁴ TDC [42.60]

	<p>Note:</p> <ol style="list-style-type: none"> 1. The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's Infrastructure Standards. This is to be completed⁵⁵ by a suitably qualified chartered⁵⁶ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. Quality control during construction shall also be documented to check compliance with the relevant engineering design. 	
DEV1-S3	Walkway/cycleways	
DEV1 - Broughs Gully Residential⁵⁷ Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all⁵⁸ walkway/cycleways <u>within the land area subject to the consent application as</u>⁵⁹ indicated on the Broughs Gully Residential⁶⁰ DAP Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of <u>6m</u> metres; and 2. a minimum formed width of <u>2.5m</u> metres; and 3. planting and mulching of the remaining <u>3.5m</u> metres; and 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust; and 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. 	Matters of discretion <u>are</u> restricted to: Not applicable

⁵⁵ MFL [60.50]

⁵⁶ BGDL [167.12]

⁵⁷ BGDL [167.6]

⁵⁸ Clause 10(2)(b) of the RMA relying on BGDL [167.13]

⁵⁹ BGDL [167.13]

⁶⁰ BGDL [167.6]

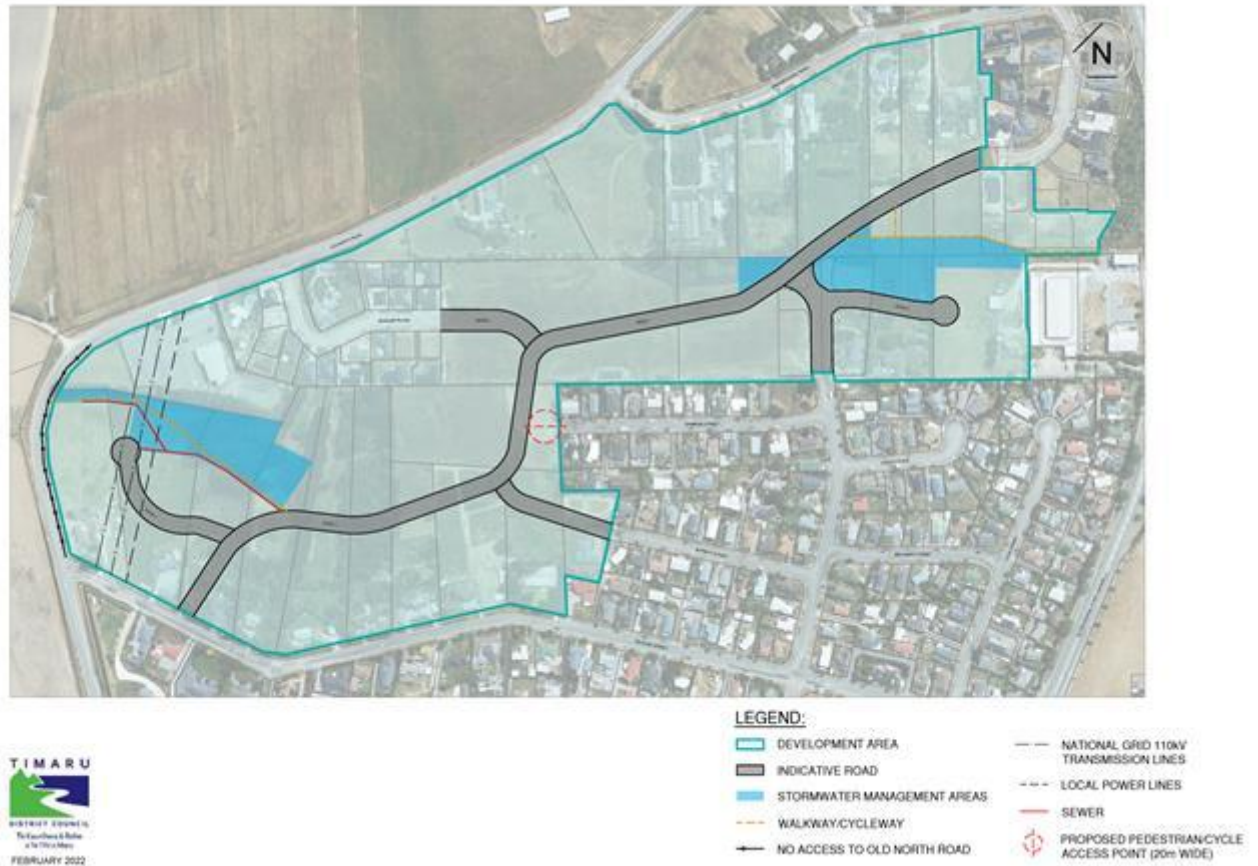
DEV1-S4	Parks	
DEV1 - Broughs Gully Residential⁶¹ Development Area	At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Broughs Gully Residential ⁶² <u>DAP</u> Development Area Plan shall be vested to Council.	Matters of discretion <u>are</u> restricted to: Not applicable
DEV1-S5	Vesting of infrastructure and assets	
DEV1 - Broughs Gully Residential⁶³ Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, <u>public network</u>⁶⁴ utility services⁶⁵, parks, walkway/cycleways and stormwater swales indicated on the Broughs Gully Residential⁶⁶ <u>DAP</u> Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network</u>⁶⁷ utility services⁶⁸ and walkway/cycleway <u>design and</u>⁶⁹ construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i> 	Matters of discretion <u>are</u> restricted to: Not applicable

⁶¹ BGD [167.6]⁶² BGD [167.6]⁶³ BGD [167.6]⁶⁴ BGD [167.15]⁶⁵ BGD [167.15]⁶⁶ BGD [167.6]⁶⁷ BGD [167.15]⁶⁸ BGD [167.15]⁶⁹ Clause 10(2)(b) - RHL [174.94], Rooney, GJH [191.94], RGL [249.94], RFL [250.94], REL [251.94] and TDL [252.94]

Plans

Figure 21 — Broughs Gully Residential⁷⁰ Development Area Plan

DEV1 - BROUGHS GULLY DEVELOPMENT AREA PLAN



[Please note – plan to be updated to remove Stormwater Management Area located west of Road 1].

⁷⁰ BGD [167.6]

DEV2 — GLENITI RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with a development area is being investigated and addressed in the layout and design of the development area.

The Gleniti Residential Development Area comprises approximately 98 ha of General Residential Zone land located in the western part of Timaru. It includes areas of existing suburban development and areas for new low density urban ~~suburban~~¹ development, stormwater swales and dams, roads, neighbourhood parks, waterways, walking/cycling routes and a neighbourhood centre.

It is anticipated that urban² development will be in general accordance with the Gleniti Residential Development Area Plan (DAP). However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure³ asset design, there is the potential for alternative solutions to be developed that also better⁴ achieve the specific outcomes sought in DEV2-O1 ~~and objectives than the land use pattern shown on the Gleniti Residential Development Area Plan~~⁵.

When assessing applications for development that is not in accordance with the ~~the~~⁶ Gleniti Residential DAP Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better⁷ achieves the objectives identified in this chapter and specific outcomes sought in the Gleniti Residential DAP Development Area Plan. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban development is only for a portion of the Gleniti Residential Development Area, the application applicant⁸ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate design shall also will need to align with urban design principles qualities described in of the New Zealand Urban Design Protocol or any successor⁹.

Objectives

DEV2-O1 Key ~~O~~outcomes for the Gleniti Residential Development Area

Urban dDevelopment¹⁰ occurs in the Gleniti Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of ~~suburban~~¹¹ residential development that provides a range of allotment sizes; and
2. a centrally located, well connected neighbourhood centre; and
3. land use is integrated and coordinated with infrastructure; and
4. infrastructure is provided in an effective and efficient manner; and
5. the road and pedestrian network is efficient, connected and safe; and
6. the character and qualities of the proposed zones are met; and
7. the design integrates with the areas topography and natural drainage channels; and
8. the adverse effects of natural hazards are avoided or mitigated; and
9. the ability to develop any remaining area is not compromised or constrained; and
10. new urban development integrates well with the adjoining urban land uses.

¹ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

² Clause 10(2)(b) relying on BGD [167.6] to retain consistency

³ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁴ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁵ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁶ Clause 16(2), Schedule 1 of the RMA

⁷ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁸ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁹ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

¹⁰ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

¹¹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

Policies

DEV2-P1 Anticipated Activities

Enable land use, subdivision and¹² development that complies in general accordance with the Gleniti Residential ~~DAP Development Area Plan~~ and any associated other applicable District Plan requirements¹³.

DEV2-P2 Unanticipated Activities

Only allow land use, subdivision and¹⁴ development that is not in general accordance activities that do not comply with the Gleniti Residential ~~DAP Development Area Plan~~ and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in¹⁵ DEV2-O1.

Rules

Note: The rules of this chapter apply in addition ~~of to~~¹⁶ the underlying zone provisions and district-wide chapters¹⁷. For certain activities, consent may be required by rules in other chapters in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

DEV2-R1	Land use, subdivision and development	
DEV2 - Gleniti Residential Development Area	Activity status: Permitted	Activity status when no compliance not achieved: Discretionary
	<p>Where:</p> <p>PER-1 It complies with the Gleniti Residential <u>DAP Development Area Plan</u>; and</p> <p>PER-2 All the Sstandards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>¹⁸ 3. a new accessory building to a residential activity. 	

¹² Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹³ Clause 10(2)(b) relying on BGDL [167.8] to retain consistency

¹⁴ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹⁵ Clause 10(2)(b) relying on BGDL [167.8] to retain consistency

¹⁶ Clause 16(2), Schedule 1 of the RMA

¹⁷ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency

¹⁸ RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91]

Standards

DEV2-S1	Roading	
DEV2 - Gleniti Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Gleniti Residential DAP Development Area Plan. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter (TRAN)¹⁹; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Gleniti Residential DAP Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's Infrastructure Standards. This is to be completed²⁰ by a suitably qualified chartered²¹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> 2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> 	Matters of discretion <u>are</u> restricted to: Not applicable
DEV2-S2	Stormwater, water and sewerage infrastructure	
DEV2 - Gleniti Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any²² stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>²³ shall be designed and constructed by the developer <u>as reticulated</u></p>	Matters of discretion <u>are</u> restricted to: Not applicable

¹⁹ Clause 16(2), Schedule 1 of the RMA²⁰ Clause 10(2)(b) relying on BGDL [167.11], MFL [60.49] to retain consistency²¹ Clause 10(2)(b) of the RMA relying on BGDL [167.11, 167.12]²² TDC [42.61]²³ TDC [42.61]

	<p>system that are located²⁴ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²⁵</p> <p>Note:</p> <ol style="list-style-type: none"> 1. The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed²⁶ by a suitably qualified chartered²⁷ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. Quality control during construction shall also be documented to check compliance with the relevant engineering design. 	
DEV2-S3	Walkway/cycleways	
DEV2 - Gleniti Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all²⁸ walkway/cycleways within the land area subject to the consent application as²⁹ indicated on the Gleniti Residential DAP Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of <u>6m</u> metres; and 2. a minimum formed width of <u>2.5m</u> metres; and 3. planting and mulching of the remaining <u>3.5m</u> metres; and 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust; <u>and</u> 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to 	<p>Matters of discretion <u>are</u> restricted to:</p> <p>Not applicable</p>

²⁴ TDC [42.61]

²⁵ TDC [42.61]

²⁶ Clause 10(2)(b) relying on BGD [167.11], MFL [60.49] to retain consistency

²⁷ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12]

²⁸ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TDL [252.92]

²⁹ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TDL [252.92]

	be submitted to Council for approval prior to planting.	
DEV2-S4	Parks	
DEV2 - Gleniti Residential Development Area	At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Gleniti Residential DAP Development Area Plan shall be vested to Council.	Matters of discretion <u>are</u> restricted to: Not applicable
DEV2-S5	Vesting of roads services and infrastructure	
DEV2 - Gleniti Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public network utility services³⁰, parks, walkway/cycleways and stormwater swales indicated on the Gleniti Residential DAP Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network</u> utility services³¹ and walkway/cycleway <u>design and</u>³² construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i> 	Matters of discretion <u>are</u> restricted to: Not applicable

³⁰ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

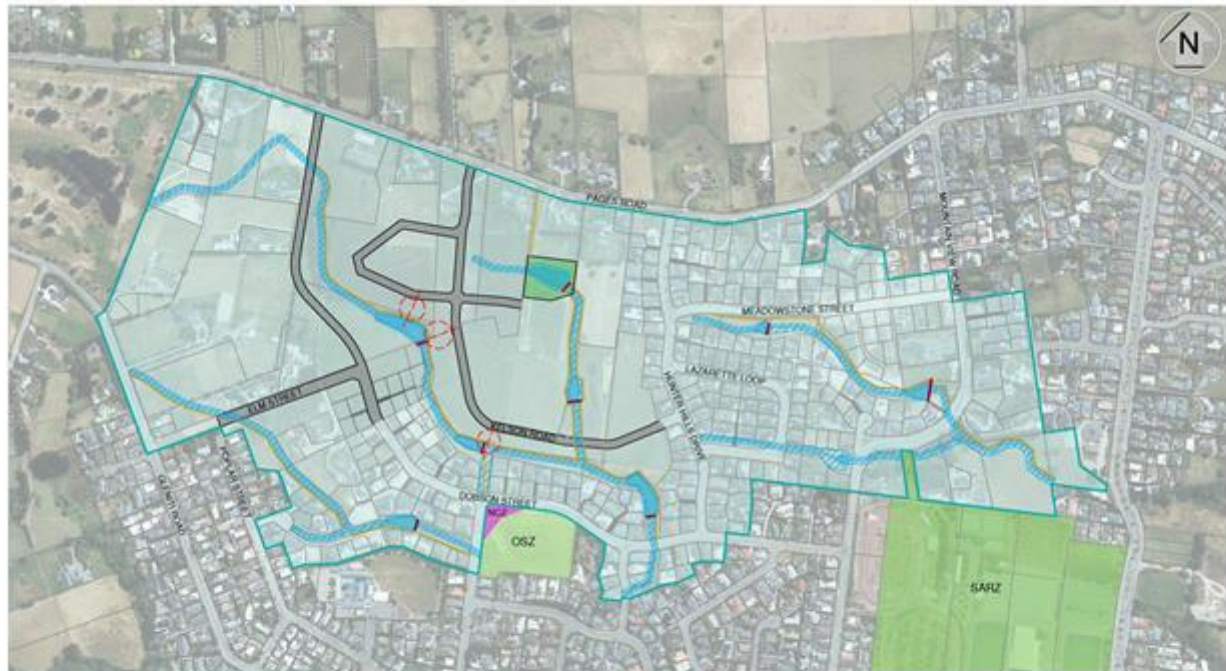
³¹ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

³² Clause 10(2)(b) - RHL [174.94], Rooney, GJH [191.94], RGL [249.94], RFL [250.94], REL [251.94] and TDL [252.94]

Plans

Figure 22 — Gleniti Residential Development Area Plan

DEV2 - GLENITI RESIDENTIAL DEVELOPMENT AREA PLAN



LEGEND:

- DEVELOPMENT AREA
- INDICATIVE ROAD
- STORMWATER MANAGEMENT AREAS
- INDICATIVE PARKS
- STORMWATER SWALE
- WALKWAY/CYCLEWAY
- BUND
- PROPOSED PEDESTRIAN/CYCLE ACCESS POINT (20m WIDE)
- NEIGHBOURHOOD CENTRE ZONE

DEV3 — WASHDYKE INDUSTRIAL¹ DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated and addressed in the layout and design of the new area.

The Washdyke Industrial Development Area comprises 130 ha of General Industrial Zone land some of which has been developed in an industrial capacity and other parts that remain vacant. The Washdyke Industrial Development Area Plan (DAP) guides the general pattern of development for new growth in the area. It provides for the integration of future industrial development with existing and new roads, indicative cycle/pedestrian paths (including connection to Washdyke/Waitarakao Lagoon) and stormwater management areas.

It is anticipated that development will be in general accordance with the Washdyke Industrial ~~Development Area Plan~~ DAP. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure asset design, there is the potential for alternative solutions to be developed that also better achieve the specific outcomes sought in DEV3-O1 ~~than the land use pattern shown on the Washdyke Industrial Development Area Plan²~~.

When assessing applications for development that is not in accordance with the Washdyke Industrial ~~DAP Development Area Plan~~, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development ~~better~~³ achieves the objectives identified in this chapter and specific outcomes sought in the Washdyke Industrial Development Area. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed development is only for a portion of the Washdyke Industrial Development Area, the applicant application⁴ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any ~~new alternate~~ design shall ~~also will need to~~ align with design principles qualities described in ~~of~~ the New Zealand Urban Design Protocol or any successor⁵.

Objectives

DEV3-O1

Key ~~O~~outcomes for the Washdyke Industrial Development Area

Development occurs in the Washdyke Industrial Development Area in a comprehensive manner that ensures:

1. efficient provision of industrial development; and
2. land use is integrated and coordinated with infrastructure; and
3. infrastructure is provided in an effective and efficient manner; and
4. the road and pedestrian network is efficient, connected and safe; and
5. the character and qualities of the General Industrial zone are met; and
6. the design integrates with the areas topography and drainage channels; and
7. the adverse effects of natural hazards are avoided or mitigated; and
8. the ability to develop any remaining area is not compromised or constrained; and
9. new development integrates well with adjoining urban land uses; and
10. ~~there are~~⁶ is minimal adverse effects, including reverse sensitivity effects,⁷ on the ~~national grid~~ National Grid are managed in accordance with Policy EI-P3⁸.

¹ HHPL [168.27], NMTE [190.26]

² Clause 10(2)(b) relying on BGD [167.6] to retain consistency

³ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁴ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁵ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁶ Clause 10(2)(b) relying on Transpower [159.105]

⁷ Transpower [159.105]

⁸ Transpower [159.105]

Policies

DEV3-P1 Anticipated ~~A~~activities

Enable land use, subdivision and⁹ development that complies with the Washdyke Industrial DAP Development Area Plan¹⁰ and any associated other applicable District Plan¹¹ requirements.

DEV3-P2 Unanticipated ~~A~~activities

Only allow land use, subdivision and¹² development that is not in general accordance activities that do not comply¹³ with the Washdyke Industrial DAP Development Area Plan¹⁴ and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in DEV3-O1¹⁵.

Rules

Note: The rules of this chapter apply in addition ~~of~~ to¹⁶ the underlying zone provisions and district-wide chapters¹⁷. For certain activities, consent may be required by rules in other chapters in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

DEV3-R1	Land use, subdivision and development	
DEV3 — Washdyke Industrial Development Area	Activity status: Permitted	Activity status when re compliance not achieved: Discretionary
	Where:	
	PER-1 It complies with Washdyke Industrial <u>DAP Development Area</u> ; and	
	PER-2 There must be no heavy vehicle access to or from any site onto Flemington Street, Washdyke, this includes the installation of any heavy vehicle crossing to access Flemington Street. For the purpose of this standard, 'heavy vehicle' means any vehicle that requires a Heavy Vehicle Driver's licence to operate; and	
	PER-3 All the S standards of this chapter are complied with except the standards do not apply if the development is for: 1. an alteration, addition to an existing residential unit or visitors accommodation; or	

⁹ SPL [140.28], HHPL [168.30], and NMTE [190.27]

¹⁰ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹¹ SPL [140.28], HHPL [168.30], and NMTE [190.27]

¹² Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹³ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁴ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁵ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁶ Clause 16(2), Schedule 1 of the RMA

¹⁷ Transpower [159.104]

	<ol style="list-style-type: none"> 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>¹⁸ 3. a new accessory building to a residential activity. 	
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Standards

DEV3-S1	Roading	
DEV3 — Washdyke Industrial Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Washdyke Industrial DAP Development Area. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter (TRAN)¹⁹; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in the Washdyke Industrial Development Area. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's Infrastructure Standards. This is to be completed²⁰ by a suitably qualified chartered²¹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> 2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> 	<p>Matters of discretion <u>are</u> restricted to:</p> <p>Not applicable</p>

¹⁸ RHL [174.93], Rooney, GJH [191.93], RGL [249.93], RFL [250.93], REL [251.93], TDL [252.93]

¹⁹ Clause 16(2), Schedule 1 of the RMA

²⁰ MFL [60.53]

²¹ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12]

DEV3-S2	Stormwater, water and sewerage infrastructure	
DEV3 — Washdyke Industrial Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any²² stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>²³ shall be designed and constructed by the developer within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²⁴</p> <p>Note:</p> <ol style="list-style-type: none"> <i>The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed²⁵ by a suitably qualified chartered²⁶ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> 	Matters of discretion <u>are</u> restricted to: Not applicable
DEV3-S3	Walkway/cycleways	
DEV3 — Washdyke Industrial Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all²⁷ walkway/cycleways <u>within the land area subject to the consent application as</u>²⁸ indicated on the Washdyke Industrial <u>DAP</u> Development Area Plan²⁹ to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of <u>6m</u> metres; and 2. a minimum formed width of <u>2.5m</u> metres; and 3. planting and mulching of the remaining <u>3.5m</u> metres; and 	Matters of discretion <u>are</u> restricted to: Not applicable

²² TDC [42.62]²³ TDC [42.62]²⁴ TDC [42.62]²⁵ MFL [60.54]²⁶ Clause 10(2)(b) of the RMA relying on BGDL [167.11, 167.12]²⁷ RHL [174.97], Rooney, GJH [191.97], RGL [249.97], RFL [250.97], REL [251.97], TDL [252.97], and HHPL [168.34]²⁸ RHL [174.97], Rooney, GJH [191.97], RGL [249.97], RFL [250.97], REL [251.97], TDL [252.97], and HHPL [168.34]²⁹ Clause 16(2), Schedule 1 of the RMA

	<p>4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust and</p> <p>5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting.</p>	
DEV3-S4	Parks	
DEV3 — Washdyke Industrial Development Area	At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Washdyke Industrial DAP Development Area shall be vested to Council.	Matters of discretion <u>are</u> restricted to: Not applicable
DEV3-S5	Vesting of roads services and infrastructure	
DEV3 — Washdyke Industrial Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public network utility <u>iesy</u> services³⁰, parks, walkway/cycleways and stormwater swales indicated on the Washdyke Industrial Development Area and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <p>1. <i>The actual cost of road, <u>network utility services</u>³¹ and walkway/cycleway <u>design and</u>³² construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i></p>	Matters of discretion <u>are</u> restricted to: Not applicable

³⁰ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

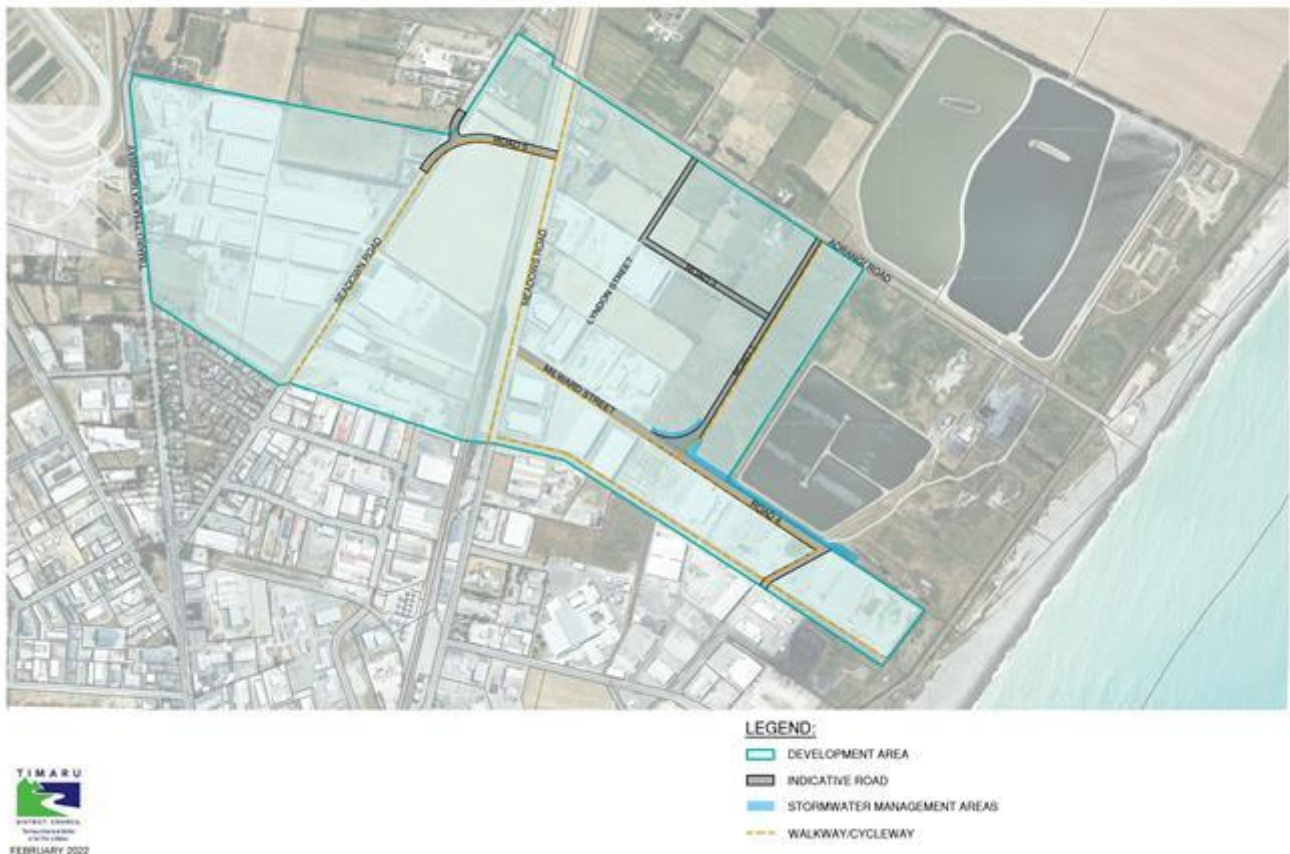
³¹ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

³² RHL [174.94], Rooney, GJH [191.94], RGL [249.94], RFL [250.94], REL [251.94] and TDL [252.94]

Plans

Figure 23 — Washdyke Industrial Development Area Plan

DEV3 - WASHDYKE INDUSTRIAL DEVELOPMENT AREA PLAN



DEV4 — TEMUKA NORTH-WEST RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated and addressed in the layout and design of the new area.

The Temuka North-West Residential Development Area comprises General Residential Zone land located to the north-west of Temuka. The Temuka ~~North-West Residential Development Area Plan (DAP)~~ guides the general pattern of urban development ~~for new growth in the area~~¹. It provides for the integration of future suburban² development with infrastructure, open space, connection to the Temuka River, high hazard setback areas and stop bank maintenance areas.

It is anticipated that urban³ development will be in general accordance with the Temuka North-West Residential ~~DAP Development Area Plan~~. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure asset design, there is the potential for alternative solutions to be developed that also better achieve the outcomes sought in DEV4-O1 ~~than the land use pattern shown on the Temuka North-West Residential Development Area Plan~~⁴.

When assessing applications for development that is not in accordance with the Temuka North-West Residential ~~DAP Development Area Plan~~, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better⁵ achieves the key objectives identified in this chapter and specific outcomes sought in the Temuka North-West Residential ~~DAP Development Area Plan~~. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban development is only for a portion of the Temuka North-West Residential Development Area, the applicant application⁶ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any ~~new alternate~~ design shall also will need to align with urban design principles qualities described in of the New Zealand Urban Design Protocol or any successor⁷.

Note: A stormwater management plan will be added to the Temuka North-West Residential Development Area via a variation to the ~~Proposed~~ District Plan.

Objectives

DEV4-O1 Key ~~O~~outcomes for the Temuka North-West Residential Development Area

Urban ~~d~~Development⁸ occurs in the Temuka North-West Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of suburban⁹ residential development that provides a range of allotments sizes; and
2. ~~residential~~ urban¹⁰ development is integrated and coordinated with infrastructure; and
3. infrastructure is provided in an effective and efficient manner; and
4. the road and pedestrian network is efficient, connected and safe; and
5. the character and qualities of the General Residential Zone are met; and

¹ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

² Clause 10(2)(b) relying on BGD [167.6] to retain consistency

³ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁴ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁵ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁶ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁷ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁸ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

⁹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

¹⁰ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

6. the design integrates with the areas topography and natural drainage channels; and
7. adverse effects of natural hazards, and on the stopbank, are avoided or mitigated; and
8. the ability to develop any remaining area is not compromised or constrained; and
9. new urban¹¹ development integrates well with adjoining urban land uses.

Policies

DEV4-P1 Anticipated ~~A~~activities

Enable land use, subdivision and¹² development ~~that complies in general accordance~~¹³ with the Temuka North-West Residential ~~DAP Development Area Plan~~ and associated any other applicable District Plan requirements¹⁴.

DEV4-P2 Unanticipated ~~A~~activities

Only allow land use, subdivision and¹⁵ urban development that is not in general accordance activities that do not comply¹⁶ with the Temuka North-West Residential ~~DAP Development Area Plan~~ and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in DEV4-O1¹⁷.

DEV4-P3 Sewerage Infrastructure

Only allow ~~suburban~~¹⁸ development to occur in ~~s~~Stages 2 and 3 if a sewer outfall is available to serve those respective stages.

Rules

Note: The rules of this chapter apply in addition ~~of to~~¹⁹ the underlying zone provisions and district-wide chapters²⁰. For certain activities, consent may be required by rules in other chapters in the District Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

DEV4-R1	Land use, subdivision and development	
DEV4 - Temuka North-West Development Area	Activity status: Permitted	Activity status when no compliance not achieved: Discretionary
	Where: PER-1 It complies with Temuka North-West Residential DAP Development Area Plan ; and	

¹¹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

¹² Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹³ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁴ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁵ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹⁶ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁷ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁸ Clause 10(2)(b) relying on BGD [167.8] to retain consistency

¹⁹ Clause 16(2), Schedule 1 of the RMA

²⁰ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency

	<p>PER-2 All the Ss standards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>²¹ 3. a new accessory building to a residential activity; and <p>PER-3 No more than one <u>residential unit house</u> per allotment occurs in sStages 2 or 3 before a public sewer outfall is available to those respective stages.</p>	
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Standards

DEV4-S1	Rooding
<p>DEV4 - Temuka North-West Residential Development Area</p>	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Temuka North-West Residential DAP Development Area Plan. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in the Temuka North-West Residential DAP Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's iInfrastructure Standards. This is to be completed²² by a</i> <p>Matters of discretion <u>are</u> restricted to: Not applicable</p>

²¹ Clause 10(2)(b) relying on RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91] to retain consistency

²² MFL [60.55]

	<p>suitably qualified chartered²³ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</p> <p>2. Quality control during construction shall also be documented to check compliance with the relevant engineering design.</p>	
DEV4-S2	Stormwater, water and sewerage infrastructure	
DEV4 - Temuka North-West Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any²⁴ stormwater, water and sewerage infrastructure required to service the land use, subdivision or development²⁵ shall be designed and constructed by the developer <u>as reticulated systems that are located²⁶ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²⁷</u></p> <p>Note:</p> <ol style="list-style-type: none"> 1. The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed²⁸ by a suitably qualified chartered²⁹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. Quality control during construction shall also be documented to check compliance with the relevant engineering design. 	<p>Matters of discretion <u>are</u> restricted to:</p> <p>Not applicable</p>

²³ Clause10(2)(b) of the RMA relying on BGDL [167.11, 167.12]

²⁴ TDC [42.63]

²⁵ TDC [42.63]

²⁶ TDC [42.63]

²⁷ TDC [42.63]

²⁸ MFL [60.56]

²⁹ Clause10(2)(b) of the RMA relying on BGDL [167.11, 167.12]

DEV4-S3	Walkway/cycleways	
DEV4 - Temuka North-West Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all³⁰ walkway/cycleways within the land area subject to the consent application as³¹ indicated on the Temuka North-West Residential DAP Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of 6<u>m</u> metres; <u>and</u> 2. a minimum formed width of 2.5<u>m</u> metres; <u>and</u> 3. planting and mulching of the remaining 3.5<u>m</u> metres; <u>and</u> 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust; <u>and</u> 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. 	Matters of discretion <u>are</u> restricted to: Not applicable
DEV4-S4	Parks	
DEV4 - Temuka North-West Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Temuka North-West Residential DAP Development Area Plan shall be vested to Council.</p>	Matters of discretion <u>are</u> restricted to: Not applicable
DEV4-S5	Vesting of roads services and infrastructure	
DEV4 - Temuka North-West Residential Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public <u>network</u> utility services³², parks, walkway/cycleways and stormwater swales indicated on the Temuka North-West Residential DAP Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p>	Matters of discretion <u>are</u> restricted to: Not applicable

³⁰ Clause 10(2)(b) relying on BGD [167.13] to retain consistency

³¹ Clause 10(2)(b) relying on BGD [167.13] to retain consistency

³² Clause 10(2)(b) relying on BGD [167.15] to retain consistency

	<p>Note:</p> <p>1. <i>The actual cost of road, <u>network utility services</u>³³ and <u>walkway/cycleway design and</u>³⁴ construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i></p>	
DEV4-S6	Setback	
DEV4 - Temuka North-West Residential Development Area	All buildings and structures shall be setback 10m from the landward side of the stopbank.	Matters of discretion <u>are</u> restricted to: Not applicable

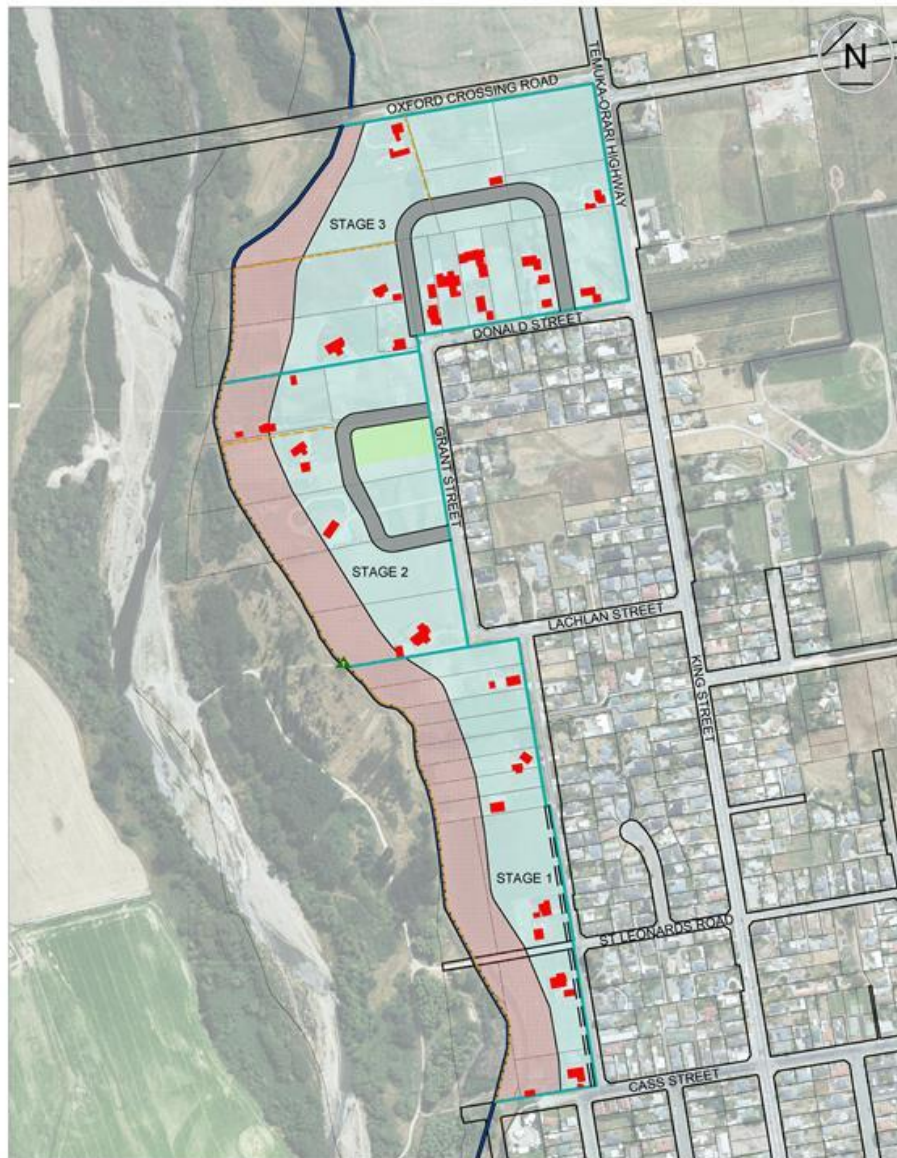
³³ Clause 10(2)(b) relying on BGDL [167.15] to retain consistency

³⁴ Clause 10(2)(b) - RHL [174.94], Rooney, GJH [191.94], RGL [249.94], RFL [250.94], REL [251.94] and TDL [252.94]

Plans

Figure 24 — Temuka North-West Residential Development Area Plan

DEV4 - TEMUKA NORTH-WEST RESIDENTIAL DEVELOPMENT AREA PLAN

**LEGEND:**

- INDICATIVE DEVELOPMENT AREA
- INDICATIVE ROAD
- HIGH HAZARD AREA OVERLAY
- INDICATIVE PARKS
- EXISTING BUILDINGS
- WALKWAY/CYCLEWAY
- STOPBANKS



SIGNIFICANT TREES

FUTURE ROAD WIDENING
(4.5m strip to be set aside at
the time of subdivision)