

## Appendix 2: Recommended amendments

*Note to readers: Only provisions that have recommended amendments are included in the table below. All other provisions remain as notified.*

### Interpretation

Definitions	
<b>Rural Tourism</b>	means the use of land and/or buildings where participants are attracted to <sup>1</sup> experience rural production, primary industry.....

### Grasmere Zone

GRAZ-R6	Rural Tourism	
	<b>Activity status:</b> PER 1. Rural tourism <b>Where:</b> a. the total area of land or buildings associated with the activity, excluding walking and cycling tracks <sup>2</sup> , is less than 100m <sup>2</sup> .	...

### Porters Ski Recreation<sup>3</sup> Zone

Definition	
<b><u>Ski Management and Operations</u></b> <sup>4</sup>	means facilities, buildings and activities associated with the management and operation of a Ski Area, including but not limited to avalanche control, weather stations, pump stations, snow-making infrastructure, fuel storage, snow fences, plant nursery, storage and maintenance, equipment and clothing hire facilities, ski school, ski member facilities, race team and competition facilities, sports medicine and rehabilitation, first aid, medical care and facilities, childcare, helicopter access and landing and emergency access and emergency services.

<sup>1</sup> DPR-0422.080 NCCF

<sup>2</sup> DPR-0207.075 SDC

<sup>3</sup> DPR-0345.001 PAR – here and elsewhere as identified within this appendix

<sup>4</sup> DPR-0345.008 PAR

## SKIZ PRZ<sup>5</sup>-Overview

...

## SKIZ PRZ-Objectives and Policies

### SKIZ PRZ-Objectives

SKIZ PRZ-O1

...

SKIZ PRZ-O2

...

### SKIZ PRZ-Policies

SKIZ PRZ-P1	Avoid ongoing <sup>6</sup> use and development of the Porters ski and recreation area where it does not comply with the outline development plans, shown in Schedule 1 PRZ-SCHED1 <sup>7</sup> or the anticipated development within the Sub-Areas, including staging.
SKIZ PRZ-P2	Manage the establishment of an alpine village within the Village Base Sub-Area shown on the Outline Development Plan in Schedule 1 PRZ-FIG2 <sup>8</sup> , for accommodation, community, and commercial activities whilst ensuring the layout, design, and development of the alpine village complements the landscape values of the locality.
SKIZ PRZ-P3	Provide for wastewater and disposal facilities required to service the Porters ski and recreation area, within the Waste Water and Disposal Sub-Area shown on the outline development plan in Schedule 1 PRZ-FIG1 <sup>9</sup> .
SKIZ PRZ-P4	...
SKIZ PRZ-P5	Provide for the establishment and operation of a gondola within the Crystal Stream and Crystal Basin sub-areas, shown on the outline development plan in Schedule 1 PRZ-FIG1.
SKIZ PRZ-P6	...
SKIZ PRZ-P7	...
SKIZ PRZ-P8	Ensure that the natural landscapes and ecological values of the zone are recognised and protected from use and development <u>responds to those values, avoiding protected areas and, including<sup>10</sup> inappropriate planting.</u>

<sup>5</sup> DPR-0345.001 PAR – here and elsewhere as identified within this appendix

<sup>6</sup> DPR-0345.004 PAR

<sup>7</sup> Cl.16(2) amendment to include correct reference – here and elsewhere as identified within this appendix

<sup>8</sup> Cl.16(2) amendment to include correct reference – here and elsewhere as identified within this appendix

<sup>9</sup> Cl.16(2) amendment to include correct reference – here and elsewhere as identified within this appendix

<sup>10</sup> DPR-0345.005 PAR

## SKIZ-PRZ-Rules

SKIZ-PRZ-Rule List	
<b>SKIZ-PRZ-R1</b>	All Buildings and Structures
<b>SKIZ-PRZ-R2</b>	Residential Units
<b>SKIZ-PRZ-R3</b>	Minor Residential Units
<b>SKIZ-PRZ-R4</b>	Gondolas
<b>SKIZ-PRZ-R5</b>	Parking Areas
<b>SKIZ-PRZ-R6</b>	Ski Management and Operations
<b>SKIZ-PRZ-R7</b>	Community Facilities
<b>SKIZ-PRZ-R8</b>	Conference Facility
<b>SKIZ-PRZ-R9</b>	Commercial Activity
<b>SKIZ-PRZ-R10</b>	Visitor Accommodation
<b>SKIZ-PRZ-R11</b>	Residential Activity
<b>SKIZ-PRZ-R12</b>	Educational Facility
<b>SKIZ-PRZ-R13</b>	Landscaping and Tree Planting <sup>11</sup>
<b>SKIZ-PRZ-R14</b>	Helicopter Movements
<b>SKIZ-PRZ-R15</b>	Helicopter Landing Areas
<b>SKIZ-PRZ-R16</b>	Keeping of Animals
<b>SKIZ-PRZ-R17</b>	Public Amenity
<b>SKIZ-PRZ-R18</b>	All Other Activities Any activity not otherwise listed in PRZ-Rule List <sup>12</sup>

SKIZ-PRZ-R1 All Buildings and Structures		
	<p><b>Activity status: CON</b></p> <p>1. All buildings and structures not listed below in SKIZ-PRZ-R2 to SKIZ-PRZ-R4.</p> <p><b>Where:</b></p> <p>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in Schedule 1-PRZ-FIG2.</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with any of SKIZ-PRZ-R1.a. is not achieved: Refer to SKIZ-PRZ-R1.5. and SKIZ-PRZ-R1.9.</p> <p>4. When compliance with rule requirements is not achieved: See SKIZ-PRZ-Rule Requirements.</p>

<sup>11</sup> Cl.16(2) amendment to align headings

<sup>12</sup> Cl.16(2) to align with drafting protocol

<p><b>And this activity complies with the following rule requirements:</b>  <del>SKIZ-PRZ</del>-REQ1 – Building Footprint  <del>SKIZ-PRZ</del>-REQ2 – Maximum Height  <del>SKIZ-PRZ</del>-REQ3 – Maximum Number of Buildings  <del>SKIZ-PRZ</del>-REQ4 – Staging  <del>SKIZ-PRZ</del>-REQ5 – Fences  <del>SKIZ-PRZ</del>-REQ6 – Setbacks  <del>SKIZ-PRZ</del>-REQ7 – Roofing Materials  <del>SKIZ-PRZ</del>-REQ8 – Location</p> <p><b>Matters of control:</b>  2. The exercise of control in relation to <del>SKIZ-PRZ</del>-R1.1. is restricted to the following matters:  a. any relevant matters in <del>SKIZ-PRZ</del>-MAT1;  b. ....  c. additionally, if the building is located within the Slopeside Visitor Accommodation, Village Centre, and Hotel and Visitor Accommodation areas shown on the Village Sub-Area Plan in <del>Schedule 1PRZ-FIG2</del>; then:  i. ....</p>	
<p><b>Activity status:</b> CON  5. All buildings and structures not listed below in <del>SKIZ-PRZ</del>-R2 to <del>SKIZ-PRZ</del>-R4.</p> <p><b>Where:</b>  a. it is located within the Crystal Stream Sub-Area, the Crystal Basin Sub-Area, the Porters Lower Slope Sub-Area, or the Porters Basin Ski Sub-Area, as shown on the outline development plan, in <del>Schedule 1PRZ-FIG1</del>.</p> <p><b>And this activity complies with the following rule requirements:</b>  <del>SKIZ-PRZ</del>-REQ1 – Building Footprint  <del>SKIZ-PRZ</del>-REQ2 – Maximum Height  <del>SKIZ-PRZ</del>-REQ3 – Maximum Number of Buildings  <del>SKIZ-PRZ</del>-REQ4 – Staging  <del>SKIZ-PRZ</del>-REQ6 – Setbacks  <del>SKIZ-PRZ</del>-REQ7 – Roofing Materials  <del>SKIZ-PRZ</del>-REQ8 – Location</p>	<p><b>Activity status when compliance not achieved:</b>  7. When compliance with <del>SKIZ-PRZ</del>-R1.5.a is not achieved: Refer to <del>SKIZ-PRZ</del>-R1.1. and <del>SKIZ-PRZ</del>-R1.9.  8. When compliance with rule requirements in not achieved: See <del>SKIZ-PRZ</del>-Rule Requirements.</p>

	<p><b>Matters of control:</b></p> <p>6. The exercise of control in relation to <del>SKIZ-PRZ</del>-R1.5. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. any relevant matters in <del>SKIZ-PRZ</del>-MAT1;</li> <li>b. ...</li> </ul>	
	<p><b>Activity status:</b> CON</p> <p>9. All buildings and structures not listed below in <del>SKIZ-PRZ</del>-R2 to <del>SKIZ-PRZ</del>-R4.</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Waste Water and Disposal Sub-Area, as shown on the outline development plan, in <del>Schedule 1</del><u>PRZ-FIG1</u>.</li> </ul> <p><b>And this activity complies with the following rule requirements:</b></p> <p><del>SKIZ-PRZ</del>-REQ1 – Building Footprint  <del>SKIZ-PRZ</del>-REQ2 – Maximum Height  <del>SKIZ-PRZ</del>-REQ3 – Maximum Number of Buildings  <del>SKIZ-PRZ</del>-REQ4 – Staging  <del>SKIZ-PRZ</del>-REQ6 – Setbacks  <del>SKIZ-PRZ</del>-REQ7 – Roofing Materials  <del>SKIZ-PRZ</del>-REQ8 – Location</p> <p><b>Matters of control:</b></p> <p>10. The exercise of control in relation to <del>SKIZ-PRZ</del>-R1.9. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. any relevant matters in <del>SKIZ-PRZ</del>-MAT1;</li> <li>b. ...</li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>11. When compliance with <del>SKIZ-PRZ</del>-R1.9.a is not achieved: Refer to <del>SKIZ-PRZ</del>-R1.1. or <del>SKIZ-PRZ</del>-R1.5.</p> <p>12. When compliance with rule requirements is not achieved: See <del>SKIZ-PRZ</del>-Rule Requirements.</p>
<b><del>SKIZ-PRZ</del>-R2</b>	<b>Residential Unit</b>	
	<p><b>Activity status:</b> CON</p> <p>1. Residential Unit.</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in <del>Schedule 1</del><u>PRZ-FIG1</u>.</li> <li>b. ...</li> </ul> <p><b>And this activity complies with the following rule requirements:</b></p> <p><del>SKIZ-PRZ</del>-REQ1 – Building Footprint  <del>SKIZ-PRZ</del>-REQ2 – Maximum Height</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with <del>SKIZ-PRZ</del>-R2.1.a., <del>SKIZ-PRZ</del>-R2.1.b. and <del>SKIZ-PRZ</del>-R2.1.c. is not achieved: NC</p> <p>4. When compliance with rule requirements is not achieved: See <del>SKIZ-PRZ</del>-Rule Requirements.</p>

	<p>SKIZ-PRZ-REQ3 – Maximum Number of Buildings</p> <p>SKIZ-PRZ-REQ4 – Staging</p> <p>SKIZ-PRZ-REQ5 – Fences</p> <p>SKIZ-PRZ-REQ6 – Setbacks</p> <p>SKIZ-PRZ-REQ7 – Roofing Materials</p> <p>SKIZ-PRZ-REQ8 – Location</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to SKIZ-PRZ-R2.1. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. any relevant matters in SKIZ-PRZ-MAT1;</li> <li>b. ...</li> <li>c. if the building is located within the Slopeside Visitor Accommodation, Village Centre, and Hotel and Visitor Accommodation areas shown on the Village Sub-Area Plan in <del>Schedule 1</del>PRZ-FIG2; then: <ul style="list-style-type: none"> <li>i. ...</li> </ul> </li> </ul>	
<b>SKIZ-PRZ-R3</b>	<b>Minor Residential Units</b>	
	...	...
<b>SKIZ-PRZ-R4</b>	<b>Gondolas or Chairlifts<sup>13</sup></b>	
	<p><b>Activity status:</b> RDIS</p> <p>1. Gondola or Chairlift</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Crystal Stream Sub-Area, the Crystal Basin Sub-Area, the Porters Lower Slope, or the Porters Basin Ski Area, as shown on the Outline Development Plan, in <del>Schedule 1</del>PRZ-FIG1.</li> </ul> <p><b>Matters for discretion:</b></p> <p>2. The exercise of discretion in relation to SKIZ-PRZ-R4.1. is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. ...</li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with SKIZ-PRZ-R4.1.a. is not achieved: NC</p>
<b>SKIZ-PRZ-R5</b>	<b>Parking Areas</b>	
	<p><b>Activity status:</b> CON</p> <p>1. All parking areas, including hardstand areas</p>	<b>Activity status when compliance not achieved:</b>

<sup>13</sup> DPR-0345.006 PAR

	<p><b>And this activity complies with the following rule requirements:</b>  <del>SKIZ-PRZ-REQ78</del><sup>14</sup> – Location</p> <p><b>Matters of control:</b>  2. The exercise of control in relation to <del>SKIZ-PRZ-R5.1</del> is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. any relevant matters in <del>SKIZ-PRZ-MAT1</del>; and</li> <li>b. the design of the parking areas are such that: <ul style="list-style-type: none"> <li>i. It is in accordance with the outline development plan, shown in <del>Schedule 1-PRZ-SCHED1</del>;</li> <li>ii. ...</li> </ul> </li> </ul>	<p>3. When compliance with rule requirements is not achieved: See <del>SKIZ-PRZ-Rule Requirements</del>.</p>
<b><del>SKIZ-PRZ-R6</del></b>	<b>Ski Management and Operations</b>	
	...	...
<b><del>SKIZ-PRZ-R7</del></b>	<b>Community Facility</b>	
	...	<p><b>Activity status when compliance not achieved:</b>  2. When compliance with <del>SKIZ-PRZ-R7.1.a</del> is not achieved: NC</p>
<b><del>SKIZ-PRZ-R8</del></b>	<b>Conference Facility</b>	
	...	...
<b><del>SKIZ-PRZ-R9</del></b>	<b>Commercial Activity</b>	
	<p><b>Activity status:</b> PER  1. Commercial activity</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in <del>Schedule 1-PRZ-FIG2</del>; and</li> <li>b. The total floor area within the sub-areas identified in <del>Schedule 1-PRZ-FIG2</del> shall be according to <del>Table 1-PRZ-TABLE1</del><sup>15</sup>:</li> </ul>	<p><b>Activity status when compliance not achieved:</b>  2. When compliance with <del>SKIZ-PRZ-R9.1.a</del> or <del>SKIZ-PRZ-R9.1.b</del> is not achieved: NC</p>
	<p><b><del>SKIZ-PRZ-TABLE1 - Commercial Activity Maximum Floor Area</del></b> ('subject to cl16(2) amendment')</p> <p>...</p>	
<b><del>SKIZ-PRZ-R10</del></b>	<b>Visitor Accommodation</b>	

<sup>14</sup> Cl.16(2) amendment to include correct reference

<sup>15</sup> Cl.16(2) amendment to include correct reference

	<p><b>Activity status:</b> PER</p> <p>1. Visitor Accommodation</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in <del>Schedule 1</del>PRZ-FIG2; and</li> <li>b. The total number of guests for visitor accommodation for sub-areas identified in <del>Schedule 1</del>PRZ-FIG2 shall be according to <del>Table 2</del>PRZ-TABLE2<sup>16</sup>.</li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with <del>SKIZ-PRZ-R10.1.a</del> or <del>SKIZ-PRZ-R10.1.b</del> is not achieved: NC</p>
	<p><b><del>SKIZ-PRZ-TABLE2</del> - Maximum Number of Guests</b> ('subject to cl16(2) amendment')</p> <p>...</p>	
<b><del>SKIZ-PRZ-R11</del></b>	<b>Residential Activity</b>	
	<p><b>Activity status:</b> PER</p> <p>1. Residential Activity</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Village Base Sub-Area, as shown on the outline development plan, in <del>Schedule 1</del>PRZ-FIG2.</li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with <del>SKIZ-PRZ-R11.1.a</del> is not achieved: NC</p>
<b><del>SKIZ-PRZ-R12</del></b>	<b>Educational Facility</b>	
	...	...
<b><del>SKIZ-PRZ-R13</del></b>	<b>Landscaping and Tree Planting</b>	
	<p><b>Activity status:</b> CON</p> <p>1. Any Landscaping and Tree Planting</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. The trees species are listed in <del>Schedule 1, Figure 4</del>PRZ-TABLE8 in PRZ-SCHED1<sup>17</sup></li> <li>b. The planting complies with the concept and plant mix in the landscaping plan in <del>Schedule 1</del>PRZ-TABLE7 in PRZ-SCHED1<sup>18</sup>.</li> </ul> <p><b>Matters of control:</b></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with <del>SKIZ-PRZ-R13.1.a</del> is not achieved: RDIS</p> <p>4. When compliance with <del>SKIZ-PRZ-R13.1.b</del> is not achieved: NC</p> <p><b>Matters for discretion:</b></p> <p>5. The exercise of discretion in relation to <del>SKIZ-PRZ-R13.23</del><sup>20</sup> is restricted to the following matters:</p> <ul style="list-style-type: none"> <li>a. ...</li> </ul>

<sup>16</sup> Cl.16(2) amendment to include correct reference

<sup>17</sup> Cl.16(2) amendment to include correct reference

<sup>18</sup> Cl.16(2) amendment to include correct reference

<sup>20</sup> Cl.16(2) amendment to correct reference



	<p>2. The exercise of control in relation to <del>SKIZ PRZ</del>-R13.1. is restricted to the following matters:</p> <ul style="list-style-type: none"><li>a. ...</li><li>b. the planting patterns of shrubs, tussocks, and trees <u>in areas outside the Village Centre</u><sup>19</sup> has a natural appearance and arrangement, which reflects and harmonises with the landform; and</li><li>c. ...</li></ul>	
<b><del>SKIZ PRZ</del>-R14 Helicopter Movements</b>		
	<p><b>Activity status:</b> PER</p> <p>1. Helicopter movements, for the following activities:</p> <ul style="list-style-type: none"><li>a. Ski management and operations; or</li><li><del>b. Avalanche management and control</del><sup>21</sup>;</li><li><del>c.</del> Construction;</li><li><del>d.</del> Pest control.</li></ul> <p><b>Note:</b> Helicopter movements for emergency purposes are provided for through TEMP-R7.</p> <p>2. Helicopter movements not provided for above or through TEMP-R7, shall be in accordance with <del>Table 3</del><u>PRZ-TABLE3</u><sup>22</sup>.</p>	<p><b>Activity Status when compliance not achieved:</b></p> <p>3. When compliance with <del>SKIZ PRZ</del>-R14.1. is not achieved: RDIS</p> <p><b>Matters for discretion:</b></p> <p>4. The exercise of discretion in relation to <del>SKIZ PRZ</del>-R14.2<sup>23</sup> is restricted to the following matters:</p> <ul style="list-style-type: none"><li>a. ...</li></ul>
	<p><b><del>SKIZ PRZ</del>-TABLE3 - Helicopter Movements</b> ('subject to cl16(2) amendment')</p> <p>...</p>	
<b><del>SKIZ PRZ</del>-R15 Helicopter Landing Areas</b>		
	<p><b>Activity status:</b> PER</p> <p>1. The establishment of a new, or expansion of an existing helicopter landing area</p> <p><b>Where:</b></p> <ul style="list-style-type: none"><li>a. the helicopter landing area is 500m from any notional boundary <del>of any sensitive activity</del>;<sup>24</sup></li></ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with <del>SKIZ PRZ</del>-R15.1.a. is not achieved: DIS</p> <p>3. When compliance with rule requirements is not achieved: See <del>SKIZ PRZ</del>-Rule Requirements.</p>

<sup>19</sup> DPR-0345.011 PAR

<sup>21</sup> Cl.16(2) amendment to remove this as it is captured by the definition of ski management and operations.

<sup>22</sup> Cl.16(2) amendment to include correct reference

<sup>23</sup> Cl.16(2) amendment to correct reference

<sup>24</sup> DPR-0345.012 PAR

	And this activity complies with the following rule requirements: SKIZ PRZ-REQ56 <sup>25</sup> – Setbacks SKIZ PRZ-REQ78 <sup>26</sup> – Location	
<b>SKIZ PRZ-R16</b>	<b>Keeping of Animals</b>	
	...	...
<b>SKIZ PRZ-R17</b>	<b>Public Amenity</b>	
	...	...
<b>SKIZ PRZ-R18</b>	<b>All Other Activities</b> Any activity not otherwise listed in PRZ-Rule List <sup>27</sup>	
	Activity status: DIS 1. All Other Activities Any activity not otherwise listed in PRZ-Rule List <sup>28</sup>	Activity status when compliance not achieved: N/A

### SKIZ PRZ-Rule Requirements

<b>SKIZ PRZ-REQ1</b>	<b>Building Footprint</b>	
	1. The maximum building footprint shall not exceed Table 4PRZ-TABLE4 <sup>29</sup> .	<b>Activity status when compliance not achieved:</b> 2. When compliance with SKIZ PRZ-REQ1.1 is not achieved: NC
	<b>SKIZ PRZ-TABLE4 - Building Footprint</b> ('subject to cl16(2) amendment')	
	<b>Area, as shown in Schedule 1PRZ-SCHED1</b>	<b>Footprint</b>
	...	
<b>SKIZ PRZ-REQ2</b>	<b>Maximum Height</b>	
<b>Village Base Sub Area</b>	1. The maximum heights apply to areas identified on Schedule 1, Figure 2, in PRZ-FIG2 shall be in accordance with PRZ-TABLE5 <sup>30</sup> Table 5.	<b>Activity status when compliance not achieved:</b> 2. When compliance with SKIZ PRZ-REQ2.1. Village Base Sub Area Crystal Chalets is not achieved: RDIS up to 13m. 3. When compliance with SKIZ PRZ-REQ2.1. any other area, and SKIZ PRZ-REQ2.2. is not achieved: NC

<sup>25</sup> Cl.16(2) amendment to include correct reference

<sup>26</sup> Cl.16(2) amendment to include correct reference

<sup>27</sup> Cl.16(2) to align with drafting protocol

<sup>28</sup> Cl.16(2) to align with drafting protocol

<sup>29</sup> Cl.16(2) amendment to include correct reference

<sup>30</sup> Cl.16(2) amendment to include correct reference

		<b>Matters for discretion:</b> 4. The exercise of discretion in relation to <del>SKIZ-PRZ</del> -REQ2.2. is restricted to the following matters: <ul style="list-style-type: none"> <li>a. the effect of additional building height on the views from the Village Base Sub Area towards Castle Hill and to the Crystal Valley; and</li> <li>b. the extent to which the design, profile, materials, and colour of the building minimises the visual effect.</li> </ul>
	<b><del>SKIZ-PRZ</del>-TABLE5: Maximum Heights</b> ('subject to cl16(2) amendment')	
	<b>Village Base Area, shown in Schedule 1<del>PRZ</del>-FIG2</b>	<b>Height shall not exceed</b>
	...	
	Village Centre	6 <del>buildings</del> <u>buildings</u> <sup>31</sup> shall not exceed 24m
	...	
<b>All other Areas</b>	...	<b>Activity status when compliance not achieved:</b> 6. When compliance with <del>SKIZ-PRZ</del> -REQ2.5. is not achieved: NC
<b><del>SKIZ-PRZ</del>-REQ3</b>	<b>Maximum Number of Buildings</b>	
<b>Village Base Sub Area</b>	1. The maximum number of buildings apply to areas identified on Schedule 1, Figure 2, in <del>PRZ</del> -FIG2 shall be in accordance with <del>PRZ</del> -TABLE6Table 6.	<b>Activity status when compliance not achieved:</b> 2. When compliance with any of <del>SKIZ-PRZ</del> -REQ3.1. is not achieved: NC
	<b><del>SKIZ-PRZ</del>-TABLE6 - Maximum Building Number</b> ('subject to cl16(2) amendment')	
	<b>Village Base Area, shown in Schedule 1<del>PRZ</del>-FIG2</b>	<b>The maximum number of buildings</b>
	...	
<b><del>SKIZ-PRZ</del>-REQ4</b>	<b>Staging</b>	
	1. Construction or Earthwork activities in the Crystal Basin or Village Base Sub-Areas shall only commence on: <ul style="list-style-type: none"> <li>a. ...</li> </ul> 2. No erection of buildings or structures (including lifts and tows) or commencement of ski operations within the Crystal Basin Sub Area until: <ul style="list-style-type: none"> <li>a. A restrictive covenant is registered against the land comprising the Crystal Basin Ski Area that protects, in perpetuity, the area of land identified for protection on the outline development plan<sub>2</sub> shown in <del>(Schedule 1<del>PRZ</del>-SCHED1)</del>.</li> <li>b. A Health and Safety Plan incorporating any new risks or hazards from the new building, or structure, or the area of activity within Crystal</li> </ul>	<b>Activity status when compliance not achieved:</b> 5. When compliance with <del>SKIZ-PRZ</del> -REQ4.1. to <del>SKIZ-PRZ</del> -REQ4.4. is not achieved: NC

<sup>31</sup> Cl.16(2) amendment to correct spelling

	<p>Basin has been up- dated and provided to the District Council for its records.  <del>n</del> Emergency Management and Response Plan for the Ski and Recreation Area has been prepared.</p> <p>c. <del>A Hazard Risk Assessment is completed and provided to Council for certification. This shall include an avalanche control programme and proposed measures to reduce the risk of rock fall.<sup>32</sup></del></p> <p>3. Only half the buildings may be constructed and occupied in the following areas identified in <del>Schedule 1</del>PRZ-FIG2 – Porters Chalets, Slopeside Visitors Accommodation, Village Centre, and Hotel and Visitors Accommodation until the following infrastructure is established within the Crystal Basin Sub Area:</p> <p>...</p> <p>4. The Crystal Chalet Area shown on the Village Base Sub-Area in <del>Schedule 1</del>PRZ-FIG2, may only be constructed once the ski access road between the village and the ski area is decommissioned for private vehicle use and there is a minimum of four buildings in the Village Centre Area.</p>	
<b>SKIZ-PRZ-REQ5</b>	<b>Fences</b>	
<b>Village Base Sub Area</b>	...	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with SKIZ-PRZ-REQ5.1. is not achieved: NC</p>
<b>SKIZ-PRZ-REQ6</b>	<b>Setbacks</b>	
<b>Porters Lower Slopes Sub Area</b>	1. All buildings and activities shall be setback a minimum of 15m from the edge of the bed of Porter Stream identified in <del>Schedule 1</del> PRZ-SCHED1.	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with SKIZ-PRZ-REQ6.1. is not achieved: NC</p>
<b>Village Base Sub Area</b>	3. All buildings shall be setback a minimum of 5m from the edge of the bed of Porter Stream identified in <del>Schedule 1</del> PRZ-SCHED1.	<p><b>Activity status when compliance not achieved:</b></p> <p>4. When compliance with SKIZ-PRZ-REQ6.3. is not achieved: NC</p>
<b>SKIZ-PRZ-REQ7</b>	<b>Roofing Materials</b>	
<b>All Areas</b>	1. All roofing materials and fixtures shall exclude copper, zinc, zincaluminum, lead, and clay tiles.	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with SKIZ-PRZ-REQ7.1. is not achieved: NC</p>
<b>SKIZ-PRZ-REQ8</b>	<b>Location</b>	
<b>All Areas</b>	<p>1. The activity or building is not located within Red Tussock Gully as shown on <del>Schedule 1</del>PRZ-SCHED1; or</p> <p><del>2. The activity or building is not located on a ridge or break the ridgeline when viewed from State Highway 73.<sup>33</sup></del></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance with SKIZ-PRZ-REQ8.1. is not achieved: NC</p>

<sup>32</sup> DPR-0345.014 PAR

<sup>33</sup> DPR-0345.015 PAR

## SKIZ PRZ-Matters for Control or Discretion

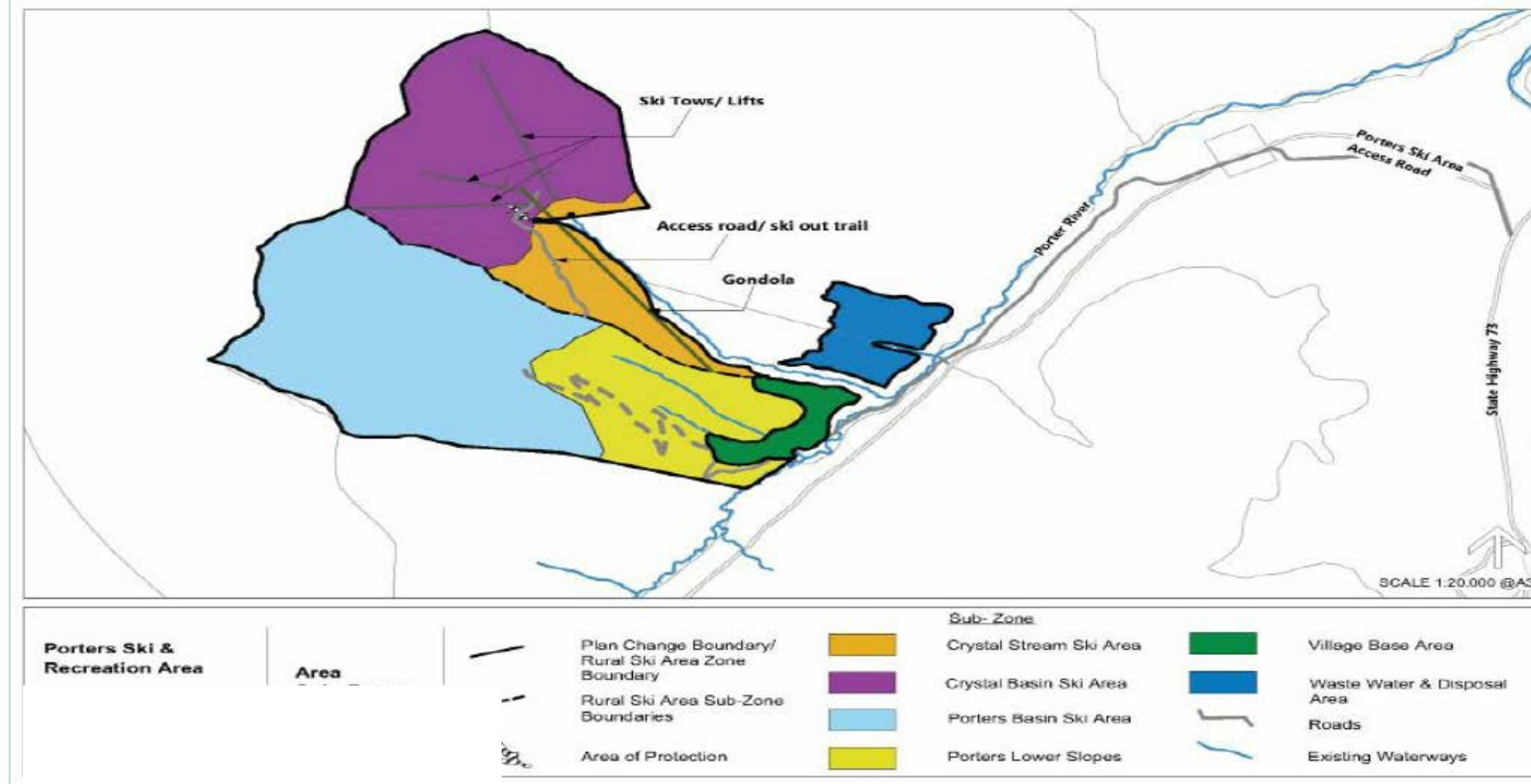
### SKIZ PRZ-MAT1 Village Sub-Area Development

Village Base Sub Area ...

### SKIZ PRZ-Schedules

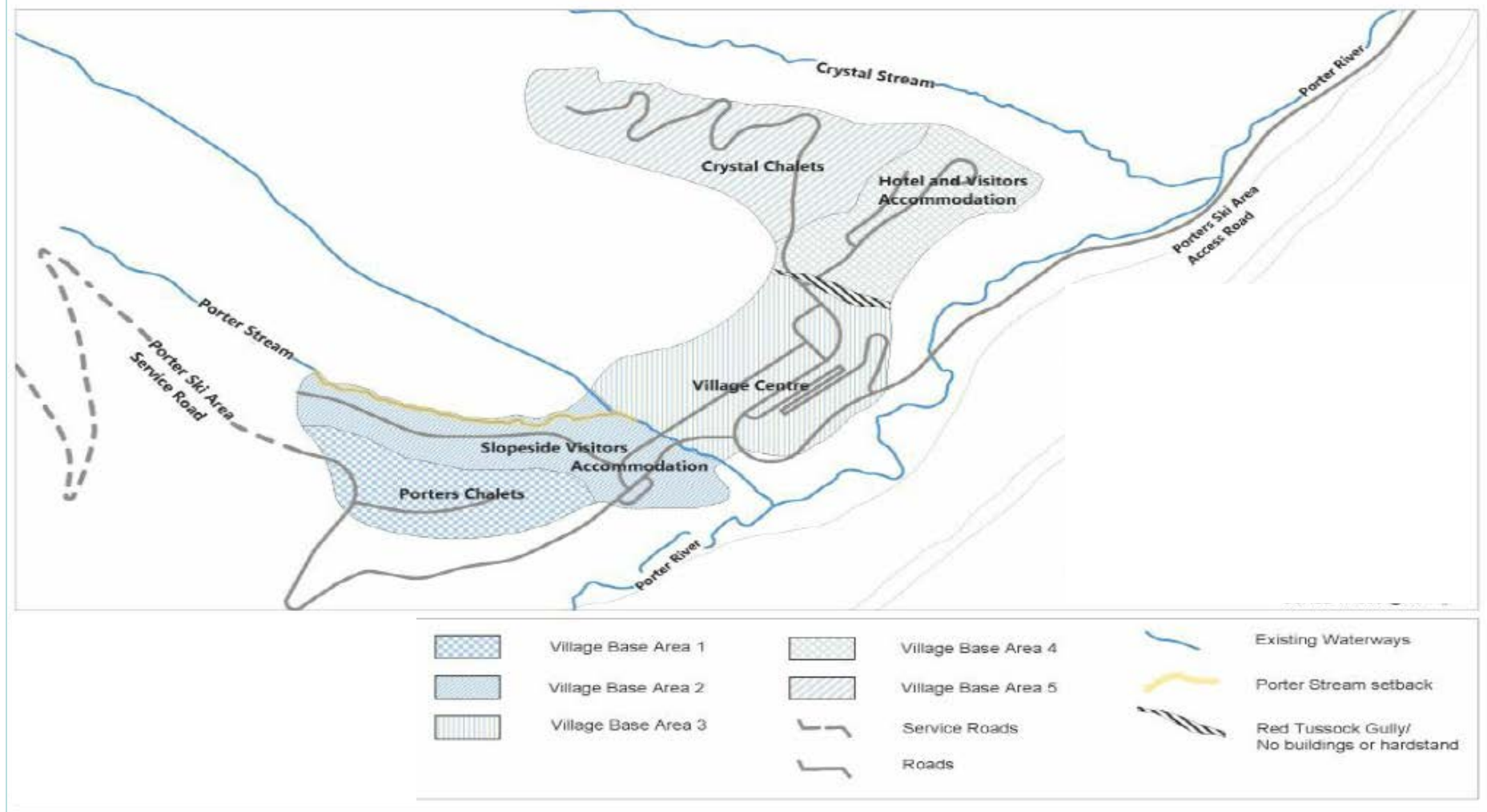
### SKIZPRZ-SCHED1 – Figures Outline Development and Planting Concept Plans<sup>34</sup>

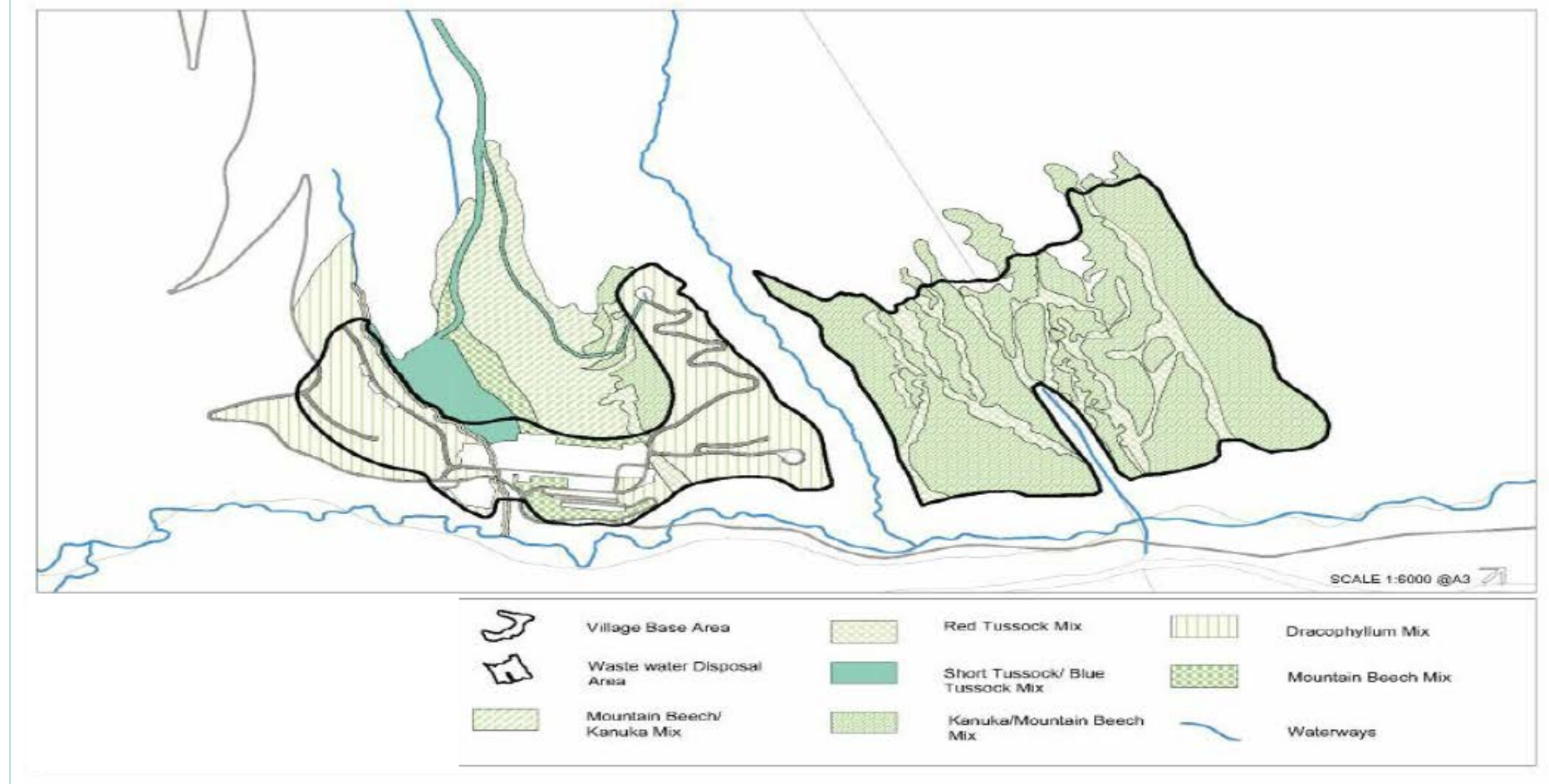
### SKIZ FIG1 PRZ-FIG1 Sub-Areas



<sup>34</sup> SKIZ, amendment to amend SKIZ

**SKIZ—FIG2 PRZ-FIG2 Village Sub-Area Plan**



**SKIZ—FIG3 PRZ-FIG3 Landscaping Plan and Mix****PRZ-TABLE7<sup>35</sup>****Plant Mix**

This provides for six plant mixes and the relative proportions of the dominant species in each planting mix.

<sup>35</sup> Cl.16(2) amendment to include title to table.



**SKIZ – FIG 4 PRZ – TABLE 8<sup>36</sup> Plant List**

Botanical Name	Common Name
----------------	-------------

**Consequential amendments****Relationship between spatial layers****HPW24 - Special Purpose Zone Descriptions**

Name/Code	Description
<b>Porters <del>Ski Area</del> Recreation Zone</b>	<b><del>SKIZ-PRZ</del></b> ...
<b>Special Purpose Zones</b>	<b>SPZ</b> Where an objective, policy, rule or requirement applies to PORTZ, KNOZ, GRAZ, DPZ, TEZ, <del>SKIZ PRZ</del> , and MPZ the term SPZ may be used to collectively describe them.

**Abbreviations**

<del>SKIZ PRZ</del>	<del>Porter's Ski</del> <b>Porters Recreation Zone</b>
---------------------	--

**Energy and Infrastructure**

<b>EI-R32</b>	<b>Emergency Services Facility</b>
... <b><del>SKIZ PRZ</del></b>	<b>Activity status: PER</b> 1. The erection of a new, or expansion of an existing emergency services facility. ... <b>Activity status when compliance not achieved:</b> 2. When compliance with any rule requirements listed in this rule is not achieved: Refer to relevant rule requirement.
<b>EI-R33</b>	<b>Public Healthcare Institution</b>
... <b><del>SKIZ PRZ</del></b>	<b>Activity Status: DIS</b> 6. The establishment of a new, or expansion of an existing public healthcare institution. ... <b>Activity status when compliance not achieved: N/A</b>

<sup>36</sup> Cl.16(2) amendment to include correct reference



<b>EI-REQ12</b>	<b>Structures in Special Areas</b>	
<b>VAL Overlay</b> <b>ONL Overlay</b>	5. All activities occurring outside of a land transport corridor shall comply with: a. ...; and b. <del>SKIZ PRZ</del> -REQ78 Location.	<b>Activity status when compliance not achieved:</b> 6. When compliance with any of EI-REQ12.5 is not achieved: Refer to: a. ... b. <del>SKIZ PRZ</del> -REQ78 Location
<b>EI-REQ15</b>	<b>Height</b>	
... <del>SKIZ PRZ</del>	...	...
<b>EI-REQ16</b>	<b>Site and Zone Boundary Setbacks</b>	
... <del>SKIZ PRZ</del> ...	...	...
<b>EI-R25</b>	<b>Community Wastewater Treatment Facility</b>	
<b>All Zones</b>	<b>Activity Status: DIS</b> ... Where: The activity occurs within either the General Rural Zone, General Industrial Zone, or the Porters <del>Ski</del> Recreation Zone.	...
<b>EI-REQ17</b>	<b>Telecommunications Pole and Antenna Height</b>	
<b>All Zones</b>	...	...
<b>EI-TABLE1</b>	<b>Telecommunications pole and antenna height</b>	
	Porters <del>Ski Area</del> Recreation Zone	... ..

## Transport

<b>TRAN-REQ2</b>	<b>Vehicle crossing access restrictions</b>	
... <del>SKIZ PRZ</del>	...	...
<b>TRAN-REQ3</b>	<b>Number of vehicle crossings</b>	
... <del>SKIZ PRZ</del>	...	...

<b>TRAN-REQ5</b>	<b>Vehicle crossing design and construction</b>	
...	...	...
<b>SKIZ PRZ</b>		

<b>TRAN - TABLE3</b>	<b>Minimum requirements for shared accessways</b>					
<b>Zone</b>	...					
...	...					
<b>SKIZ PRZ</b>						

TRAN - TABLE7		Road formation standards							
Road Type		Legal width (m)		Carriageway width (m)		Traffic lanes	Parking lanes	Specific provision for cycles (on road or off road)	Pedestrian Provision
		Min.	Max.	Min.	Max.	Min. No.	Min. No.		Minimum
Arterial (except in the GRUZ, GRAZ, SKIZ PRZ, TEZ, MPZ)									
Arterial and collector (GRUZ, GRAZ, SKIZ PRZ, TEZ, MPZ)									
Collector (except in the CMUZ, GRUZ, GRAZ, SKIZ PRZ, TEZ, MPZ)									
Local (GRUZ, GRAZ, SKIZ PRZ, TEZ, MPZ)									

## Ecosystems and Indigenous Biodiversity

<b>EIB-R1</b>	<b>Indigenous Vegetation Clearance and Earthworks</b> ('subject to c16(2) amendment')	
...	<b>Activity Status:</b> PER	
<b>SKIZ PRZ</b>	1. Indigenous vegetation clearance	
	<b>Where:</b>	
	a. ...; or	
	b. Any removal in the <b>SKIZ PRZ</b> is less than 5m <sup>2</sup> during a one month period;	
	c. Any removal in the <b>SKIZ PRZ</b> is associated with Controlled or Restricted Discretionary earthworks as outlined in <a href="#">NFL-R2</a> ; or	
	d. ...	

## Natural Character

NATC-REQ1			Setbacks from Surface Water Bodies - Earthworks and Earthworks Stockpiles
SKIZ PRZ	7. All earthworks and earthworks stockpiles are to be located at least:	...	
	<ul style="list-style-type: none"> <li>a. in the Village Sub Area, 5m from Porters Stream, shown in <del>SKIZ-Schedule 1</del>PRZ-FIG2<sup>37</sup>; or</li> <li>b. in the Porters Lower Slopes Sub Area, 15m from Porters Stream, shown in <del>SKIZ-Schedule 1</del>PRZ-FIG1<sup>38</sup>; and</li> <li>c. 20m from the bank of any other surface water body.</li> </ul>		
NATC-REQ3			Setbacks from Surface Water Bodies - Vegetation Planting
...	...	...	
SKIZ PRZ			
..			

## Natural Features and Landscapes

NFL-Policies			
NFL-P1	Recognise the values of the identified outstanding natural features and landscapes described in NFL-SCHED1 and protect these values from adverse effects by:		
	...		
	k. recognising the existing Porters <del>Ski and Recreation Area</del> Zone and providing for its ongoing use and development, while ensuring that the outstanding landscapes values of the Area are recognised and protected from inappropriate use and development.		

NFL-R2	Earthworks	
...	...	...
ONL Overlay: Waimakariri Catchment excluding SKIZ PRZ		

<sup>37</sup> Cl.16(2) amendment to include correct reference

<sup>38</sup> Cl.16(2) amendment to include correct reference

...		
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> CON 6. Earthworks; ...	...
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> CON 10. Earthworks; ...	...
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> CON 14. Earthworks <b>Where:</b> a. ...; and b. it is for forming the access road and ski out trail in general accordance with the development plan in <u>SKIZ-Schedule 1PRZ-SCHED1</u> <sup>39</sup> . ...	...
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> RDIS 18. Earthworks; ...	...
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> RDIS 22. Earthworks ...	...
<b><u>SKIZ PRZ</u></b>	<b>Activity Status:</b> DIS 26. Any other Earthworks	...

<b>NFL-REQ1</b>	<b>Building and structure height</b>	
<b>ONL Overlay excluding <del>SKIZ</del> PRZ</b>	...	...
<b>NFL-REQ2</b>	<b>Building footprint</b>	
<b>ONL Overlay, excluding <del>SKIZ</del> PRZ</b>	1. The maximum building footprint for a residential activity or rural production activity within a Building Node is 300m <sup>2</sup> for any individual building...	...
<b>NFL-REQ3</b>	<b>Building Coverage</b>	

<sup>39</sup> Cl.16(2) amendment to include correct reference

<b>ONL Overlay</b>	1. The maximum building coverage in the Rakaia Catchment, the Waimakariri Catchment, the Malvern Hills, and the Front Ranges ONL, excluding within the <del>SKIZ</del> <u>PRZ</u> , is limited to: ...	...
--------------------	--	-----

<b>NFL-REQ5</b>	<b>Building and structure appearance</b>	
<b>ONL Overlay</b>	1. All buildings and structures in an ONL, excluding within the <del>SKIZ</del> <u>PRZ</u> , must be finished in materials with a maximum reflectance value of 30%	...
<b>VAL Overlay</b>	...	

<b>NFL-MAT2</b>	<b>Earthworks in Porters <del>Ski</del> Recreation Zone</b>	
<b><del>SKIZ</del> PRZ</b>	...	

## Subdivision

<b>SUB-R7</b>	<b>Subdivision in the Porters Ski Zone</b>	
<b><del>SKIZ</del> <u>PRZ</u></b>	<b>Activity status: CON</b> 1. Subdivision not subject to any of SUB-R12, SUB-R13, SUB-R14, or SUB-R15. ...	...
<b>SUB-R12</b>	<b>Boundary Adjustment in All Zones</b>	
...	<b>Activity status: CON</b>	...
<b><del>SKIZ</del> <u>PRZ</u></b>	7. Boundary adjustment. ...	
<b>SUB-R14</b>	<b>Subdivision to Create Emergency Services Facilities in All Zone</b>	
<b><del>SKIZ</del> <u>PRZ</u></b>	<b>Activity Status: CON</b> 11. Subdivision to create any site to be used solely to house any emergency services facility. ...	...
<b>SUB-R15</b>	<b>Subdivision to Update Cross Leases, Company Leases, and Unit Titles in All Zones</b>	
<b>All Zones</b>	<b>Activity Status: CON</b> 1. Subdivision to update an existing cross lease, company lease, or unit title.	...

	<b>Where:</b> <ol style="list-style-type: none"> <li>a. ...</li> <li>c. Every title or leased area is supplied with a connection to a reticulated wastewater network, where the site is located in any of: <ol style="list-style-type: none"> <li>i. ...</li> <li>ii. the Porters <del>Ski</del> <u>Recreation Zone</u>.</li> </ol> </li> </ol>	
<b>SUB-R23</b>	<b>Subdivision and Natural Features and Landscapes</b>	
<b>Outstanding Natural Landscape Overlay</b>	<b>Activity Status:</b> DIS 3. Subdivision within the Outstanding Natural Landscape Overlay. This rule does not apply to any site located wholly within the Porters <del>Ski</del> <u>Recreation Zone</u> . This rule does not apply to any subdivision under SUB-R15.	...
<b>SUB-R24</b>	<b>Subdivision and Public Access</b>	
... <b>SKIZ PRZ</b>	<b>Activity Status:</b> CON 9. Subdivision where an allotment smaller than 4ha is created adjoining:	...
... <b>SKIZ PRZ</b>	<b>Activity Status:</b> CON 17. Subdivision adjoining land that has previously been set aside or reserved as described in s236(a) of the Resource Management Act 1991, where that land previously set aside or reserved adjoins any of	...
	...	
<b>SUB-REQ5</b>	<b>Number of Sites</b>	
<b>SKIZ PRZ</b>	5. The subdivision shall result in a number of fee simple, freehold residential sites <sup>40</sup> within each area shown on the ODP that does not exceed that shown Table SUB-7 – Maximum number of sites, Porters <del>Ski</del> <u>Recreation Zone</u> .	...
	...	
	<b><del>Table SUB-7</del> <u>SUB-TABLE7</u><sup>41</sup> – Maximum number of sites, Porters <del>Ski</del> <u>Recreation Zone</u></b>	
<b>SKIZ PRZ</b>	<b>Area shown on the ODP <u>PRZ-FIG2</u> for Porters <del>Ski</del> <u>Recreation Zone</u></b>	<b>Maximum number of sites</b>
	...	

<sup>40</sup> Cl. 16(2) to remove duplication

<sup>41</sup> Cl.16(2) to align with drafting protocol

<b>SUB-REQ6</b>	<b>Access</b>	
...	11. Every site created, including any balance site, has legal access to a road that ...	
<b>SKIZ PRZ</b>	is not a State Highway where the posted speed limit is 60km/h or greater.	
...		
<b>SUB-REQ8</b>	<b>Corner Splays</b>	
...	5. The corner of any site at any road intersection shall be splayed with a ...	
<b>SKIZ PRZ</b>	diagonal line reducing each boundary by a minimum of: ...	
...		
<b>SUB-REQ9</b>	<b>Water</b>	
<b>SKIZ PRZ</b>	3. Every site created for residential, accommodation or commercial purposes shall be supplied with a connection to a reticulated water supply.	
<b>SUB-REQ10</b>	<b>Wastewater Disposal</b>	
<b>SKIZ PRZ</b>	3. Every site created for residential, accommodation or commercial purposes shall be connected to a reticulated wastewater treatment and disposal system.	

<b>SUB-MAT8</b>	<b>Solid Waste Disposal</b>	
...	1. The appropriateness of the proposed facilities for solid waste collection or disposal, considering all of the:	
<b>SKIZ PRZ</b>	...	
...		

## Light

<b>LIGHT-REQ1</b>	<b>Light Spill</b>		
<b>All Zones</b>	...	...	
	<b>LIGHT-TABLE1 - Maximum Light Spill from Artificial Outdoor Lighting</b>		
	<b>Zone of the adjoining site receiving light spill</b>	<b>2200 to 0600</b>	<b>Hours of dark</b>
	...	...	25 lux
	<b>SKIZ PRZ</b>		

## Noise

NOISE-REQ1		Zone Noise Limits		
	NOISE-TABLE5 - Zone Noise Limits			
	Zone of the site generating noise	Zone of the site receiving noise	Assessment Location	Hours and Limits
	1. All zones	... <del>SKIZ PRZ</del> ...	...	...
NOISE-REQ2		Construction Noise Limits		
	NOISE-TABLE6 - Construction Noise Limits			
...	Time of week	Time period	...	
<del>SKIZ PRZ</del> TEZ			...	...

## General Rural Zone

GRUZ-R27	Aircraft and Helicopter Movements Ancillary to Rural Production
	<b>Activity status:</b> PER ... <b>Note:</b> Aircraft and helicopter movements are also provided for in the Temporary Activities and the SKIZ PRZ Chapter.

## Terrace Downs Zone

### TEZ Policies

TEZ-Policies	
TEZ-P1	Avoid use and development where it does not comply with the outline development plan, shown in <u>Schedule 1 TEZ-FIG1</u> <sup>42</sup> or the anticipated development within the Sub-Areas.

<sup>42</sup> Cl.16(s) to correct reference – here and elsewhere as identified within this appendix



<b>TEZ-P2</b>	Enable the development of tourism, hospitality, and accommodation activities within the <u>Tourist Accommodation Hotel, Hunting Lodge, Golf Course, Outdoor Recreation, Farming Activity and Staff Accommodation, Tourism, Residential and Terrace Sub-Areas</u> <sup>43</sup> shown on the outline development plan in <u>Schedule 1 TEZ-FIG1</u> .
<b>TEZ-P3</b>	Enable the development of residential units in a way that complements the character of the surrounding environment, through materials used and building position, within the Residential, <del>and Terraces</del> <u>and Staff Accommodation</u> <sup>44</sup> Sub-Areas shown on the outline development plan in <u>Schedule 1 TEZ-FIG1</u> .
<b>TEZ-P5</b>	Enable a golf course and associated clubrooms within the Golf Course Sub-Area shown on the outline development plan, in <u>Schedule 1 TEZ-FIG1</u> .
<b>TEZ-P6</b>	Enable the establishment of one lodge within the Hunting Lodge Sub-Area shown on the outline development plan, in <u>Schedule 1 TEZ-FIG1</u> .
<b>TEZ-P7</b>	Avoid <u>inappropriate</u> <sup>45</sup> development in the <del>Crown Reserve</del> <u>Sub-Area and Covenant Sub-Area</u> shown on the outline development plan, in <u>Schedule 1 TEZ-FIG1</u> .
<b>TEZ-P8</b> <sup>46</sup>	Enable sport, recreation and helicopter movements within the Outdoor Recreation Sub-Area shown on TEZ-FIG1.
<b>TEZ-P9</b> <sup>47</sup>	Enable helicopter movements associated with tourism and recreational activities and fire fighting emergency services

## TEZ-Rules

TEZ-Rule List	
<b>TEZ-R1</b>	Hotel and Conference Facilities
<b>TEZ-R2</b>	Hunting and Fishing Lodges
<b>TEZ-R3</b>	Golf Clubhouse
<b>TEZ-R4</b>	Residential Units
<b>TEZ-R5</b>	Terraced Housing
<b>TEZ-R6</b>	<u>Buildings and Structures in Outdoor Recreation and Farming Activity and Staff Accommodation Sub-Areas</u> <sup>48</sup>
<b>TEZ-R7</b>	<u>Maintenance and Utility Buildings and Structures</u> <sup>49</sup>
<b>TEZ-R68</b>	Any other Building or Structure
<b>TEZ-R79</b>	Retail Activity
<b>TEZ-R810</b>	Residential Activity

<sup>43</sup> DPR-0423.002 PHC

<sup>44</sup> DPR-0423.003 PHC

<sup>45</sup> DPR-0423.004 PHC

<sup>46</sup> DPR-0423.005 PHC

<sup>47</sup> DPR-0423.006 PHC

<sup>48</sup> DPR-0423.008 PHC

<sup>49</sup> DPR-0423.021 PHC

<b>TEZ-R911</b>	Visitor Accommodation
<b>TEZ-R1012</b>	Golf Course
<b>TEZ-R1113</b>	Hotel and Conference Activities
<b>TEZ-R1214</b>	Rural Tourism Activity
<b>TEZ-R1315</b>	Recreation Activity
<b>TEZ-16</b>	<u>Maintenance Activities</u> <sup>50</sup>
<b>TEZ-R1417</b>	Keeping of Animals
<b>TEZ-R1518</b>	Public Amenity
<b>TEZ-R1619</b>	Conservation Activity
<b>TEZ-R1720</b>	Helicopter Landing Area
<b>TEZ-R1821</b>	Any activity not otherwise listed in this table

TEZ-R1 Hotel and Conference Facilities		
	<p><b>Activity status:</b> CON</p> <p>1. Hotel and conference facilities and any ancillary buildings.</p> <p><b>Where:</b></p> <p>a. it is located within the <u>Tourist Accommodation Hotel</u><sup>51</sup> sub-area, shown on the outline development plan, in <u>Schedule 4 TEZ-FIG1</u>.</p> <p><b>Where this activity complies with the following rule requirements:</b></p> <p>...</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to TEZ-R1.1. is reserved to the following matters:</p> <p>a. The design and appearance of buildings is such that the extent to which:</p> <p>i. ...</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance <u>with</u> <sup>52</sup>TEZ-R1.1.a. is not achieved: NC</p> <p>...</p>

<sup>50</sup> DPR-0423.021 PHC

<sup>51</sup> DPR-0423.001 PHC

<sup>52</sup> Cl.16(2) amendment to correct grammar

	<ul style="list-style-type: none"> <li>ii. it enhances those parts of the natural landscape and vegetation identified on the outline development plan in <u>TEZ-FIG1</u>;</li> <li>iii. ....</li> </ul>	
<b>TEZ-R2</b>	<b>Hunting and Fishing Lodge</b>	
	<p><b>Activity status:</b> CON</p> <p>1. A hunting and fishing lodge and ancillary building.</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located within the Hunting Lodge Sub-Area, shown on the outline development plan, in <del>Schedule 4</del> <u>TEZ-FIG1</u> ; and</li> <li>b. there shall be a maximum of one lodge and one accessory building.</li> </ul> <p><b>Where this activity complies with the following rule requirements:</b></p> <p>...</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to TEZ-R2.1. is reserved to the following matters:</p> <ul style="list-style-type: none"> <li>a. The design and appearance of buildings is such that the extent to which: <ul style="list-style-type: none"> <li>i. ...</li> <li>ii. it enhances those parts of the natural landscape and vegetation identified on the outline development plan in <u>TEZ-FIG1</u>; and</li> <li>iii. ...</li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>...</p>
<b>TEZ-R3</b>	<b>Golf Clubhouse</b>	
	<p><b>Activity status:</b> CON</p> <p>1. Golf clubhouse and any ancillary buildings.</p> <p><b>Where:</b></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance <u>with</u> <sup>54</sup>TEZ-R3.1.a. is not achieved: NC</p> <p>...</p>

<sup>54</sup> Cl.16(2) amendment to correct grammar

	<p>a. it is located within the <del>Tourist Accommodation</del> <u>Golf Course</u><sup>53</sup> Sub-Area, shown on the outline development plan, in <del>Schedule 4</del> <u>TEZ-FIG1</u>.</p> <p><b>Where this activity complies with the following rule requirements:</b></p> <p>...</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to TEZ-R3.1. is reserved to the following matters:</p> <p>a. The design and appearance of buildings is positioned such that the extent to which:</p> <p>i. ...</p> <p>ii. it protects and enhances those parts of the natural landscape and vegetation identified on the outline development plan <u>in TEZ-FIG1</u> having conservation significance;</p> <p>iii. ....</p>	
<b>TEZ-R4</b>	<b>Residential Units</b>	
	<p><b>Activity status:</b> CON</p> <p>1. Residential unit and any ancillary structures, not including terraced housing.</p> <p><b>Where:</b></p> <p>a. it is located within the Residential Sub-Area, shown on the outline development plan, in <del>Schedule 4</del> <u>TEZ-FIG1</u>;</p> <p>b. there shall be a maximum of <del>68</del> <u>69</u><sup>55</sup> residential units (not including the terraced housing); and</p> <p>c. ...</p> <p><b>And this activity complies with the following rule requirements:</b> ...</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to TEZ-R4.1. is reserved to the following matters:</p>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance <u>with</u> <sup>56</sup>TEZ-R4.1.a., TEZ-R4.1.b., or TEZ-R4.1.c. is not achieved: NC</p> <p>...</p>

<sup>53</sup> DPR-0423.001 PHC

<sup>55</sup> DPR-0423.007 PHC

<sup>56</sup> Cl.16(2) amendment to correct grammar

	<p>a. The design and appearance of buildings is positioned such that the extent to which:</p> <ul style="list-style-type: none"> <li>i. ...</li> <li>ii. it protects and enhances those parts of the natural landscape and vegetation identified on the outline development plan <u>in TEZ-FIG1</u> having conservation significance;</li> <li>iii. ...</li> </ul>	
<b>TEZ-R5</b>	<b>Terraced Housing</b>	
	<p><b>Activity status:</b> CON</p> <p>1. Terraced housing and any ancillary buildings.</p> <p><b>Where:</b></p> <ul style="list-style-type: none"> <li>a. it is located in the Terraces Sub-Area shown in the outline development plan, in <del>Schedule 1</del> <u>TEZ-SCHED1</u> ; and</li> <li>b. ...</li> </ul> <p><b>And this activity complies with the following rule requirements:</b></p> <p>...</p> <p><b>Matters of control:</b></p> <p>2. The exercise of control in relation to TEZ-R5.1. is reserved to the following matters:</p> <ul style="list-style-type: none"> <li>a. The design and appearance of buildings is positioned such that the extent to which: <ul style="list-style-type: none"> <li>i. ...</li> <li>ii. it protects and enhances those parts of the natural landscape and vegetation identified on the outline development plan <u>in TEZ-FIG1</u> having conservation significance;</li> <li>iii. ...</li> </ul> </li> </ul>	<p><b>Activity status when compliance not achieved:</b></p> <p>3. When compliance <u>with</u> <sup>57</sup>TEZ-R5.1.a., or TEZ-R5.1.b. is not achieved: NC</p> <p>...</p>

<sup>57</sup> Cl.16(2) amendment to correct grammar

<b>TEZ-R6<sup>58</sup></b>	<b><u>Buildings and Structures in Outdoor Recreation and Farming Activity and Staff Accommodation Sub-Areas</u></b>	
	<p><b><u>Activity status: CON</u></b>  <b><u>1. Any buildings or structure</u></b></p> <p><b><u>Where:</u></b>  a. <u>it is located within the Outdoor Recreation or Farming Activity and Staff Accommodation Sub-Areas, shown on TEZ-FIG1 .</u></p> <p><b><u>Where this activity complies with the following rule requirements:</u></b>  <u>TEZ-REQ1 – Sewage treatment and disposal</u>  <u>TEZ-REQ2 – Setbacks</u>  <u>TEZ-REQ3 – Height</u>  <u>TEZ-REQ4 – Design and Appearance</u>  <u>TEZ-REQ5 – Landscaping</u></p> <p><b><u>Matters of control:</u></b>  <u>2. The exercise of control in relation to TEZ-R6.1. is reserved to the following matters:</u>  a. <u>The design and appearance of buildings is such that the extent to which:</u>  i. <u>it is compatible with a historic country theme and reflects the natural, rural, and high country character of the site and locality;</u>  ii. <u>it enhances those parts of the natural landscape and vegetation identified on TEZ-FIG1;</u>  iii. <u>it does not adversely impact on neighbouring property's privacy;</u>  iv. <u>it provides sufficient open space between the groups of buildings; and</u>  v. <u>it minimises any visual effects.</u></p>	<p><b><u>Activity status when compliance not achieved:</u></b>  <u>3. When compliance with any of TEZ-R6 is not achieved: NC</u>  <u>4. When compliance with any rule requirement is not achieved: Refer to TEZ-Rule Requirements</u></p> <p><b><u>Notification:</u></b>  <u>5. Any application arising from TEZ-R6 shall not be subject to public notification. Notice shall not be served on any person.</u></p>
<b>TEZ-R7</b>	<b><u>Maintenance and Utility Buildings and Structures</u></b>	
	<p><b><u>Activity status: CON</u></b>  <b><u>1. Any buildings or structure</u></b></p>	<p><b><u>Activity status when compliance not achieved:</u></b>  <u>3. When compliance with TEZ-R7.1 is not achieved: NC</u></p>

<sup>58</sup> DPR-0423.008

	<p><b>Where:</b></p> <p>a. <u>it is located within the Maintenance Sub-Area, shown on TEZ-FIG1.</u></p> <p><b>Where this activity complies with the following rule requirements:</b></p> <p><u>TEZ-REQ1 – Sewage treatment and disposal</u></p> <p><u>TEZ-REQ2 – Setbacks</u></p> <p><u>TEZ-REQ3 – Height</u></p> <p><u>TEZ-REQ5 – Landscaping</u></p> <p><u>TEZ-REQ7 – Maintenance and Utility Buildings and Structures</u></p> <p><b>Matters of control:</b></p> <p><u>2. The exercise of control in relation to TEZ-R2.1. is reserved to the following matters:</u></p> <p>b. <u>The design and appearance of buildings is such that the extent to which:</u></p> <p>i. <u>it is compatible with a historic country theme and reflects the natural, rural, and high country character of the site and locality;</u></p> <p>ii. <u>it enhances those parts of the natural landscape and vegetation identified on TEZ-FIG1;</u></p> <p>iii. <u>it does not adversely impact on neighbouring property's privacy;</u></p> <p>iv. <u>it provides sufficient open space between the groups of buildings; and</u></p> <p>v. <u>it minimises any visual effects.</u></p>	<p><u>4. When compliance with any rule requirement is not achieved: Refer to TEZ-Rule Requirements</u></p> <p><b>Notification:</b></p> <p><u>5. Any application arising from TEZ-R7 shall not be subject to public notification. Notice shall not be served on any person.</u></p>
<b>TEZ-R68</b>	<b>Any other Building or Structure</b>	
	...	
<b>TEZ-R79</b>	<b>Retail Activity</b>	
	<p><b>Activity status:</b> PER</p> <p>1. Retail activity.</p> <p><b>Where:</b></p> <p>a. <u>it is located within a building in the <del>Tourist Accommodation</del> Tourism, Hotel or Hunting Lodge Sub-Areas<sup>59</sup>, shown on the outline development plan, in <del>Schedule 4</del> TEZ-FIG1.</u></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with TEZ-R79.1.a. is not achieved: NC</p>

<sup>59</sup> DPR-0423.009 PHC

<b>TEZ-R810</b>	<b>Residential Activity</b>	
	...	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R810.1.a. is not achieved: NC
<b>TEZ-R911</b>	<b>Visitor Accommodation</b>	
	...	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R911.1.a., is not achieved: DIS
<b>TEZ-R1012</b>	<b>Golf Course</b>	
<b>TEZ-R1113</b>	<b>Hotel and Conference Activities</b>	
	...	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R1113.1.a. is not achieved: DIS
<b>TEZ-R1214</b>	<b>Rural Tourism</b>	
	<b>Activity status:</b> PER 1. Rural tourism <b>Where:</b> a. the total area of land or <sup>60</sup> buildings associated with the activity, is less than 100m <sup>2</sup> .	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R1214.1.a. is not achieved: DIS
<b>TEZ-R1315</b>	<b>Recreation Activities</b>	
	...	
<b>TEZ-16</b>	<b>Maintenance Activities</b>	
-	<b>Activity status:</b> PER 1. Maintenance Activity <b>Where:</b> a. it is located within the Maintenance Sub-Area, shown on TEZ-FIG1.	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R16.1.a. is not achieved: DIS
<b>TEZ-R1417</b>	<b>Keeping of Animals</b>	
	...	
<b>TEZ-R1518</b>	<b>Public Amenity</b>	
	...	
<b>TEZ-R1619</b>	<b>Conservation Activity</b>	
	...	
<b>TEZ-R1720</b>	<b>Helicopter Landing Area</b>	

<sup>60</sup> DPR-0423.011 PHC



	<b>Activity Status:</b> PER 1. Helicopter landing area. <b>Where:</b> a. it is located within the <del>Golf Course</del> <u>Outdoor Recreation</u> <sup>61</sup> Sub-Area; b. ...  <b>Note:</b> Helicopter movements for emergency purposes are provided for through TEMP-R7. <sup>62</sup>	<b>Activity status when compliance not achieved:</b> 2. When compliance with TEZ-R17 <del>20</del> .1. is not achieved: DIS
<b>TEZ-R18 <del>21</del></b>	<b>Any activity not otherwise listed</b>	
	...	

### TEZ-Rule Requirements

TEZ-REQ1	Sewage Treatment and Disposal													
	<div>1. All sewage treatment and disposal shall be reticulated and treated, ... then disposed to land in the area identified on the outline development plan in <u>TEZ-FIG1</u>.</div> <div>2. ...</div>													
TEZ-REQ3	Height													
	<div>1. The maximum height shall be in accordance with <u>TEZ-TABLE1</u><sup>63</sup>.</div>	<div>Activity status when compliance not achieved:</div> <div>5. When compliance with TEZ-REQ3. is not achieved: DIS</div>												
	TEZ-TABLE1 - Height ('subject to cl16(2) amendment')													
	<table><tr><th>Maximum Height</th><th>Shall not Exceed:</th></tr><tr><td>Hotel and Conference Facilities</td><td>22m (including chimneys)</td></tr><tr><td>Hunting and Fishing Lodges <u>and any building or structure used for maintenance or utility purposes</u><sup>64</sup></td><td>8m</td></tr><tr><td>Golf Clubhouse</td><td>17m (including chimneys)</td></tr><tr><td><u>Sports facility</u></td><td><u>17m</u></td></tr><tr><td><u>Shops and offices</u></td><td><u>12m</u></td></tr></table>	Maximum Height	Shall not Exceed:	Hotel and Conference Facilities	22m (including chimneys)	Hunting and Fishing Lodges <u>and any building or structure used for maintenance or utility purposes</u> <sup>64</sup>	8m	Golf Clubhouse	17m (including chimneys)	<u>Sports facility</u>	<u>17m</u>	<u>Shops and offices</u>	<u>12m</u>	
Maximum Height	Shall not Exceed:													
Hotel and Conference Facilities	22m (including chimneys)													
Hunting and Fishing Lodges <u>and any building or structure used for maintenance or utility purposes</u> <sup>64</sup>	8m													
Golf Clubhouse	17m (including chimneys)													
<u>Sports facility</u>	<u>17m</u>													
<u>Shops and offices</u>	<u>12m</u>													

<sup>61</sup> DPR-0423.014 PHC

<sup>62</sup> DPR-0423.014 PHC

<sup>63</sup> Cl.16(2) amendment to include correct reference

<sup>64</sup> DPR-0423.018 PHC

<u>Towers for filming</u>	<u>25m</u>
<u>Any building or structure in the Outdoor Recreation and Farming Activity and Staff Accommodation Sub-Areas</u> <sup>65</sup>	<u>9m</u>
Any other Building or Structure	<del>12</del> <u>17</u> <sup>66</sup> m

**TEZ-REQ4****Design and Appearance**

1. External cladding materials shall be timber, local stone, textured cement plaster, or a combination thereof.
2. External surfaces of any building shall not exceed a maximum reflectance value of 37%.
3. Roof pitch shall be greater than 30 degrees.
4. ~~Each residential unit has a minimum site area of 400m<sup>2</sup>.~~ <sup>67</sup>

**Activity status when compliance not achieved:**

~~54.~~ When compliance with TEZ-REQ4. is not achieved: ~~DIS~~ RDIS <sup>68</sup>

**Matters for discretion:**

5. The exercise of control in relation to TEZ-REQ4.4 is restricted to the following matters:

- a. The extent to which the design and appearance of buildings:
  - i. is compatible with a historic country theme and reflects the natural, rural, and high country character of the site and locality;
  - ii. enhances those parts of the natural landscape and vegetation identified on TEZ-FIG1;
  - iii. does not adversely impact on neighbouring property's privacy; and
  - iv. minimises any visual effects.

**TEZ-REQ5****Landscaping**

1. A landscaping plan is submitted with each building consent application that shows how it:
  - a. is planted with predominantly natives, with no flowering annuals or bedding plants and uses native trees and shrubs listed in TEZ-TABLE2 Schedule 1, Figure 2;
  - b. ...
2. For Hunting Lodges, the landscaping plan also shows:
  - a. ...

**Activity status when compliance not achieved:**

...

<sup>65</sup> DPR-0423.008 PHC

<sup>66</sup> DPR-0423.016 PHC

<sup>67</sup> Cl.16(2) to remove unnecessary duplication as this matter is already addressed in SUB-REQ1.11.

<sup>68</sup> DPR-0423.017 PHC

	<p>b. the escarpment above the hunting lodge terrace planted with native plants listed in <u>TEZ-TABLE2</u><del>Schedule 1, Figure 2.</del></p> <p>3. ...</p>	
<b>TEZ-REQ7<sup>69</sup></b>	<b>Design and Appearance of Maintenance and Utility Buildings and Structures</b>	
	<p><u>1. The external surfaces of any building or structure shall not exceed a maximum reflectance value of 37%.</u></p>	<p><b>Activity status when compliance not achieved:</b></p> <p>2. When compliance with any of TEZ-REQ7. is not achieved: <u>RDIS</u></p> <p><b>Matters for discretion:</b></p> <p><u>3. The exercise of control in relation to TEZ-REQ7.2 is restricted to the following matters:</u></p> <p><u>a. The extent to which the design and appearance of buildings or structures:</u></p> <p>i. <u>reflects the natural, rural, and high country character of the site and locality; and</u></p> <p>ii. <u>minimises any visual effects.</u></p>

---

<sup>69</sup> DPR-0423.018 PHC

## TEZ-Schedules

**TEZ-SCHED1 –~~Figures~~ Outline Development Plan and Planting List<sup>70</sup>**

**~~TEZ-FIG1~~ TEZ-FIG1** Sub-Areas

**~~TEZ-FIG2~~ TEZ TABLE2<sup>71</sup>** Plant List

---

<sup>70</sup> Cl.16(2) amendment to amend title

<sup>71</sup> Cl.16(2) amendment to correct reference