

Appendix One: Summary of Recommendations on Submissions

Submission Number	Submitter Name	Point Number	Decision Sought	Recommendation
PC1-1	Federated Farmers	1	Support changes providing residential density remains in criteria 3.11.1b	Accept
PC1-1	Federated Farmers	2	Retain the concept of defining Habitable Space, but specifically name the rooms required to comply with noise guidelines e.g. bedrooms and lounges.	Accept in part
PC1-1	Federated Farmers	3	Change the wording of Rural Activity to: <i>means farming activities, intensive farming activities and forestry activities.</i>	Accept
PC1-2 - 1	Food Stuffs	1	<p>Amend the rules for the Business Zones to provide for supermarkets as a permitted activity. In the Business A, B and C zones, this could be achieved by amending the rules to refer to "Retail Activity (excluding supermarkets)" and "Commercial Activity (excluding Retail Activity but including supermarkets)", so that the Commercial Activity rules apply to supermarkets.</p> <p>This is the preferred option see Point 2 below for an alternative.</p>	Reject
PC1-2	Food Stuffs	2	<p>Amend the zone rules as follows:</p> <p>(i) In the Business A zone – amend the standards for supermarket as controlled activity, by deleting the standard relating to floor area; and</p> <p>(ii) In the Business B zone – confirm that "single retail outlets" include supermarkets which contain a Lotto kiosk and/or a café; and</p> <p>(iii) In the Business C zone – provide for supermarkets as a controlled activity.</p>	Accept in part

Submission Number	Submitter Name	Point Number	Decision Sought	Recommendation
			This is proposed as an alternative to point 1 above.	
PC1-2	Food Stuffs	3	Such other alternative or consequential relief to address the matters raised in this Submission.	Reject
PC1-3	Environment Canterbury	1	Remain as proposed	Accept
PC1-3	Environment Canterbury	2	Remain as proposed	Accept
PC1-4	South Rakaia Bach Owners Association	1	Not amend the Hut Settlement Zone from Residential C to Residential B and retain the Residential C zoning.	Reject
PC1-F1	Environment Canterbury	Further Submission 1 on PC1 - 4 point 1	Oppose PC1 – 4 Point 1; not amending the zone designation of the Hut Settlements.	Accept
PC1-4	South Rakaia Bach Owners Association	2	Amend the wording of Zone Standard 4.10.1 to that used in the District Plan 2002 ¹ . Wording requested: <i>No Additional residential units shall be constructed in or relocated into the Residential Zones B at lake Clearwater, Hakatere, Rakaia, or Rangitata River Mouths.</i>	Reject

¹ The First Generation Plan was made Operative 2001; it is concluded that the 2002 reference is to the 2002 Plan.

Submission Number	Submitter Name	Point Number	Decision Sought	Recommendation
PC1-F1	Environment Canterbury	Further Submission 1 on PC1 - 4 point 2	Support PC1 – F1 Point 2, as possible alternative. Potentially simpler method of implementing the restrictions on development, as long as it does not disrupt other rules or policies for the Residential B Zone.	Reject
PC1-4	South Rakaia Bach Owners Association	3	Future revisions to the District Plan that recognises difference between the Hut Settlements and lifts the restrictions on the number of dwellings at the South Rakaia Hut Settlement	Reject
PC1-4	South Rakaia Bach Owners Association	4	Standard 4.7.3 Setback from Street was noted. This standard provided an exclusion from the road setback requirement in the Residential B zone at Lake Clearwater, allowing buildings to be constructed up to 2m from the settlement roads. No decision was requested.	Reject
PC1-5	New Zealand Fire Service Commission	1	Make changes highlighted red to the proposed subdivision provisions. Provision for fire fighting <u>water supply, access to that water supply</u> and managing associated risk, (this could be demonstrated by compliance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008).	Accept
PC1-5	New Zealand Fire Service Commission	1	Make changes highlighted red to the proposed subdivision provisions. Provision for fire fighting <u>water supply, access to that water supply</u> and managing associated risk, (this could be demonstrated by	Accept

Submission Number	Submitter Name	Point Number	Decision Sought	Recommendation
			<u>compliance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008).</u>	
PC1-5	New Zealand Fire Service Commission	2	Make changes highlighted red to the proposed subdivision provisions. c) The suitability of the proposed water supply for fire fighting purposes; this could be <u>demonstrated by compliance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 or approval (The Council may obtain a report from the New Zealand Fire Service Commission Chief Fire Officer)."</u>	Accept
PC1-5	New Zealand Fire Service Commission	3	Make changes highlighted red to the proposed subdivision provisions. <u>All new allotments created by subdivision in Open Space Zones and Business Zones other than allotments for access, roads and utilities, that cannot prove an ability to provide a fire fighting water supply in accordance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies, SNZ PAS 4509:2008.</u>	Reject
PC1-5	New Zealand Fire Service Commission	4	Include further provisions to require compliance with the Fire Fighting Water Supply Code of Practice at the development stage in areas that are not serviced by a fully reticulated water supply.	Reject

Appendix Two: District Plan Amendments

PLAN CHANGE TEXT

Note: For the purposes of this plan change, any text proposed to be added by the plan change is shown as underlined and text to be deleted as ~~striketrough~~.

Amend the District Plan as follows:

Section 3 Rural Zones

3.9 Site Standards

3.9.4 Setback from Roads

a) The minimum setback of buildings from road boundaries shall be 10m; except that:

buildings less than 5m² in gross floor area may be located within the above setbacks from road boundaries;

for buildings used for retail sales the setback shall be 30m;

in relation to State Highway 1 and State Highway 77, any residential unit or additions or alterations to the same shall be set back 20m from the left edge of the nearest traffic lane.

b) ...

c) Any residential unit or additions of a habitable space or alternations resulting in additional habitable space ~~to the same~~, erected between 20-80m from the nearest traffic lane of SH1 and SH77 shall be required to comply with the international noise guidelines outlined in AS/NZS2107: 2000.

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3.11 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.

...

3.11.1 Residential Density and Building Coverage

a) The degree to which the residential density or building coverage has an adverse effect on the open character of the site and the surrounding area, in particular:

- in the Rural A and B Zones the extent to which building coverage on the site would visually dominate a site which would be out of character with the local environment;
- in the Rural C Zone the extent to which residential units or building coverage would impact on the remote experience of the area, or impact on the landscape values of an area, including the values of spaciousness, expressive landforms, extensive tussock and grass cover, and views and panoramas.

b) The degree to which residential density or building coverage shall compromise the productivity of Land Capability Classes I and II (New Zealand Land Resource Inventory) in the Rural A and B Zones.

c) The necessity for a residential unit on a site with a smaller area in order to provide management, supervision or security for a permitted rural activity.

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Section 5 Business Zones

5.8 Rules – Business Zone

5.8.2 Permitted Activities

The following shall be permitted activities, provided that they comply with all the relevant Site and Zone Standards below and all relevant District Wide Rules, and are not otherwise specified as a controlled, restricted discretionary, discretionary, non-complying or prohibited activity:

a) ...

f) **Retail Activity** (excluding service stations) in the Business A Zone, other than where specified as a Controlled, Discretionary or Non-Complying Activity, provided that:

- the maximum gross floor area of any individual retail tenancy shall not exceed 500m²;

g) **Retail Activity** in the Business B Zone, other than where specified as a Discretionary Activity, provided that:

- retail display and sales shall be limited to single retail outlets, each with a minimum gross floor area of 500m² located within buildings,

except that this limitation shall not apply to: Section 5: Business Zones 5.8 Rules – Business Zone - service stations for which any indoor retail floor area shall not exceed 150m² in area;

- restaurants and take-away food outlets;

- vehicle sales and other outdoor display and sales.

-lotto kiosk or café associated with and ancillary to supermarkets.

h) **Retail Activity** in the Business C Zone, other than where specified as a Non-Complying Activity, provided that:

- the maximum gross floor area of any individual retail tenancy shall not exceed 750m²,

except that this limitation shall not apply to:

- service stations for which any indoor retail floor area shall not exceed 150m² in area;

- vehicle sales and other outdoor display and sales.

i) **Retail Activity** in the Business D and E Zones, other than where specified as a Non-Complying Activity, provided that:

- retail display and sales shall be limited to single retail outlets selling goods produced or processed on the site and may include only ancillary products to goods produced or processed on the site, each with a minimum gross floor area of 150m² located within buildings,

except that this limitation shall not apply to:

- Restaurant and food takeaway outlets;
- Outdoor display and sales including vehicle and machinery sales;
- The display and sale of livestock and the sale of refreshments to persons attending sales events at the Ashburton Saleyards (Lot 2 DP 46305 and Pt RS 20425 Blk IV Hinds (Hekeao) SD).

j) **Retail Activity** in the Business F Zone, other than where specified as a Non-Complying Activity, limited to retail display and sales of goods processed or manufactured on site;

k) **Commercial Activity** (excluding Retail Activity) in the Business A, B, C and D Zones;

...

5.8.3 Controlled Activities

a) Supermarket (grocery stores) in the Business A Zone (except the Ashburton Township) that have a gross floor area exceeding 500m² but do not have a gross floor area greater than 1,200m².

Council has reserved matters of control to the following:

- the extent to which the activity will adversely affect the function, integrity, convenience and viability of the Business A Zone;
- the potential for fragmentation of retailing activity;
- the ability of existing infrastructure, such as car parking and the roading network, to meet the needs generated by the proposed activity;
- protecting pedestrian safety and convenience.

b) ...

5.8.4 Restricted Discretionary Activities

a) Any Activity which is listed as a Permitted Activity and which complies with all of the relevant Zone Standards, but does not comply with any one or more of the relevant Site Standards shall be a Restricted Discretionary Activity. The exercise of the Council's discretion being restricted to the matter(s) specified in the assessment matters in 5.11.

5.8.5 Discretionary Activities

a) ...

f) **Retail Activity** in the Business A Zone, other than where specified as a Controlled Activity, where any individual retail tenancy exceeds 500m² gross floor area;

g) **Retail Activity** in the Business B Zone, other than where specified as a Permitted Activity, where:

- retail display and sales are within buildings less than 500m² gross floor area;
- service stations have an indoor retail floor area exceeding 150m²;

h) **Commercial Activity** (excluding retail activity) in the Business E Zone;

i) ...

5.8.6 Non-Complying Activities

a) ...

i) **Retail Activity** in the Business C Zone, where:

- the maximum gross floor area of any individual retail tenancy exceeds 750m²;
- service stations have an indoor retail floor area exceeding 150m²;

j) **Retail Activity** in the Business D and E Zones, where it involves retail display and sales exceeding the limits listed in the permitted activity rule (5.8.2 i) above);

k) **Retail Activity** in the Business F Zone, where it involves retail display and sales of goods not processed or manufactured on site;

l) **Commercial Activity** (excluding Retail Activity) in the Business F Zone;

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Section 9 Subdivision

9.7 Rules – Subdivision

9.7.3 Controlled Activities

a) Any subdivision in Open Space Zones, Business Zones, or for utilities, except where listed as a Restricted Discretionary Activity. Control is reserved over the following matters:

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- provision for fire fighting water supply, access to that water supply and managing associated risk, (this could be demonstrated by compliance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 or obtain approval from the New Zealand Fire Service)

9.7.4 Restricted Discretionary Activities

a) Any subdivision in the Residential Zones, Rural A and B Zones, and Aquatic Park Zone. Council shall restrict its discretion to those matters listed under Controlled Activities above and those listed below:

- ...
- ...
- All new allotments created by subdivision in Open Space Zones and Business Zones or for utilities, other than allotments for access, roads and utilities, that cannot prove an ability to provide a fire fighting water supply in accordance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies, SNZ PAS 4509:2008 or obtain approval from the New Zealand Fire Service.

9.7.7 Notification / Consultation / Notes

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Resource Consents in relation to the following matters shall not be publically notified:

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- Provision for fire fighting water and managing associated risk

Notes:

- Council recognises the New Zealand Fire Service Code of Practice for Firefighting Water Supplies. All new allotments, other than allotments for access, roads and utilities, in all

zones shall be provided with fire fighting water supply and access to this supply that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- In order to alert future developers of the requirement for a fire fighting water supply, where a fire fighting water supply does not exist, a consent notice requiring a fire fighting water supply shall be put in place on new certificates of title. The following is an example of a typical consent notice:
- “Any habitable building constructed on Lot X shall be provided with a fire fighting water supply and access to this supply that complies with the New Zealand Fire Service Firefighting Water Supplies Code of Practice.”

9.9 Critical Standards

9.9.4 Water Supply

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~~c) All new allotments, other than allotments for access, roads and utilities, in all zones shall be provided with fire fighting water supply in accordance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies, SNZ PAS 4509:2008 [the Code of Practice].”~~

9.10 Assessment Matters

9.10.7 Water Supply

...

~~c) The suitability of the proposed water supply for fire fighting purposes; this could be demonstrated by compliance with New Zealand Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008 or approval (The Council may obtain a report from the New Zealand Fire Service Commission Chief Fire Officer).~~

Section 16 Hazardous Substances

Appendix 17-1: Hazardous Substances Classification and Use

Table 17-1: Quantity Limits for Hazardous Substances

Business Zones and the Commercial Area of the Aquatic Park Zone

Hazardous Substance Type	HSNO Class/ Category	Quantity Limit		
		Column A (Business Zones A, B and C, and Aquatic Park)	Column A (Business Zones D, E and F)	Column B
Flammable liquids	...			
	3.1D Underground storage	50,000 litres	100,000 litres	-

Hazardous Substance Type	HSNO Class/ Category	Quantity Limit		
		Column A (Business Zones A, B and C, and Aquatic Park)	Column A (Business Zones D, E and F)	Column B
	<u>3.1D Above ground² storage</u>	<u>5000 litres</u>	<u>5000 litres</u>	=
Liquid desensitised explosives	3.2A, 3.2B, 3.2C	30 litres	100litres	100 litres
...	...			

Section 17 Definitions

General Definitions

This section sets out definitions of terms used within the District Plan. These definitions explain what is meant by a term used and what may be included or excluded from that term. Readers of the Plan should also be aware that some rules may alter the use of definitions or apply definitions differently in some situations or areas.

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Group Visits	means visits to a site by groups of people organised collectively.
Habitable Space	<u>means a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature which is not occupied frequently or for extended periods. For clarity, a kitchen is only considered to be a habitable space where the kitchen shares an open plan area with another habitable space.</u>
Handcrafts	means goods produced by hand or by the use of hand tools or the use of mechanical appliances where such appliances do not produce the goods in a repetitive manner according to a predetermined pattern for production run purpose. The person producing such goods must design the goods and have direct, complete and variable control over the production of every stage of the product.

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² Not applicable to fuel tanks connected to motors of road vehicles, farm machinery or locomotives

Rural Activities	means the use of land and buildings for the primary purpose for farming and includes³ farming activities, intensive farming activities, and forestry activities
Rural Service Activities	means <u>any activity that provides a commercial service</u> service activities that are related to a rural activity such as seed cleaning, rural contractors and grain drying.
.....	.

Planning Maps

Make changes to Planning Maps U83 (Hakaterere), R75 (Rakaia) and R90 (Rangitata) to change the zoning identification for the Hakaterere, Rakaia and Rangitata Huts from Residential C to Residential B. See proposed changes to Hut zone maps below.



RANGITATA HUTS PROPOSED ZONES

³ Change resulting from submission PC1-1, Point 3



RAKAI A HUTS PROPOSED ZONES



HAKATERE HUTS PROPOSED ZONES