

## Appendix 9: Reviewed District Plans - Comparison Table

The following is a simplified table<sup>30</sup> comparing the rule approaches within the reviewed plans:

	Activity Status					
	Permitted	Controlled	Restricted Discretionary	Discretionary	Non-complying	Prohibited
<b>Ashburton District Plan</b>	-	-	Any clearance of indigenous vegetation in the Hakatere, River Valley, and Front Range Outstanding Natural Landscapes that exceed specified areas. Any clearance of indigenous vegetation in the Inland Mountain Outstanding Natural Landscape. Any building in the Inland Mountain Outstanding Natural Landscape.	Forestry Activities in the Rural C Zone. Mineral Extraction or Quarrying.	-	-
<b>Waimakariri District Plan</b>	Any land use within the Core Outstanding Landscape Area, Ashley Gorge Outstanding Landscape Area, or the Buffer Outstanding Landscape Area, as outlined on the District Plan Maps, is a permitted activity if it: i. is not otherwise listed as a controlled or discretionary (restricted), discretionary or non-complying activity under this chapter; ii. complies with the conditions; and iii. complies with all the conditions and provisions for permitted activities in all chapters.	Within the Ashley Gorge Outstanding Landscape Area, tree planting or structures that block the view of the landscape from the two selected viewpoints.	Within the Buffer Outstanding Landscape Area any earthworks that do not comply with conditions. Earthworks, other than those resulting from the maintenance of any electricity utility and associated telecommunication facility, within 20m of the highest adjacent point of any ridgeline mapped as a Prominent Ridge. Any structure, other than a fence or a structure less than 5m <sup>2</sup> floor area and less than 2m in height, within 20m of the highest adjacent point of any ridgeline mapped as a Prominent Ridge. Within the Ashley Gorge Outstanding Landscape Area and the Buffer Outstanding Landscape Area, except the Buffer Outstanding Landscape Area on the plains side of the foothills north of the Ashley River/Rakahuri, the planting of any specified tree species. Within the Buffer Outstanding Landscape Area on the plains side of the foothills north of the Ashley River/Rakahuri, the planting of any specified tree species. Except as otherwise provided for, the planting of any tree species in areas greater than 50ha on any site in any 12 month period. Vegetation clearance in the Core Outstanding Landscape Area, other than the clearance of plantation forestry planted prior to 20 June 1998,	Subdivision in the Core Outstanding Landscape Area, Buffer Outstanding Landscape Area and Ashley Gorge Outstanding Landscape Area is a discretionary activity. Earthworks within the Core Outstanding Landscape Area and Ashley Gorge Outstanding Landscape Area. Buildings within the Core Outstanding Landscape Area and the Ashley Gorge Outstanding Landscape Area and the Buffer Outstanding Landscape Area.	The planting of any exotic tree within the Core Outstanding Landscape Area.	-
<b>Hurunui District Plan</b>	The following are permitted, subject to standards: 1. Earthworks for the purpose of maintenance, repair or replacement of existing fence lines, vehicle tracks, roads, firebreaks, drains,	Buildings (excluding utility buildings and structures) on any site of less than 20 ha, subject to the standards for permitted activity buildings.	Buildings and structures, (excluding utility buildings and structures) which do not meet the standards as a permitted or controlled activity, unless specified as a non-complying activity; Earthworks, which are not identified as a permitted or controlled activity;	-	An additional dwelling which does not meet the minimum area requirement of 1 dwelling and minor dwelling unit on a site per 20 ha;	-

<sup>30</sup> The rules that apply across the plans are complex and this table has been simplified to show the key rules which apply. It is not comprehensive and does not cover all details within the applicable rules / chapters.

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	Permitted	Controlled	Restricted Discretionary	Discretionary	Non-complying	Prohibited
	<p>waterlines, ponds, dams, waterway crossings, or utilities, of the same or similar scale.</p> <p>2. The establishment of a post and wire fences, troughs and water tanks (including associated earthworks) within an area of improved pasture;</p> <p>3. Buildings (excluding utility buildings and structures) on any site of 20 ha or greater;</p> <p>4. The establishment of new forestry of up to 1 ha in area, or no more than 2.5% of site area, whichever is the greater, in any 10 year period;</p> <p>5. Existing forestry.</p> <p>6. Underground utilities and associated earthworks within formed road reserve;</p> <p>7. Customer service connections either underground or overhead utilising existing support poles including associated earthworks;</p> <p>8. Utility buildings and structures (not otherwise provided for as a permitted activity);</p> <p>9. The maintenance, repair, or replacement of utilities;</p> <p>10. Upgrading of utilities which complies with Utilities rules;</p> <p>11. The establishment of new viticulture within the Weka Pass Outstanding Natural Landscape of up to 1 ha in area, or no more than 2.5% of site area, whichever is the greater, in any 10 year period; and</p> <p>12. The establishment of new shelterbelts and erosion control plantings.</p> <p>Standards for permitted activities:</p> <p>1. Buildings (excluding utility buildings and structures):</p> <p>(a) One dwelling and one minor dwelling unit per 20 ha of site area, or one dwelling per site where the site has been created as part of a subdivision consent;</p> <p>(b) The maximum footprint of any building shall be 200 m<sup>2</sup>, except that for any farm building, the maximum footprint shall be 250 m<sup>2</sup>;</p> <p>(c) The maximum height of any building shall be 5 m;</p>		<p>Viticulture in the Weka Pass Outstanding Natural Landscape that it not otherwise specified;</p> <p>Utility buildings and structures which do not meet the standards for a permitted activity;</p> <p>Above ground utility lines and support structures.</p>		<p>Forestry that is not identified as a permitted activity; and</p> <p>Mineral extraction activities.</p>	

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	<p>(d) The maximum area of the site that can be covered by buildings or structures is 500 m<sup>2</sup> for every 20 ha of site area, or a maximum of 1,000 m<sup>2</sup> per property;</p> <p>(e) All buildings must be set back a minimum of 20 m from all site boundaries;</p> <p>(f) All buildings must be finished in materials with a maximum reflectance value of 40%;</p> <p>(g) The highest point of any building will not be located within 20 m vertical or 100 m horizontal of any ridgeline; and</p> <p>(h) Earthworks associated with any building or access shall not exceed 600 m<sup>2</sup> or 300 m<sup>3</sup>, whichever is the lesser.</p> <p>2. Utility buildings and structures:</p> <p>(a) The maximum height of any utility building/structure shall be 4 m;</p> <p>(b) All utility buildings / structures must be finished in materials with a maximum reflectance value of 40%;</p> <p>(c) No utility building/structure will be located within 20 m vertical or 100 m horizontal of any ridgeline; and</p> <p>(d) Earthworks associated with the utility building / structure and access shall not exceed 600 m<sup>2</sup> or 300 m<sup>3</sup>, whichever is the lesser.</p>					
<b>Christchurch Replacement District Plan</b>	<p>Farm buildings and public amenities buildings &lt;100m<sup>2</sup> in ONF, ONL, SF and RAL.</p> <p>Recreation facilities &lt;100m<sup>2</sup> in some ONF, ONL, SF and RAL.</p>	-	<p>Recreation facilities &lt;100m<sup>2</sup> in some ONF and ONL.</p> <p>New access tracks.</p>	<p>Buildings in some ONF and ONL.</p> <p>Residential units in some ONF.</p> <p>New roads.</p> <p>Quarrying in one ONF.</p> <p>Buildings in SF and RAL.</p> <p>Residential units in SF and RAL.</p> <p>Recreation facilities in one SF.</p>	<p>Buildings in some ONF.</p> <p>Residential units in some ONF and ONL.</p> <p>Quarrying.</p>	-
<b>Queenstown Lakes District Plan</b>	Farm Buildings subject to standards.	Farm buildings in an ONF and larger farm buildings in an ONL.	<p>Buildings generally.</p> <p>Farm buildings exceeding standards.</p>	<p>Forestry in Rural Landscapes.</p> <p>Mining.</p> <p>Subdivision (which must specify a building platform).</p>		
<b>Dunedin District Plan</b>	<p>New building or structure less than or equal to 60m<sup>2</sup> an ONL or SNL.</p> <p>Indigenous vegetation clearance subject to standards in an ONF, ONL or SNL.</p>	New buildings over 60m <sup>2</sup> on a landscape building platform in an ONL or SNL.	<p>Activities not meeting separation or reflectivity requirements.</p> <p>Forestry in an ONL or SNL.</p> <p>New building or structure over 60m<sup>2</sup> an ONL or SNL.</p> <p>All other buildings and structures activities.</p> <p>Large scale earthworks.</p> <p>Tree planting in an ONF.</p>	<p>Landfills in an ONL or SNL.</p> <p>Mining in an ONL or SNL.</p>	<p>Domestic animal boarding and breeding in an ONF.</p> <p>Forestry in an ONF.</p> <p>Landfills in an ONF.</p> <p>Mining in an ONF.</p> <p>Rural research in an ONF.</p> <p>Residential activities in an ONF.</p>	

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			Subdivision.		Veterinary services in an ONF. Visitor accommodation in an ONF. Rural industry in an ONF. Cemeteries and crematoriums in an ONF. New buildings in an ONF.	