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Section 8: Scheduled Activities

8.1 Introduction

Some activities are required by reasons of strategic distribution, to locate in Residential or Rural Zones, where they would not otherwise comply in terms of the standards specified. Examples of such activities include private recreational facilities in residential areas, where confinement to commercial areas would not allow the necessary distribution of such services across all areas.

In the previous District Plan these existing activities were accorded a degree of recognition as scheduled activities. Generally such activities are subject to scheduling (identification on planning maps) and made permitted activities on their identified site in the respective zone. The intention is to provide a level of protection for the investment committed to buildings and site development some of which has been established for many years, whilst confining this to the established activity only. Some opportunity for expansion and development on site is provided for some activities, which is a more liberal regime than existing use rights provided for under Section 10 of the Act.

Security and scope for on-site redevelopment opportunities for scheduled activities is provided but compliance with specific standards is required to ensure development is compatible with surrounding amenities. It would be unduly onerous to require full compliance with all standards where such activities expand, and the emphasis will therefore be on the effects of further development, rather than the development already existing.

Scheduled activities are primarily located in residential zones and to a lesser extent in rural zones with the majority of scheduled activities located in and around Ashburton town (Kapuka). They are characterised by distinctly different function, appearance and effects to other activities within the surrounding environment. The activities concerned are likely to be either discretionary or non-complying in terms of the underlying zone rules, and would be hence reliant on existing use rights, in the absence of some form of special recognition.

Scheduled activities are generally grouped as follows:

- Community Facilities e.g. St Joseph's school
- Private Recreation Facilities eg Ashburton Racecourse
- Hotel Facilities – Ashburton Hotel
- Hydro Power Stations – Highbank and Montalto
- Other facilities, including Winchmore Research Station, Five Star Beef Ltd, Plains Historic Village and Lake Hood Storage Park.

These facilities represent activities which provide a service to the community and its visitors. Wider environmental issues such as energy efficiency and the environmental effects associated with fuel usage support the distribution of these activities in closer proximity to the customer. Walking to the site in some circumstances can be retained as an option, as well as the obvious convenience to inhabitants.

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8.2 Objectives and Policies

Scheduled Activities are located within a range of Residential and Rural zones and the objectives and policies for the Residential and Rural zones also apply to the sites on which these scheduled activities occur. The objectives and policies that seek to provide for development apply to these facilities, along with those that seek to protect amenity and manage adverse effects appropriately. It is envisaged that such facilities will meet the general objectives and policies for the zone in which they are located and thus there is no need for objectives or policies specific to scheduled activities within this section. Where relevant, reference should be made to the appropriate objectives and policies in the applicable zone.

8.3 Anticipated Environmental Results

- A well distributed, but specifically identified, range of established facilities in residential and rural zones which provide convenient and useful facilities in close proximity to the community.
- Maintenance of each local environment such that scheduled activities are not dominant and are of a scale and distribution consistent with maintaining the viability of the community.
- Maintenance of adequate standards of amenity in the residential and rural zones, particularly with respect to visual appearance, impacts of traffic movement, noise generation, or other nuisances to adjoining and surrounding properties from scheduled activities.
- An environment which provides certainty and security for the significant investment in buildings and site development for traditionally recognised strategically located facilities.

8.4 Reasons for Rules

8.4.1 Height of Buildings and Recession Lines

This rule seeks to achieve a scale of development which is consistent with the desired character for an area and to ensure that building development does not unduly deprive neighbouring properties of sunlight.

These two standards are closely related to one another in controlling the height and bulk of buildings. Building height is a major determinant of the scale and character of all areas. Both standards are key factors in determining the visual amenity, dominance of buildings, levels of privacy, access to sunlight and daylight, and spaciousness, particularly within residential areas where expectations are for a high level of amenity.

The maximum height of buildings has been set at a level which is in keeping with the existing general scale and character of the areas within the relevant zone. The height and sunlight standards are intended to retain outlooks not dominated by buildings, good access to sunlight and daylight and levels of privacy through not being overlooked, consistent with suburban living. The limits are intended to allow flexibility of design while providing for the maintenance of the general character of an area.

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People value sunlight for health and warmth. To ensure sunlight is not blocked by buildings on adjacent sites it is necessary to require those buildings to fall within an angle which permits sunlight to penetrate onto the site. The standard is based on obtaining sun even in mid-winter at midday. The angle of the recession line is the critical factor determining the potential sunlight admission while the starting point or height of the recession line influences how close a building can be erected to the site boundary. The aim in setting recession line standards is to achieve balance in ensuring reasonable amenity protection while acknowledging reasonable property rights. The key to such provision is acknowledgment that tighter controls are necessary for southern boundaries relative to northern ones. The need to avoid shading effects is greatest in the winter when the sun is at its lowest trajectories.

In the case of scheduled private recreation facilities and hotels, the height standard is consistent with the building height in the general vicinity. This is to ensure that development does not physically and visually dominate an environment and is comparable in terms of building bulk with that in the adjoining neighbourhood. In the case of scheduled community activities, which include emergency services, a higher height limit is provided in acknowledgement of the taller buildings and associated facilities (such as hose drying and training towers) which already exist on these sites.

8.4.2 Setback from Streets

The setback of buildings from road boundaries is an important determinant of the visual character of all areas. The degree of setback required affects the visual impact of buildings from across the street, the opportunities for tree and garden planting visible from the street, the location and visual impact of parking areas and the outlook of people on adjoining sites.

In the case of scheduled community facilities and private recreation facilities, a setback from roads is intended to maintain the open appearance and character of such areas.

8.4.3 Setback from Neighbours

It is important to provide space around buildings for the purposes of ensuring adequate sunlight admission to buildings on the site, a degree of visual and aural privacy, and protection from noise from neighbouring properties.

A separation distance of buildings from adjoining neighbours' boundaries has been required, to reduce the visual dominance of buildings on the outlook of adjoining sites; to enable accessibility along all sides of the site, and to provide a degree of privacy.

In the case of scheduled community facilities and private recreation facilities, an increased separation from neighbours has been applied. The reason is to maintain the amenity and quality of the environment on adjoining sections from the scale and nature of activities likely on these scheduled sites. In addition it will provide space between buildings which will maintain a sense of open space which is consistent with public expectation of a recreation area.

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8.4.4 Lighting

The purpose of this rule is to limit the amount of illumination received on properties from lights on neighbouring properties and to reduce adverse night time landscape impacts, light spillage into the night sky and distraction to motorists / pedestrians.

Because illumination from lighting can interfere with the enjoyment of a property, with the sleep of occupiers and with views of the night sky, particularly in rural areas, the standard seeks to limit the amount and intensity of light spillage onto adjacent properties. Inappropriately directed lighting can also cause safety hazards on roads by distracting, confusing or blinding drivers. The standard has been set to reflect the amount of illumination generally anticipated in the District's towns, where there is already a degree of night-time illumination from street and other neighbourhood lighting.

An exception is made for emergency services emergency call outs. This exception is considered appropriate to enable emergency services to respond in an efficient manner to emergency call outs where life and property are endangered.

8.4.5 Screening and Landscaping

Scheduled community activities may include buildings which are bulky and high in comparison with buildings which are normally permitted in the area. They may also include larger areas of parking and loading, other paved areas, or outdoor storage which is not normally permitted in a residential area. Landscaping and fencing have the benefits of enhancing the appearance of and/or screening such sites and buildings as viewed from or across streets, or from adjoining properties.

8.4.6 Hours of Operation and Sale of Liquor

The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of vehicle and pedestrian movements, noise levels, loss of privacy and security and general disturbance, which are incompatible with the amenity expected within residential environments. These effects are generally as a result of operations during hours when neighbours can reasonably expect a more peaceful environment. For this reason, limitations have been placed on the acceptable hours of operation for some activities.

In the case of scheduled private recreation facilities, the hours of operation have been specified as those which are currently anticipated from the use of the facilities, given their established nature and the limits on the type of permitted activities. In the case of scheduled community activities, there are no limitations on the hours of operation. Facilities such as Ashburton Hospital and emergency services operate on a 24 hour basis to ensure the welfare needs of the community are met.

In the case of activities involving the sale of liquor in or adjoining residential areas, the Plan recognises that such activities can result in activities which give rise to adverse effects on the amenity values of residential areas. These can be as a result of late night vehicle and pedestrian movements; noise of voices; vehicle doors banging; antisocial behaviour; and a loss of feeling of security for neighbours. Where the sale of liquor would otherwise be permitted as-of-right without any restriction on hours of operation, limits have been placed on the hours over which liquor may be sold on sites adjoining residential zones. This will enable the assessment of the appropriateness of

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the activity and the extent to which it will have adverse effects on residential amenities, by way of a resource consent application.

8.4.7 Building Coverage

Generally it is important to control the density of development and to retain a degree of open space on sites, consistent with the potential needs and expectations of occupiers and local amenity values.

In the case of recreation activities, the building coverage standard is intended to maintain the open space character and amenity of recreation areas within the zones and to reduce the visual and physical impact of large buildings. It is intended to retain recreational areas as important opportunities for open space, tree and garden plantings and outdoor recreation within the residential or rural environment. In the case of scheduled private recreation facilities, limiting the size of single buildings provides a threshold beyond which the Council can consider whether the building will result in a loss of open space which is valuable in the built environment or will enable the establishment of activities which could adversely affect the surrounding environment by way of noise, glare, traffic generation, loss of privacy or security.

8.4.8 Surfacing

This control acknowledges that it is not only buildings which contribute to the reduction in open space from an amenity point of view, but also features such as courts, car-parks or in-ground facilities such as swimming pools. These may also contribute to a loss of space on a site. This rule seeks to control the extent of recreation areas that are covered by hard surfacing and to maintain the open space and amenity anticipated in recreational areas.

8.4.9 Commercial Activities

The purpose of this rule is to provide for limited retailing outside of commercial areas, but only at a level which will not compromise amenity values and residential coherence of the local environment.

The frequent visiting of properties by the general public for retail purposes can cause significant annoyance to people living in the vicinity because of the increased noise and fumes and the general loss of privacy and security. Retail sales from a site are considered to be a significant determinant in the number of vehicle and pedestrian movements to and from a site generated by any non-residential activity. These movements can be controlled through standards directly specifying the number of permitted vehicle or pedestrian movements. However, measuring and enforcing such standards will be difficult and it is considered that alternative controls are necessary over those activities known to generate adverse effects as a result of vehicle and pedestrian movements. These adverse effects relate to levels of noise, vibration, glare, fumes, disturbance, loss of privacy and security, traffic and parking congestion and loss of traffic safety, which are incompatible with the anticipated character and amenity of a suburban residential environment.

In the case of scheduled private recreation facilities, the sale of food and beverage for consumption on the site has been specifically permitted, recognising that such retailing is commonly undertaken in conjunction with recreation activities and is an accepted aspect of the scheduled activities on those sites.

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8.4.10 Vehicle Crossings

The limitation on access to Ashburton Hotel is intended to continue to protect the functioning of the adjacent roads. New vehicle accesses to the site have the potential to cause conflicts and affect the safety of the roading network. For these reasons the existing four vehicle crossing points are to be retained with no additional crossings permitted.

8.4.11 Scheduled Power Stations, Winchmore Research Station, and Five Star Beef Limited, Feedlot

The existence of the significant resources and activities of the hydro-power generation stations, Winchmore research station and the Five Star Beef Feedlot is provided for and acknowledged. These facilities are generally unable to comply with the standards and rules applying to typical activities within the surrounding zone.

These activities provide an important or essential role or service to the community or are large business activities related to rural production, with established and significant assets. The Plan does not otherwise provide for these activities and it is reasonable that they be given a separate means of identification to enable them to continue to operate without the limitations of existing use rights or potential future zone changes. Similar provisions are included for community assets, such as hospitals, private schools, and private recreational facilities.

Within a scheduled area specific rules will apply to the scheduled activity which will enable the continuation of the activity with some protection of the quality and amenity of the surrounding environment. Standards within the scheduled area will replace those that normally apply within the zone.

8.4.12 Plains Historic Village

The standards and rules applying to activities undertaken in a rural recreation reserve or rural zone are unduly restrictive when applied to the site. The intention is to provide for a wide range of both current and future activities which may further develop the historic character of the site.

Provision has been made for the specialist activities establishing at the Plains Historic Village. These activities would otherwise have to comply with the standards for rural recreation reserves or rural zones. It is reasonable that the village be given a separate means of identification to enable it to continue to operate and expand. Consideration has also been given to the future development of a range of uses, including recreational, commercial, and tourism.

The standards are to ensure that the effects of the activities on adjoining land are minimised. Whilst the site is located in a predominantly rural area, standards for noise, hours of operation and lighting will ensure that activities undertaken within the site do not adversely affect residential land on the outskirts of Ashburton (Kapuka), or adjoining recreational land.

Restrictions on the range of activities able to be undertaken within the site is required to ensure that other types of activities (such as residential activities or manufacturing activities) do not locate within the area. These activities have the potential to either result in adverse effects on the

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character and amenity of the adjoining land, or be adversely affected by the effects of activities being undertaken within the zone or on adjoining land.

8.4.13 Lake Hood Storage Park

The Lake Hood Storage Park on Huntingdon Avenue was established in 2004 by way of resource consent and provides storage primarily of boats and trailers associated with the nearby Lake Hood. The storage park is located adjacent to The Village Green development area.

The schedule provides a means of allowing the site to continue operations in proximity to Lake Hood and The Village Green development area.

8.5 Rules – Scheduled Activities

8.5.1 District Wide Rules

Attention is drawn to the following District-Wide Rules which may apply in addition to any relevant Zone Rules. If any one or more of the District-Wide Rules is breached, the activity may require consent in respect of those rules.

Subdivision	(Refer Section 9)
Transport	(Refer Section 10)
Noise	(Refer Section 11)
Heritage Values and Protected Trees	(Refer Section 12)
Signs	(Refer Section 13)
Utilities, Energy and Designations	(Refer Section 14)
Relocated Buildings and Temporary Activities	(Refer Section 15)
Hazardous Substances	(Refer Section 16)
Definitions	(Refer Section 17)

8.5.2 Permitted Activities

The following activities shall be Permitted Activities, provided that they comply with all of the relevant Site and Zone Standards:

- a) **Scheduled Activities**; listed in the Scheduled Activity list in Appendix 8-1, that comply with the standards and conditions for the particular scheduled activity as set out below.

8.5.3 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities, provided that they are not listed as a Permitted Activity, with the exercise of the Council's discretion being restricted to the matter(s) specified in the relevant standard or rule:

- a) **Scheduled Activities**; listed in the Scheduled Activity list in Appendix 8-1, that do not comply with any one or more of the standards and conditions for the particular scheduled activity as set out below.

Note:

- No rules are included in relation to coastal hazard areas, with the rules in the Regional Coastal Environment Plan (Canterbury Regional Council) applying to these areas. Any persons intending to subdivide, build, develop or carry out activities within approximately 300 metres of the coastline are advised to contact Canterbury Regional Council to discuss this issue.

8.6 Standards and Conditions – Scheduled Activities

The following standards and conditions apply to scheduled activities listed in Appendix 8-1:

8.6.1 Community Facilities

(These rules relate to scheduled community facilities at St Joseph's, Our Lady of the Snows, Ashburton Christian School, Ashburton Hospital and Tuarangi Home, Methven Fire Station, and Rakaia Fire Station.)

8.6.1.1 Height of Buildings

- a) Buildings shall not exceed a maximum height of 10m,
except that at Ashburton Christian School the maximum height of buildings shall be 8m.

8.6.1.2 Setback from Streets

- a) All buildings shall be set back a minimum distance from road boundaries of 4.5m,
except that at Our Lady of the Snows and Ashburton Christian School all buildings shall be set back a minimum distance from road boundaries of 10m.

8.6.1.3 Setback from Neighbours

- a) Subject to meeting the recession plane requirement, all buildings shall be set back a minimum distance from internal boundaries of 3m,
except that at Our Lady of the Snows all buildings shall be set back a minimum distance of 6m from internal boundaries.

8.6.1.4 Recession Lines

- a) All buildings shall comply with the requirements for recession lines applicable to residential buildings along internal boundaries.

8.6.1.5 Lighting

- a) All exterior lighting shall be directed away from adjacent properties and roads.
- b) No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property within a Residential Zone, measured at any point more than 2m inside the boundary of the adjoining property.
- c) The above standards shall not apply to light associated with emergency service emergency call outs.

8.6.1.6 Screening

- a) A landscaped area a minimum width of 1.5m and/or a solid wall or close boarded fence 1.8m in height shall be established and maintained along internal boundaries adjoining Residential zoned sections.

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- b) In addition, a solid wall or close boarded fence with a minimum height of 1.8m shall screen any outdoor storage areas.

8.6.1.7 Landscaping

- a) A landscaped area a minimum width of 1.5m shall be established and maintained along all road boundaries.

8.6.1.8 Hours of Operation

- a) At Our Lady of the Snows no activities shall be conducted on the site between the hours of 9pm and 7am.
- b) At Ashburton Christian School, no activities shall be conducted on the site between the hours of 12 midnight and 7am, or at any time on a Sunday.

8.6.1.9 Building Coverage and Surfacing

- a) At Ashburton Christian School, the combined total area of all impervious surfaces and buildings on site shall not exceed a maximum of 35% of the total site area.

8.6.2 Private Recreation Facilities

(These rules relate to scheduled private recreation facilities at Tinwald Club Inc, Collegiate Football Club, Hampstead Bowling Club, Allenton Sport Club, MSA Bowling Club, Mid Canterbury Basketball Association, Hampstead All Sports Club, Ashburton Celtic Football Club, Collegiate Football Grounds, Allenton Rugby Football Club, Tinwald Family Sport and Recreation, Ashburton Showgrounds, Ashburton Racecourse, Tinwald Golf Club, Ashburton Golf Club, Mayfield Golf Club, Methven Racecourse, Rakaia Golf Club, Methven Golf Club, and Mania-o-roto Park.)

8.6.2.1 Height of Buildings

- a) Buildings shall not exceed a maximum height of:

8m	10m
Tinwald Club Inc	Ashburton Celtic Football Club
Collegiate Football Club	Collegiate Football Grounds
Hampstead Bowling Club	Allenton Rugby Football Club
Allenton Sport Club	Tinwald Family Sport and Recreation
MSA Bowling Club	Ashburton Showgrounds
Mid Canterbury Basketball Association	Ashburton Racecourse
Hampstead All Sports Club	Tinwald Golf Club
	Ashburton Golf Club
	Mayfield Golf Club
	Methven Racecourse
	Rakaia Golf Club
	Methven Golf Club
	Mania-o-roto Park

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8.6.2.2 Setback from Streets

- a) All buildings shall be set back a minimum distance from road boundaries of:

5m	10m	20m
Tinwald Club Inc Collegiate Football Club Hampstead Bowling Club Allenton Sport Club MSA Bowling Club Mid Canterbury Basketball Association Hampstead All Sports Club	Ashburton Celtic Football Club Collegiate Football Grounds	Allenton Rugby Football Club Tinwald Family Sport and Recreation Ashburton Showgrounds Ashburton Racecourse Tinwald Golf Club Ashburton Golf Club Mayfield Golf Club Methven Racecourse Rakaia Golf Club Methven Golf Club Mania-o-roto Park

8.6.2.3 Setback from Neighbours

- a) Subject to meeting the recession plane requirement, all buildings shall be set back a minimum distance from internal boundaries of:

Tinwald Club Inc Collegiate Football Club Hampstead Bowling Club Allenton Sport Club MSA Bowling Club Mid Canterbury Basketball Association Hampstead All Sports Club	9m (except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building) 3m for carparking
Ashburton Celtic Football Club Collegiate Football Grounds	10m (except for buildings necessary for the storage of equipment used for the maintenance of reserves which may be sited as a residential accessory building) 5m for carparking
Allenton Rugby Football Club Tinwald Family Sport and Recreation Ashburton Showgrounds Ashburton Racecourse Tinwald Golf Club Ashburton Golf Club Mayfield Golf Club Methven Racecourse Rakaia Golf Club Methven Golf Club Mania-o-roto Park	10m (including carparking)

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8.6.2.4 Recession Lines

- a) All buildings shall comply with the requirements for recession lines applicable to residential buildings along internal boundaries.

8.6.2.5 Lighting

- a) All exterior lighting shall be directed away from adjacent properties and roads.
- b) No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property within a Residential Zone, measured at any point more than 2m inside the boundary of the adjoining property.
- c) The above standards shall not apply to light associated with emergency service emergency call outs.

8.6.2.6 Hours of Operation

- a) Where a site immediately adjoins or, faces across a road, a Residential Zone, no activities shall be conducted on the site between the hours of midnight and 7am.

8.6.2.7 Building Coverage

- a) For the sites listed below, a single building shall not exceed 100m² in total floor area. The combined total area of all buildings on site shall not exceed a maximum of 5% of the total site area. These standards are exclusive of children's play equipment.
 - Tinwald Club Inc,
 - Collegiate Football Club,
 - Hampstead Bowling Club,
 - Allenton Sport Club,
 - MSA Bowling Club,
 - Mid Canterbury Basketball Association,
 - Hampstead All Sports Club
 - Ashburton Celtic Football Club,
 - Collegiate Football Grounds

8.6.2.8 Surfacing

- a) The site coverage by hard surfacing, including courts, footpaths, swimming pools and car-parking areas, shall not exceed:

30%	20%
Tinwald Club Inc	Allenton Rugby Football Club
Collegiate Football Club	Tinwald Family Sport and Recreation
Hampstead Bowling Club	Ashburton Showgrounds
Allenton Sport Club	Ashburton Racecourse
MSA Bowling Club	Tinwald Golf Club
Mid Canterbury Basketball Association	Ashburton Golf Club
Hampstead All Sports Club	Mayfield Golf Club
Ashburton Celtic Football Club	Methven Racecourse
Collegiate Football Grounds	Rakaia Golf Club
	Methven Golf Club
	Mania-o-roto Park

8.6.2.9 Commercial Activities

- a) For the sites listed below, the sale of food and beverages shall be limited to consumption on the site.
- Tinwald Club Inc,
 - Collegiate Football Club,
 - Hampstead Bowling Club,
 - Allenton Sport Club,
 - MSA Bowling Club,
 - Mid Canterbury Basketball Association,
 - Hampstead All Sports Club
 - Ashburton Celtic Football Club,
 - Collegiate Football Grounds
- b) Retail sales on the site occupied by Ashburton Golf Club shall be limited to golf equipment, accessories and apparel.

8.6.3 Scheduled Hotel Facilities

(These rules relate to scheduled hotel facilities at Ashburton Hotel.)

8.6.3.1 Height of Buildings

- a) Buildings shall not exceed a maximum height of 8m.

8.6.3.2 Setback from Streets

- a) All buildings shall be set back a minimum distance from road boundaries of 9m, except for residential activities which shall be setback a minimum distance from road boundaries of 4.5m.

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8.6.3.3 Setback from Neighbours

- a) Subject to meeting the recession plane requirement, all buildings shall be set back a minimum distance from internal boundaries of 9m, except that residential activities shall be set back a minimum distance from internal boundaries of 1.5m. All carparking shall be set back a minimum distance from internal boundaries of 3m.

8.6.3.4 Recession Lines

- a) All buildings shall comply with the requirements for recession lines applicable to residential buildings along internal boundaries.

8.6.3.5 Lighting

- a) All exterior lighting shall be directed away from adjacent properties and roads.
- b) No activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property within a Residential Zone, measured at any point more than 2m inside the boundary of the adjoining property.
- c) The above standards shall not apply to light associated with emergency service emergency call outs.

8.6.3.6 Building Coverage

- a) The combined total area of all buildings on site shall not exceed a maximum of 35% of the total site area.

8.6.3.7 Vehicle Crossings

- a) Vehicular entry/exit to the site shall be restricted to the 4 existing vehicle crossings (three onto Racecourse Road and one onto Russell Avenue 80-90m from Racecourse Road).

8.6.3.8 Sale of Liquor

- a) There shall be no sale or supply of liquor to any person between the hours of midnight and 7am from any activity which involves premises licensed under the Sale of Liquor Act 1989; except that this rule shall not apply to the sale or supply of liquor to any person who is for the time being living on the premises or where a special licence has been authorized in terms of sections 73 or 74 of the Sale of Liquor Act.

8.6.4 Scheduled Power Stations

(These rules relate to scheduled hydro power stations at Highbank and Montalto.)

8.6.4.1 Permitted Activities

The following activities are Scheduled Permitted Activities in the Rural B Zone on the sites of Montalto Power Station and of Highbank Power Station:

- the operation, maintenance, refurbishment, enhancement and upgrading of Highbank and Montalto Power Stations and related facilities, except where a major external modification

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or addition to a structural component or building is involved. A major external modification or addition shall include any work which will result in an increase in floor area or an increase in an external dimension of an existing building or structure of greater than 20%.

- the maintenance of water areas where the activity involves weed and silt removal;
- the maintenance of land surrounding structures;
- the operation, maintenance, refurbishment and upgrading of the Rangitata Diversion Race from the Rakaia River Road crossing to the Headworks to Highbank Power Station including ancillary structures.

8.6.4.2 Controlled Activities

The following activities are Scheduled Controlled Activities in the Rural B Zone on the sites of Montalto Power Station and Highbank Power Station.

Any major external modification or addition to a scheduled permitted activity listed above, for the purpose of efficiency enhancement or upgrading, shall be a Controlled Activity in respect of:

- location, bulk, height, cladding or colour of the proposed work;
- landscaping and fencing;
- earthworks;
- location and construction of vehicle entry and exit;
- manoeuvring and parking areas.

8.6.5 Winchmore Research Station

8.6.5.1 Permitted Activities

The following activities are Scheduled Permitted Activities in the Rural B Zone on the site of Winchmore Research Station:

- advanced technology activities for the purpose of research, development, manufacture and commercial application in respect of both agriculture and forestry - agritechnology, applied physical processes, biotechnology, chemical processes, computer software development and/or use, electronics, instrumentation technology, laser physics, manufacturing technology, medical technology, new materials technology, telecommunications;
- residential activities for the accommodation of staff employed on the site;
- farm field days and conferences for the purpose of informing and advising on research activities;
- general storage and office activities accessory to advanced technology activities.

8.6.5.2 Standards

All Site Standards applicable in the Rural B Zone shall apply to the Scheduled Permitted Activities at Winchmore Research Station except for Residential Density.

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8.6.6 Five Star Beef Limited, Feedlot

8.6.6.1 Permitted Activities

On land shown on the plan contained as Area A on the plan contained in Appendix 8-2:

- Factory farming, associated and ancillary buildings, feed storage facilities, consequential manufacturing and drying of associated by-products including manure for off-site sale.
- General storage and office buildings accessory to the above activities.

On all land shown as Areas A and B on the plan contained in Appendix 8-2:

- Residential activities for the accommodation of staff employed on site.

8.6.6.2 Discretionary Activities

On land shown as Area B on the plan contained in Appendix 8-2:

- Disposal of effluent from intensive farming on to land.

8.6.6.3 Standards

All Standards applicable in the Rural B Zone shall apply to the scheduled permitted activities at Five Star Beef, except for Residential Density; and Height in relation to silos only.

8.6.7 Plains Historic Village

8.6.7.1 Permitted Activities

The following activities are Scheduled Permitted Activities in the Rural A zone on the site of the Plains Historic Village, Tinwald:

- the maintenance, repair and storage of materials/objects/equipment relating to historical aspects of farming activities and rail transport;
- retail activities accessory to other permitted activities being undertaken on the site, confined to the sale of food, beverages, crafts, souvenirs, or items produced on the site;
- the display of goods, materials and artefacts related to the history of the District;
- general storage accessory to the above activities;
- administrative offices accessory to other permitted activities being undertaken on the site;
- the use of buildings for the purpose of spiritual wellbeing and/or education;
- commercial recreational activities accessory to the first and third bullet points above.

8.6.7.2 Standards

Notwithstanding the site and zone standards of the Rural A Zone, the following standards shall apply to the Scheduled Permitted Activities at the Plains Historic Village, Tinwald.

Note: for the purpose of this rule, site shall mean the area of land shown on the planning maps as scheduled for the purpose of the Plains Historic Village.

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8.6.7.3 Setback from Roads

- a) All buildings shall be set back a minimum distance of 10m from road boundaries.

8.6.7.4 Setback from Neighbours

- a) All buildings and carparking areas shall be set back a minimum distance of 3m from internal boundaries.

8.6.7.5 Height of Buildings

- a) No building shall exceed a maximum height of 8m.

8.6.7.6 Recession Lines

- a) Buildings shall not project beyond a building envelope constructed by recession lines from points 2.3m above internal boundaries as shown in Appendix 4-1.

8.6.7.7 Lighting

- a) All exterior lighting shall be directed away from adjacent properties and roads.

8.6.7.8 Building Coverage

- a) The combined total area of all buildings on the site shall not exceed a maximum of 20% of the total site area.

8.6.8 Lake Hood Storage Park

8.6.8.1 Permitted Activities

The following activities are Scheduled Permitted Activities in the Rural B zone on the site of the Lake Hood Storage Park, Tinwald:

- the operation and maintenance of storage facilities, office and associated advertising signs for the site, as permitted under RC040165

8.6.8.2 Controlled Activities

The following activities are Scheduled Controlled Activities in the Rural B zone on the site of the Lake Hood Storage Park, Tinwald:

- Any external modification or addition to the scheduled permitted activity, shall be a controlled activity in respect of:
 - location, bulk, height, cladding or colour of the proposed work;
 - landscaping and fencing;
 - earthworks;
 - manoeuvring and storage areas
- The subdivision of the storage park area from the balance of The Village Green development area.

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8.7 Assessment Matters

In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out below.

8.7.1 Height of Buildings

- a) The degree to which the increased building height may affect the amenity and enjoyment of public open space through a reduction in view, casting of shadows or dominance of buildings over an open landscape.
- b) The extent of any adverse effects on the environment from exceeding a maximum height and in particular the effect of any increased building height on the visual character of the area and the scale of adjoining buildings.
- c) The degree to which the increased building height may result in decreased opportunities for views from properties in the general vicinity or from roads.
- d) The potential for any adverse effects created through increased height to be mitigated through site layout, separation distances or the provision of landscaping.

8.7.2 Setback from Streets

- a) The degree to which the building or structure will be visible from the road and its effect on the open space character and amenity of the recreation ground.
- b) The design and appearance of the building and its compatibility with the surrounding environment.
- c) The necessity for a reduced setback to enable more efficient or practical use of the site.
- d) The potential for privacy on adjoining sites to be adversely affected from buildings and structures erected at a reduced setback.
- e) The potential for any landscaping to mitigate any increased visual impact created from a reduced setback.

8.7.3 Setback from Neighbours

- a) Any adverse effects on adjoining sites of the proximity of buildings housing scheduled community or private recreation facilities in terms of noise, glare or vibration which is inconsistent with the surrounding environment.
- b) The design and appearance of the building and its relationship with adjoining buildings and sites in terms of design, height, length and scale.
- c) The layout of the site and alternative options for use of the site area.

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- d) The nature of activities able to be undertaken from within the building and their compatibility with activities on adjoining sites (and in particular residential activities) and the extent to which they should be separated from adjoining sites to maintain the quality of the environment.

8.7.4 Recession Lines

- a) The degree to which the increased building height may affect the amenity and enjoyment of public open space through a reduction in view, casting of shadows or dominance of buildings over an open landscape.
- b) The design of the building and the extent to which it casts a shadow over adjoining sites and in particular outdoor living spaces or main living areas within a dwelling.
- c) The potential to mitigate any adverse effects through alternative options on the layout of buildings, car-parking, etc.

8.7.5 Lighting

- a) The degree to which glare may affect the enjoyment, character, safety or amenity of any public place or residential area in the vicinity having regard to the time, duration and intensity of the light and the extent to which it illuminates adjoining land areas.
- b) The location of the source of glare and the potential to relocate or redirect the source within the site to mitigate any nuisance, including the safety of vehicles travelling along adjoining road networks and the degree to which this can be achieved successfully.
- c) The extent to which the light source is necessary to enable certain activities to take place.

8.7.6 Screening

- a) The type of goods or vehicles to be stored on site, their visual appearance and the extent to which the site is visible from adjoining sites, particularly from residential areas and the effect this will have on the amenities and character of the area.
- b) The location of the storage area in relation to buildings and options for the alternative layout of activities on the site.

8.7.7 Landscaping

- a) The extent of the visual impact of buildings and outdoor storage areas on sites where a reduced area of landscaping is proposed having regard to its visibility from adjoining sites, public places or the road and in particular, from sites of residential activity.
- b) The extent to which other factors may compensate for a reduced landscaped area, such as:
- a higher quality of planting over a smaller area;
 - a high standard of architectural design that is not visually obtrusive;
 - the type of building materials used;

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- the location of different activities on site and their relationship to the boundaries of the site and their visibility from the general area.
- c) The importance of improving the standard of landscape having regard to the visual appearance of the site, the length of boundary open to public view and the impact of buildings and activities within the site on the character and amenity of the area, particularly where a low standard of landscaping currently exists.

8.7.8 Hours of Operation and Sale of Liquor

- a) The extent of the additional time in terms of duration and frequency and the character and amenity of the surrounding environment and the extent to which the extension of hours will affect these qualities.
- b) The nature of the activities to be undertaken within this time and adverse effects that they may generate in terms of traffic, noise or visual amenity and the extent to which the additional hours sought may cause an accumulation of these effects.
- c) The nature of the proposed activities to be undertaken within this time and adverse effects that they may generate including effects relating to traffic generation, vehicle fumes, noise, glare from lighting and the effect these may have on the character, amenity and identity of the surrounding environment.
- d) Where the activity involves the sale of liquor, the extent to which the activity will have adverse effects on the amenity of residential uses, taking into account proximity to residential areas and sensitive locations, and hours of operation.
- e) The character, scale and intensity of the proposed use and its compatibility in relation to the surrounding neighbourhood.

8.7.9 Building Coverage

- a) the extent to which the additional building coverage will affect the degree to which the land is able to be enjoyed by the general public; will result in a loss of open space which is valuable within the built environment; or will enable the establishment of activities which could adversely affect the surrounding environment by way of noise, glare, traffic generation, loss of privacy or security.
- b) The extent to which any increase in total floor area will result in a building that dominates or is incompatible with the open space character of the recreation ground.
- c) The extent to which the recreation ground will become covered by buildings and the degree to which this will affect the amenity of the recreation ground.
- d) The ability of any landscaping or screening to mitigate any effects of a reduction in open space.

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8.7.10 Surfacing

- a) The extent to which additional surfacing would affect the character and amenity of the recreation ground taking into account the purpose for which the surfacing is required.
- b) The extent to which the additional surfacing would remove land available for public use.

8.7.11 Commercial Activities

- a) The extent to which the sale of goods or services may adversely affect the amenity of the environment through increased generation of vehicles, noise, fumes or advertising.
- b) The extent to which the sale of goods or services may result in the dispersion of retail activity within the District, affecting the community identity or character of residential areas.
- c) The extent to which a commercial activity may result in the loss of privacy on adjoining residential sites.
- d) The extent to which the activity will result in levels of traffic generation or pedestrian activity which are incompatible with the character of the surrounding area.
- e) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements.
- f) Any adverse effect of the likely traffic generation from the proposed activity in terms of:
 - noise and vibration from vehicles entering and leaving the site or adjoining road, which is incompatible with the noise levels acceptable in a low-density residential environment;
 - glare from headlights of vehicles entering and leaving the site or adjoining road which is intrusive for residents or occupants of adjoining sites;
 - loss of privacy;
 - levels of traffic congestion or reduction in levels of traffic safety which are inconsistent with the classification of the adjoining road;
 - reduction in the availability of on-street parking which is such as to cause a nuisance for residents, occupants or visitors to adjoining residential sites;
 - fumes from vehicles entering or leaving the site, which are unpleasant or objectionable to residents or occupiers of adjoining residential sites;
 - any cumulative effect of traffic generation from the activity in conjunction with traffic generation from other activities in the vicinity.
- g) The extent to which the proposed traffic generation will be compatible with or not result in adverse effects upon activities in the vicinity.
- h) The ability to mitigate any adverse effects of the additional traffic generation such as through the location and design of vehicle crossings, parking and loading areas or through the provision of screening and other factors which may reduce the effect of the additional

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traffic generation, such as infrequency of the activity, or limited total time over which the traffic movements occur.

- i) Any adverse effects of increased levels of pedestrian activity as a result of the activity in terms of noise, disturbance and loss of privacy which is inconsistent with the low-density residential environment.
- j) The extent to which retail sales or commercial activities on the site are an integral and necessary part of other activities being undertaken on the site
- k) The extent to which the activity can practically and economically be undertaken within a Business Zone.

Section 8 Appendices

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Appendix 8-1: List of Scheduled Activities

Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
COMMUNITY FACILITIES					
S1	St Joseph's	Havelock Street, Ashburton	Lots 1 and 2 DP 43726 TS 659-663 and 669-672, Lot 2 DP 309517	Private Primary School	Education and ancillary activities
S2	Our Lady of the Snows	Ashburton-Methven- Rakaia Gorge Road, Methven	Lot 1 DP 68168	Private Primary School	Education and ancillary activities
S3	Ashburton Christian School	119 Albert Street, Ashburton	Lot 1, DP 33475	Private School	Education and ancillary activities
S4	Ashburton Hospital and Tuarangi Home	2-34, 11, 29-33 Elizabeth Street, Ashburton Havelock, William and Cameron Streets, and 266 Cameron Street, Ashburton	Hospital Reserve 4053 including TS 967/78, TS 1013, Pt TS 996/998, Ashburton TN Lot 1 DP 68820 and Section 489 Town of Ashburton	Community Facilities	Health care services Hospital activities Ambulance facilities Car-parking Residential accommodation associated with primary use of the site.
S5	Methven Fire Station	McKerrow Street, Methven	Lot 46 DP 331, Methven Township	Community Facilities	Emergency services
S6	Rakaia Fire Station	Corner of Elizabeth Avenue and Cridland Street, Rakaia	Lot 1 DP 42728, Rakaia Township	Community Facilities	Emergency services

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Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
PRIVATE RECREATION FACILITIES					
S7	Tinwald Club Inc	58-62 Melcombe Street, Tinwald	Lot 4 DP 398708	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S8	Ashburton Collegiate Football Club	1 Chalmers Avenue, Ashburton	Lot 1 DP 38614	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S9	Hampstead Bowling Club	77A Cambridge Street, Ashburton	Lots 1 and 2 DP 13235 with interest in ROW	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S10	Allenton Sport Club	14-16 Cavendish Street, Ashburton	Lots 27-29, Pts 25-26 DP 249, Pt Lot 3 DP 12529 with ROW over Pt Lots 2 and 3 DP 12529	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S11	MSA Bowling Club	121-123 Racecourse Road, Ashburton	Lots 1 and 2 DP 40076, Lot 6 DP 21440	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S12	Mid Canterbury Basketball Association	Oxford Street, Ashburton	Sec 1 SO 17907 Pt RS 6572 Ashburton TN Subj to easement for Recreational Purposes	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages

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Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
S13	Hampstead All Sports Club	44 Bridge Street, Ashburton	LOT 1 DP 46355	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S14	Ashburton Celtic Football Club	Keenans Road, Ashburton	Lot 46-51 DP 259	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S15	Collegiate Football Grounds	corner of Smithfield and Seafield Roads, Ashburton	Pt RS 20672	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S16	Allenton Rugby Football Club	Melrose Road, Ashburton	LOT 2 DP 382372	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S17	Tinwald Family Sport and Recreation	Shearman Street, Tinwald	Lots 1 and 2 DP 45405	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S18	Ashburton Showgrounds	Bridge Street / Seafield Road	Pt Res 2644 and Res 9878 (17.4029ha)	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages

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Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
S19	Ashburton Racecourse	Racecourse Road	Pt R1318 (59.6481ha)	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S20	Tinwald Golf Club	Frasers Road, Tinwald	RS 41347, Blk XIV, Westerfield SD	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S21	Ashburton Golf Club	Golf Links Drive	Sec 1 and Pt Sec 2 Maori Reserve 2080A, Blk IX, Ashburton SD	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S22	Mayfield Golf Club	Bulls Road, Mayfield	PT RS 31100 SEC 1 SO 19320 BLK VIII Shepherds Bush SD	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S23	Methven Racecourse	Ashburton-Rakaia Gorge Road, Methven	Lot 2 DP 3088 Blk VII Spaxton S.D.	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S24	Rakaia Golf Club	Acton Road, Rakaia	Lot 1 DP 25020, Blk II Rakaia SD	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages

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Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
S25	Methven Golf Club	Hobbs Road/Pudding Hill Road, Methven	Lot 2 DP 16786, Pt Lot 8 DP 1780, Blk VII Spaxton SD	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
S26	Mania-o-roto Park	4-8 Chalmers Avenue, Ashburton	Lot 1 DP 16781	Private Recreation Facility	Recreational Activities; and Commercial Activities limited to the sale of food and beverages
OTHER FACILITIES					
S28	Ashburton Hotel	Racecourse Road, Ashburton	Lot 500 DP 392953 (3.386ha)	Hotel Facility	Visitor Accommodation; Commercial Activities; limited to: the sale of food and beverages for consumption on the site; the sale of liquor; conference, function and meeting facilities. Car-parking associated with the above activities.

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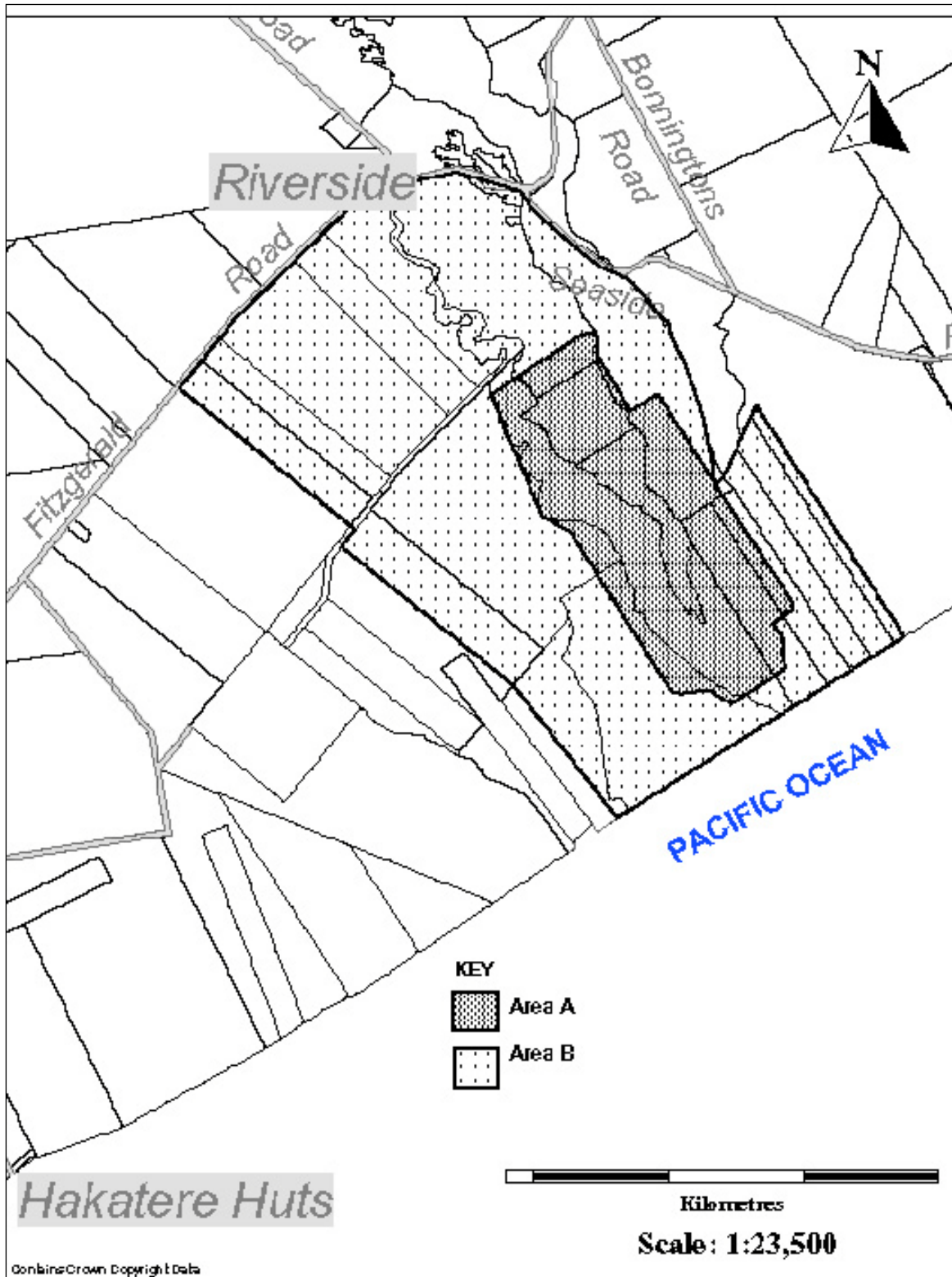
Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
S29	Highbank Power Station	This schedule shall cover both Highbank and Montalto Hydro Power Stations and their immediate environs and that part of the Rangitata Diversion Race from the Rakaia River Road crossing to the head pond above Highbank Power Station.	Part Lot 1 DP 74175, Lot 1 DP 63832	Hydro Power Station	
S30	Montalto Power Station	This schedule shall cover both Highbank and Montalto Hydro Power Stations and their immediate environs and that part of the Rangitata Diversion Race from the Rakaia River Road crossing to the head pond above Highbank Power Station.	Part Lot 1 DP 43889	Hydro Power Station	
S31	Winchmore Research Farm	Dromore Methven Road	Lots 1-3 DP1625 and RS 27968 Blk I, II, V, VI Ashburton SD	Research Farm	

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Site ID	Site Name	Site Location	Legal Description	Purpose	Activities
S32	Five Star Beef Limited	Fitzgerald Road, Wakanui	Rural Sections 18247, 23948, 24208, 24209, 24273, 25255, 25589, 26275, 26276, 28773, 30783, 34505, 34870 and Part Rural Section 20748, Blocks VI and X Wakanui Survey District. Rural Section 24273X. Rural Sections 39387, 39388 and 39428, Blocks VI and X Wakanui Survey District Rural Section 39952. Lot 1 DP 23552 and part Rural Section 20748, Block VI Wakanui Survey District. Part Rural Section 35863. Rural Section 3805, 20747 and 30898. limited to the area shown within the Scheduled Area on Planning Map 40	Feedlot	
S33	Plains Historic Village	Maronan Road, Tinwald	Part RS 41245, SO 16320	Historic Village	

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Appendix 8-2: Scheduled Area – Five Star Beef Ltd



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