

PART THREE RULES

	General Overview	1
	District Wide Matters	
	Energy, Infrastructure and Transport	
ENE	Energy	2
TRA	Transport	4
UTIL	Utilities	10
	Hazards and Risks	
CL	Contaminated Land	17
HAZ	Hazardous Substances	18
NH	Natural Hazards	20
	Historical and Cultural Values	
HH	Historic Heritage	23
TW	Tangata Whenua	26
	Natural Environmental Matters	
ECO	Ecosystems and Indigenous Biodiversity	27
NFL	Natural Features and Landscapes	33
	Subdivision	
SUB	Subdivision	35
	General District Wide Matters	
CE	Coastal Environment	41
DERE	Demolition or Removal Activities	42
LIGHT	Lightspill	43
NOISE	Noise	44
PUB	Public Open Space	50
RELO	Relocated Buildings	51
SIGN	Signage	53
SOIL	Soils, Minerals and Earthworks	57
TEMP	Temporary Military Training Activities	61
	Area Specific Matters	
	Residential Zones	
RES1Z	Residential 1 Zone	63
RES1AZ	Residential 1A (Medium Density) Zone	67
RES1BZ	Residential 1B (Te Puawai Medium Density) Zone	67(a)
RES2Z	Residential 2 (Bluff and Ōmaui) Zone	68
RES3Z	Residential 3 (Large Lot) Zone	73
RES4Z	Residential 4 (Residential Transition) Zone	79

Otatara Zone		
OTAZ	Otatara Zone	85
Rural Zones		
RURZ	Rural Zone	89
Commercial Zones		
BUS1Z	Business 1 (Central Business District) Zone	94
BUS2Z	Business 2 (Suburban Shopping and Business) Zone	99
BUS3Z	Business 3 (Specialist Commercial) Zone	102
BUS4Z	Business 4 (Neighbourhood Shop) Zone	105
BUS5Z	Business 5 (Rural Service) Zone	107
BUS6Z	Business 6 (Business Park) Zone	109
Industrial Zones		
IND1Z	Industrial 1 (Light) Zone	112
IND2Z	Industrial 2 (Urban) Zone	114
IND2AZ	Industrial 2A (Lake Street) Zone	116
IND3Z	Industrial 3 (Large) Zone	118
IND4Z	Industrial 4 (Awarua) Zone	120
Special Purpose Zones		
AIROZ	Airport Operations Zone	124
AIRPZ	Airport Protection Zone	125
HOSZ	Hospital Zone	127
PORT1Z	Seaport 1 Zone	128
PORT2Z	Seaport 2 Zone	129
SMELZ	Smelter Zone	131
Designations		
DES	Designations	132

GENERAL OVERVIEW

The Rules of the District Plan have been developed as a method of implementation where it is considered a regulatory approach is necessary to avoid, remedy, or mitigate adverse effects. The Rules have been divided into two sections, the District Wide Rules and the Zone Rules. The District Wide Rules apply throughout the District and should be considered for all activities. The Zone Rules recognise that there are different environments and amenity values that make up the District and only apply to the Zone in which the activity is located. Notes are also provided where further clarification is considered necessary or there is a particular issue that must be considered.

An activity must be assessed against all of the District Wide Rules and the Zone Rules which apply to the site. In addition to the Rules, regard must also be given to all of the District Wide Objectives and Policies and the Zone Objectives and Policies specific to the site where the activity is occurring. The Objectives and Policies are set out in Part Two of the District Plan.

DISTRICT WIDE MATTERS

ENERGY, INFRASTRUCTURE AND TRANSPORT

ENE ENERGY

ENE-R1 Any activity associated with the investigation into renewable energy generation is a permitted activity, provided that such activities comply with all other Rules and standards in this Plan.

ENE-R2 Small and community-scale renewable energy generation with an installed electricity generation capacity of up to 20 kilowatts (kW) is a permitted activity provided that:

1. The energy generation facility is not located:
 - a. In an area of significant indigenous biodiversity identified on the District Planning Maps
 - b. On the site of an identified building, structure, place or area identified in **APP3 – Appendix 3 Heritage Record** in this District Plan, or
 - c. Within an outstanding natural feature or landscape identified on the District Planning Maps.
2. No more than three wind electricity generation turbines or masts are located on any site.

ENE-R3 Any activity associated with the investigation, development and operation of renewable energy generation in the Industrial 4 Zone is a permitted activity.

ENE-R4 The following activities are discretionary activities:

1. Small and community-scale renewable energy generation that does not comply with **ENE-R2** or **ENE-R3** above
2. Any activity associated with the investigation, development and operation of non-renewable energy generation in the Industrial 4 Zone.

ENE-R5 The following activities are non-complying activities:

1. Any activity associated with the investigation into the development of non-renewable energy generation, except as provided for in **ENE-R4.2** above
2. Any energy generation activity not provided for in **ENE-R1** to **ENE-R5.1** above is a non-complying activity.

ENE-R6 Applications under **ENE-R4** and **ENE-R5** above shall address the following matters, which will be among those taken into account by the Council:

1. Any adverse effects on:

- a. The natural character of the coastal environment, wetlands, lakes and rivers and their margins
 - b. The protection of outstanding natural features and landscapes
 - c. Indigenous biodiversity
 - d. The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga
 - e. The safe and efficient movement of traffic
 - f. Amenity values of any surrounding commercial, residential or rural areas and/or activities
 - g. The safety and integrity of any high pressure gas line, high voltage electricity line or other significant network utility, infrastructure or service
 - h. Heritage
 - i. Any significant geological or archaeological values
 - j. The visual character and amenity of the area, including:
 - i. The extent to which the proposal will adversely impact on residences, key public places including roads, and recreation areas.
 - ii. The proximity of the proposal to any significant ridgelines.
 - iii. The visibility of the proposal with particular regard to any highly visible landscapes.
 - iv. Glare and light flicker
2. The nature and location of the energy source
 3. Logistical or technical practicalities associated with developing, operating or maintaining the proposed electricity generation activity
 4. The nature and location of existing electricity generation activities
 5. Any effects of connecting to existing infrastructure including, but not limited to, roads, navigation and telecommunication structures and facilities and the local electricity distribution network
 6. Effects of any associated earthworks
 7. Any adverse effects on communities and the environment through the ongoing operation and subsequent closure of energy facilities
 8. The ability to connect to existing National Grid transmission lines
 9. The need for feasibility and effects of providing additional lines/connections to the National Grid including substations.

TRA TRANSPORT

TRA-R1 *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*

TRA-R2 **Car Parking Design:**

All car parking spaces are to be designed to comply with the car parking standards set out in **APP11 – Appendix 11 Transport Standards**.

TRA-R3 **Parking Spaces For Non-Residential Activities:**

Where parking spaces are provided for a non-residential activity located within or adjoining a Residential Zone, the area comprising the off-street parking spaces, together with their respective access drives and aisles, shall:

1. Be screened by a close boarded fence, solid wall or hedge not less than 1.8 metres in height
2. Be designed to comply with the parking standards in **APP11 – Appendix 11 Transport Standards**.

TRA-R4 **Activity Status:**

Where any of the provisions of **TRA-R1**, **TRA-R2** and **TRA-R3** above will not be met then the activity is a discretionary activity.

TRA-R5 Applications made under **TRA-R4** above shall address the following matters which will be among those taken into account by the Council:

1. *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*
2. *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*
3. Effects on the transportation network
4. Effects on adjoining properties and the immediate neighbourhood

TRA-R6 **Loading Facilities and Manoeuvring Spaces:**

Provision is to be made for loading and unloading facilities and manoeuvring spaces on site for vehicles servicing that activity, except:

1. For infrastructure
2. Within the Priority Redevelopment Precinct in the Business 1 Zone
3. Within the Smelter Zone
4. For residences fronting the street within the Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3 and Residential 4 Zones.

TRA-R7 Where any loading facility and/or manoeuvring space is provided:

1. It is to be so designed that vehicles using the facility are able to enter and leave the site in forward gear

2. The facility and any associated vehicle manoeuvring area, is to be designed to comply with the manoeuvring diagram in **APP11 – Appendix 11 Transport Standards**.

TRA-R8 For residences fronting the street within the Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3 and Residential 4 Zones: Where no manoeuvring space is provided on site and a garage is built with the garage door positioned towards the street, a setback of 5.2 metres shall be provided from the garage door to the property boundary.

TRA-R9 Where any of the provisions of **TRA-R6**, **TRA-R7** and **TRA-R8** above are not complied with then the activity is a discretionary activity.

TRA-R10 Applications made under **TRA-R9** above shall address the following matters which will be among those taken into account by the Council:

1. The effect of loading and unloading facilities and manoeuvring spaces on site on the transportation network and the amenities of the area.

TRA-R11 **Accesses To, and Egresses From, Roads:**

It is a discretionary activity to construct and use new vehicle accesses from, and egresses on to, State Highways:

1. For any activity where the speed limit exceeds 50 kph
2. For any discretionary or non-complying activity where the speed limit is 50 kph or less.

Note: The approval of the New Zealand Transport Agency is required for any works on State Highways.

TRA-R12 Applications made under **TRA-R11** shall address the following matters which will be among those taken into account by the Council:

1. The location of the vehicle accesses and egresses
2. The dimensions, formation and surfacing of the vehicle accesses and egresses
3. Any additional works that may be required on site or on the roadway itself to avoid, remedy or mitigate any potential traffic safety problems.

TRA-R13 The erection of, or addition to buildings and other structures, which exceed 1.2 metres in height, within the Railway Crossing Safety Zones shown on the District Planning Maps is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Any adverse effect on the safety of the level crossing for vehicles and pedestrians
2. The extent to which vehicles entering and exiting the level crossing can see trains.

TRA-R14 Except within the Seaport 1 and Seaport 2 Zones, the construction of crossings at railway lines which are intended to be used by vehicles is a discretionary activity.

UTIL UTILITIES

General

UTIL-R1 Utilities are a permitted activity subject to the standards set out in **UTIL-R2 - UTIL-R23** below.

Note: The development, operation, maintenance, upgrading and replacement of infrastructure is provided for in the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure and may require authorisation pursuant to that bylaw. Infrastructure intended to be vested in Council ownership, unless otherwise approved, is required to be designed and constructed to meet the requirements of the Bylaw.

Note: Works undertaken within the legal boundaries of State Highways and other roads require the written approval of the New Zealand Transport Agency and the Invercargill City Council respectively.

Maintenance

UTIL-R2 The operation, maintenance and replacement, and upgrading of existing utilities is a permitted activity and is not required to comply with any other Rules or standards in this Plan.

Extensions

UTIL-R3 Any extension to:

1. The Council's reticulated water system outside the Water Supply Area shown in **APP12– Appendix 12 Council's Sewerage and Water Reticulation Areas** is a non-complying activity, other than in the Industrial 4 Zone; and/or
2. The Council's reticulated sewerage system to properties that do not have a Record of Title boundary within the Sewerage Reticulation Area shown in **APP12– Appendix 12 Council's Sewerage and Water Reticulation Areas** is a non-complying activity within the Otatara and Rural Zones.

National Grid Yard

UTIL-R4 The following buildings and structures are permitted within the National Grid Yard, provided these comply with the safe electrical clearance distances set out in the *New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)* and provided those in **UTIL-R4.3** to **UTIL-R4.8** are located at least 12 metres from the outer visible foundation of a National Grid Transmission Line support structure:

1. Network utilities (other than for the reticulation and storage of water in canals, dams or reservoirs including for irrigation purposes) undertaken by a network utility operator as defined in Section 166 of the Resource Management Act 1991 or any part of electricity infrastructure that connects to the National Grid
2. Fences no more than 2.5 metres in height and located more than 5 metres from the outer visible foundation of a National Grid transmission line support structure
3. Any new non-habitable building less than 2.5 metres high and 10m² in floor area

4. Non-habitable buildings or structures used for agricultural activities provided they are not a milking shed/dairy shed (excluding the stockyards and ancillary platforms), wintering barn, or building for intensive farming activities (excluding animal feed lots), or a commercial greenhouse
5. Mobile irrigation equipment used for agricultural activities
6. Other than reticulation and storage of water in dams or reservoirs in **UTIL-R5.3**, reticulation and storage of water for irrigation purposes provided that it does not permanently physically obstruct existing vehicle access to a National Grid support structure
7. Alterations and extensions to existing buildings:
 - a. Where the alterations or extensions are not within the National Grid Yard; or
 - b. Where the alterations do not increase the existing building envelope
8. Public signs required by law or provided by any statutory body in accordance with its powers under any law.

UTIL-R5 The following activities are non-complying within the National Grid Yard:

1. Any new building or structure, or addition to any building or structure, not permitted by **UTIL-R4**
2. Any change of use to a National Grid Sensitive Activity, or the establishment of a new National Grid Sensitive Activity
3. Reticulation and storage of water in dams or reservoirs, or for irrigation purposes if it permanently physically obstructs existing vehicle access to a National Grid support structure.

Note: *The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines and needs to be met. Compliance with the permitted activity standards of the Plan does not ensure compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34: 2001).*

Note: *Vegetation to be planted within the National Grid Yard should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.*

UTIL-R6 Applications under **UTIL-R5** shall address the following matters, which will be among those taken into account by the Council:

1. The location, height, scale, orientation and use of buildings and structures
2. Any effects on the integrity of the transmission line
3. The effects on the ability of the transmission line owner to operate, maintain and upgrade the transmission network.

4. The risk of electrical hazards affecting public or individual safety and risk of property damage
5. The use of mobile machinery near transmission lines which may put the line at risk
6. Compliance with the *New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)*
7. Whether the written approval of the relevant line owner has been supplied
8. If the proposed utility is to be located in land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
9. The functional need of the utility to be located in the area and built in the manner proposed.

Electricity Lines

UTIL-R7 It is a permitted activity to operate, maintain, upgrade, relocate, or remove an existing transmission line, including any of the following activities that relate to those things:

1. A construction activity
2. A use of land
3. An activity relating to an access track to an existing transmission line
4. Undergrounding an existing transmission line.

Subject to the provisions of the National Environmental Standards for Electricity Transmission Activities (refer to **APP13 – Appendix 13 National Environmental Standards for Electricity Transmission Activities**).

UTIL-R8 It is a permitted activity to erect new electricity lines up to (and including) 110kV in all Zones of the District, subject to the following standards:

1. Other than where existing support structures are used, new lines are to be located underground in the Residential 1, 1A, 1B, 2, 3 and 4, Business 1, 2, 3, 4 and 6, Industrial 1 and 2, Otatara and Hospital Zones
2. Any lines crossing a navigable water body are located more than 10 metres above the level of the water body.

UTIL-R9 For the purposes of **UTIL-R8** above, lines supported on poles are exempt from the height and recession plane standards of the Plan.

UTIL-R10 It is a restricted discretionary activity to erect any electricity lines up to (and including) 110kV that do not comply with **UTIL-R7** and **UTIL-R8** above and/or any applicable District Wide Rule and/or Zone standard.

The matters over which the Council shall exercise its discretion are:

1. The effect of the proposed lines and associated structures on the amenities of the immediate neighbourhood

2. If the proposed infrastructure is to be located in land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
3. The functional need of the infrastructure to be located in the area and built in the manner proposed.

UTIL-R11 Except in the Smelter Zone and provided for in **UTIL-R8**, it is a discretionary activity to erect electricity lines greater than 110kV.

UTIL-R12 Applications under **UTIL-R11** above shall address the following matters, which will be among those taken into account by the Council:

1. The effect of the proposed electricity lines and associated structures on the amenities of the immediate neighbourhood
2. If the proposed infrastructure is to be located in land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
3. The functional need of the infrastructure to be located in the area and built in the manner proposed.

Electricity Substations

UTIL-R13 It is a permitted activity to erect ground-mounted electricity substations in the Rural, Seaport 1 and 2, Industrial 2, 2A, 3 and 4, and Smelter Zones.

UTIL-R14 Other than provided for in **UTIL-R13**, it is a permitted activity to erect ground-mounted electricity substations in any other Zone, provided that no ground-mounted structure exceeds 6m² in area or 2 metres in height.

UTIL-R15 No pole mounted structure shall exceed a volume of 0.6m³.

UTIL-R16 It is a discretionary activity to erect any electricity substation that does not comply with any part of **UTIL-R13** to **UTIL-R15** above.

UTIL-R17 Applications under **UTIL-R16** above shall address the following matters, which will be among those taken into account by the Council:

1. The effect of the proposed substation on the amenities of the immediate neighbourhood
2. If the proposed infrastructure is to be located in land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
3. The functional need of the infrastructure to be located in the area and built in the manner proposed.

Communications – Line Reticulation

UTIL-R18 Lines used for the conveying of telecommunications, television, electronic data and other such communications are a permitted activity in all Zones of the District, subject to the following standard:

1. Other than where existing support structures are used, such lines are located underground in the Residential 1, 1A, 1B, 2, 3 and 4, Business 1, 2, 3, 4 and 6, Industrial 1 and 2, Otatara and Hospital Zones.

UTIL-R19 Where an activity does not comply with **UTIL-R18** above, the activity shall be a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The effect of the proposed electricity lines and associated structures on the amenity values of the immediate neighbourhood
2. If the proposed infrastructure is to be located in land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
3. The functional need of the infrastructure to be located in the area and built in the manner proposed.

UTIL-R20 For the purposes of **UTIL-R18** above, lines supported on poles are exempt from the height and recession standards of the Plan.

Telecommunication and Radiocommunication Facilities

UTIL-R21 Telecommunication and radiocommunication facilities are permitted activities subject to the following standards:

1. All facilities shall be planned and operated in accordance with *NZS 2772.1: 1999 Radiofrequency Fields Part 1 – Maximum Exposure Levels – 3kHz to 300GHz*
2. Any facilities located in the road reserve shall be designed, built and operated as permitted in the Resource Management (National Environmental Standards for Telecommunications Facilities) Regulations 2008 (Refer to **APP14 – Appendix 14 National Environmental Standards for Telecommunication Facilities**)
3. No antenna dish shall be greater than:
 - a. 1.2 metres in diameter in the Residential 1, 1A, 1B, 2, 3 and 4 Zones and the Otatara Zone; or
 - b. 3 metres in diameter in all other Zones
4. No antenna attached to a building or mast shall extend above the building or mast more than:
 - a. 5 metres in the Industrial 2, 2A, 3 and 4 Zones, Seaport 1 and 2 Zone, or Rural Zone; or
 - b. 3.5 metres in the Airport Protection Zone, Business Zones, Hospital Zone, Industrial 1 Zone, Otatara Zone and Residential Zones
5. No masts for telecommunication or radiocommunication facilities shall exceed a height above ground level of:
 - a. 10 metres in the Airport Protection Zone, Residential Zones, Otatara Zone and Business 2 and 4 Zones
 - b. 15 metres in the Business 6 Zone and Industrial 1 Zone

- c. 20 metres in the Business 1, 3 and 5 Zones
 - d. 25 metres in the Industrial 2, 2A, 3 and 4 Zones, Seaport 2 Zone, Rural and Hospital Zones
6. No masts, poles, or towers for telecommunication or radiocommunication facilities shall exceed 600 mm in diameter at a point 6 metres or more above ground level in the Residential Zones, Otatara Zone and Business 2 and 4 Zones, or be sited within 5 metres of any boundary
 7. Telecommunication cabinets and radiocommunication equipment cabinets outside of the road reserve shall not exceed:
 - a. excluding the foundation plinth, 2 metres in height; or have a total floor area exceeding 2m² in the Residential 1,1A,1B, 2, 3 and 4 Zones
 - b. excluding the foundation plinth, 2.5 metres in height; or have a total floor area exceeding 5m² in floor area in all other Zones.

Note: *Invercargill Airport Limited Designation 74 limits the allowable height of structures, including masts and antenna, on various height planes associated with Invercargill Airport.*

UTIL-R22 No Communication Kiosk shall exceed 2.5 metres in height (excluding any small cell or antenna permitted in **UTIL-R22.1** below) or have a total volume exceeding 2.4m³.

1. Any small cell or antenna attached to a Communication Kiosk shall be less than 1 metre in height and shall not have a horizontal dimension greater than the horizontal dimensions of the Communication Kiosk.

UTIL-R23 Telecommunication and radio communication facilities are discretionary activities where:

1. The standards set out in **UTIL-R21** and/or **UTIL-R22** are not met; or
2. Any facilities are located within a site identified in the District Plan as containing significant indigenous biodiversity, an outstanding natural feature or landscape, or an item of heritage value identified in **APP3 – Appendix 3 Heritage Record**; or
3. Any facilities are located within the road reserve that is on the same side of the road as and next to land or sites that are identified in the District Plan as containing significant indigenous biodiversity, an outstanding natural feature or landscape, or an item of heritage value identified in **APP3 – Appendix 3 Heritage Record**.

Assessment Matters

UTIL-R24 Applications under **UTIL-R23** shall address the following matters, which will be among those taken into account by the Council:

1. The degree of non-compliance with the National Environmental Standard for Telecommunications Facilities and the effects of that non-compliance
2. The size and height of the antennae and their supporting structures
3. The proximity of the proposal to existing telecommunication facilities and the effects of that proximity, including the feasibility of co-location

4. The effects on any heritage values, indigenous biodiversity, outstanding or locally distinctive and valued landscapes, and the coastal environment
5. If the proposed infrastructure is to be located on land identified on the District Planning Maps as subject to natural hazard, the extent to which the proposal addresses the natural hazard to which the site is subject
6. The functional need of the infrastructure to be located in the area and built in the manner proposed
7. The benefits for the wider community.

HAZARDS AND RISKS

CL CONTAMINATED LAND

CL-R1 *Note: All activities, including removing or replacing a fuel tank, soil sampling, soil disturbance, subdivision or change in land use, undertaken on a “piece of land”, are required under the Resource Management Act 1991 to comply with the requirements of Clause 8 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 contained in APP8 – Appendix 8 National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health. The National Environmental Standard sets out what can be undertaken as a permitted activity and where resource consent will be required.*

Where the need for resource consent is triggered by the National Environmental Standard, any relevant matters should be addressed in the Assessment of Effects.

HAZ HAZARDOUS SUBSTANCES

HAZ-R1

The following activities are permitted activities:

1. The storage and use of agrichemicals on farms over four hectares, in accordance with *NZS 8409:2004 Management of Agrichemicals*
2. The storage and use of Class 3 fuels on farms over four hectares in accordance with the Environmental Protection Agency's *Approved Practice Guide for Above Ground Fuel Storage on Farms, January 2012 EPA 0135*
3. The storage and use of fertiliser within Group 5: Rural and Airport Protection Zones and Group 6: Seaport 1 Zone in accordance with the:
 - a. *Fertiliser (Corrosive) Group Standard HSR002569*
 - b. *Fertiliser (Oxidising) Group Standard HSR002570*
 - c. *Fertiliser (Subsidiary Hazard) Group Standard HSR002571*
 - d. *Fertiliser (Toxic) Group Standard HSR002572*
 - e. *Code of Practice for Nutrient Management*
4. The storage and use of transformer cooling oils in electricity transformers
5. The transit and two hour storage maximum of tracked hazardous substances, and the transit and 72 hour storage maximum of non-tracked hazardous substances within the Smelter, Seaport 1, Seaport 2, Industrial 2, Industrial 3 and Industrial 4 Zones. Where this involves the transit and storage of anhydrous ammonia and chlorine gas, an emergency management plan must be supplied to the Council in advance
6. The storage of hazardous substances (excluding fixed installations) within the Seaport 1 and Seaport 2 Zones with either a Hazardous Substance Location Certificate or Transit Depot Certificate issued pursuant to the Hazardous Substances (Classes 1 to 5) Regulations 2001 and for Classes 6, 8, 9 in compliance with the Hazardous Substances and New Organisms Act 1996
7. The storage of sub-class 3.1A-D liquid petroleum fuels (as listed in Schedules 1 to 6 of the Hazardous Substances (Classification) Regulations 2001) in underground storage
8. The following quantity of Hazardous Substances and New Organisms Class 2.1.1A LPG in single vessel storage tanks, or in multiple vessel storage cylinders up to a maximum size of 45kg per cylinder, is permitted at service stations selling fuel and associated products, subject to meeting all relevant requirements of Hazardous Substances and New Organisms Act 1996:

Seaport 1 and Smelter Zones:	No limit
All other Zones:	540kg
9. Unless provided for by **HAZ-R1.1 - HAZ-R1.8** above, the manufacture, storage, use and management of hazardous substances not exceeding the quantity limits and other requirements stipulated in **APP9 – Appendix 9 Hazardous Substances**.

HAZ-R2

It is a discretionary activity to store, use and/or manage hazardous substances other than as provided for by **HAZ-R1.1** above.

HAZ-R3

Applications under **HAZ-R1.2** shall address the following matters, which will be among those taken into account by the Council:

1. The site management plan and emergency response plan
2. The nature and size of the development or activity
3. The nature of the hazardous substance
4. Ability to comply with the Hazardous Substances and New Organisms Act 1996
5. Location of the site or sub-facility with respect to population, services, schools, emergency services, hospitals and arterial routes
6. Location and design of storage tanks and associated containment areas
7. Ability to transport the hazardous substance to and from the facility in a safe and secure manner
8. Consequences to people, infrastructure and the environment of any failure, escape or activation of the hazardous substance and any emergency management plan
9. The cumulative effects on people, infrastructure and the environment arising from storing, using and managing hazardous substances
10. Consideration of alternative locations and methods of disposing of, storing, or using hazardous substances
11. Whether mitigation measures are appropriate, reliable and able to be adequately monitored
12. Drainage of the area
13. The long term performance and management requirements of protective or mitigation measures
14. The potential risks of natural hazards on the site and how the applicant has addressed matters relating to natural hazards which may affect the suitability of the site for the proposed activity
15. Industry codes of practice and other procedures which may be used to assess activities involving hazardous substances.

NH

NATURAL HAZARDS

NH-R1

Riverine Inundation - Residences:

NH-R1 applies only to the erection of new residences and extensions to existing residences in those areas identified on the District Hazard Information Maps as having either Level 2 or 2A risk from riverine inundation.

1. Within those areas identified on the District Hazard Information Maps as having a minimum floor level:
 - a. Any extension to a residence existing as at 29 October 2016 is a permitted activity to a maximum of 50m² above the size that existed as at 29 October 2016
 - b. The erection of new residences, and extensions greater than 50m² to residences existing as at 29 October 2016, is a restricted discretionary activity, provided that there is compliance with the minimum floor level specified on the District Hazard Information Maps.

The matters over which the Council shall exercise its discretion are:

- i. The siting of the building
 - ii. The length of time the building is to be on the site
 - iii. The extent to which the proposed development intensifies land use in a hazard prone area.
 - c. Except as provided for in **NH-R1.1(a)** and **NH-R1.1(b)** the erection of any new residence, or any extension to the footprint of a residence, is a non-complying activity.
2. Within those areas identified on the District Hazard Information Maps as having a Level 3 degree of risk of riverine inundation but excluding those areas with a minimum floor level:
 - a. Any extension to the footprint of a residence existing as at 29 October 2016 is a restricted discretionary activity to a maximum of 50m² above the size that existed as at 29 October 2016.

The matters over which the Council shall exercise its discretion are:

- i. The siting of the building
 - ii. The length of time the building is to be on the site
 - iii. The extent to which the proposed development intensifies land use in a hazard prone area.
 - b. Except as provided for in **NH-R1.2(a)** above, the erection of any residence, or any extension to the footprint of a residence, is a non-complying activity.
3. For the purposes of **NH-R1** “residences” excludes attached carports, garages, laundries and non-habitable accessory buildings.

NH-R2 Sea Level Rise, Coastal Erosion and Storm Surge:

NH-R2 applies only to the erection of new residences and extensions to existing residences in those areas identified on the District Hazard Information Maps as being within the area identified as being Most at Risk from Sea Level Rise/Storm Surge Event and less than 50 metres inland from MHWS along any Coastline Most Prone to Erosion.

1. Any extension to a residence existing as 29 October 2016 is a permitted activity to a maximum of 50m²
2. The erection of new residences and extensions greater than 50m² to residences existing as at 29 October 2016 is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

- a. The siting of the building
 - b. The proposed floor levels of the building
 - c. The length of time the building is to be on the site.
 - d. The extent to which the proposed development intensifies land use in a hazard prone area
 - e. The degree of risk.
3. For the purposes of **NH-R2** “residences” excludes attached carports, garages, laundries and non-habitable accessory buildings.

NH-R3 It is a non-complying activity to undertake any earthworks and/or erect any structures in the following areas:

1. Except as provided for in **NH-R4**, any land on the seaward side of the line on the District Hazard Information Maps identifying the inland extent of the coastal sand dunes
2. Except as provided for in **NH-R4**, any stopbanks identified on the District Hazard Information Maps.

NH-R4 It is a permitted activity for an asset management authority to undertake earthworks to:

1. Clear and/or remove sand and other material from any formed public road
2. Enable access along the margins of any waterway
3. Facilitate drainage of any natural or artificial waterway, including any piped or unpiped stream or drain
4. Undertake improvements, repairs and maintenance of stopbanks identified on the District Hazard Information Maps.

NH-R5 Industrial 2A Zone:

1. The following are permitted activities within the Industrial 2A Zone:

- a. Formation of any areas of hard surfaces (including concrete, asphalt or bitumen) and any surfaces used for the movement and parking of vehicles and the external storage of goods and materials, with a minimum site level of 2.0 metres AMSL
 - b. Erection of any buildings with a finished ground level of at least 2.7 metres AMSL.
- 2. Any activity which does not comply with **NH-R5.1** is a restricted discretionary activity.
- 3. The matter over which the Council shall exercise its discretion is:
 - a. The adequacy of the methods proposed to avoid any inundation from the New River Estuary.

Note: *Applications under NH-R5.2 need not be publicly notified.*

HISTORICAL AND CULTURAL VALUES

HH HISTORIC HERITAGE

HH-R1 **HH-R2 to HH-R10** apply to any building, structure, place or area identified in **APP3 – Appendix 3 Heritage Record** in this District Plan.

HH-R2 Repair and maintenance to preserve the integrity of historic buildings and structures is a permitted activity provided that such work is undertaken using the same type of material to that originally used, and must retain the original design, form and texture of the feature under repair.

HH-R3 Any alteration and/or addition to any building listed in **APP3.3 – Appendix 3.3 Sites of Local Significance** that does not affect the façade of the building is a permitted activity.

HH-R4 In relation to buildings listed in **APP3.3 – Appendix 3.3 Sites of Local Significance** the following activities are restricted discretionary activities:

1. Any alteration or addition to the façade
2. Any signage attached to the façade.

The matters over which the Council shall exercise its discretion are:

- a. The classification of the buildings
- b. Any effects on the façade of the building
- c. Any design guidelines pertaining to the area
- d. Screening mechanisms if needed
- e. Mitigation of effects of any earthworks undertaken in association with the demolition or alterations
- f. Site rehabilitation
- g. The imposition of a bond (if required) to ensure the completion of rehabilitation. The value of the bond shall be calculated at up to 1.5 times the value of the work required to complete rehabilitation of the site
- h. Potential for the reuse and/or recycling of any material or heritage features from the historic building
- i. The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site)
- j. Potential impact on the structural integrity of adjoining buildings and structures
- k. Any proposals to strengthen the structural integrity and heritage value of the building's façade, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes

- I. Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material.

HH-R5 Within Zones other than the Hospital Zone, the construction of a new building on land held in the same Record of Title of a building listed in **APP3.2 – Appendix 3.2 Sites Registered by Heritage New Zealand Pouhere Taonga** is a restricted discretionary activity where that new building is located within 50 metres of the building listed in **APP3.2 – Appendix 3.2 Sites Registered by Heritage New Zealand Pouhere Taonga**.

The matters over which the Council shall exercise its discretion are:

1. The proximity of the new building to the building listed in **APP3.2 – Appendix 3.2 Sites Registered by Heritage New Zealand Pouhere Taonga**
2. The scale, design and appearance of the new building
3. The manner in which land within the curtilage of each building is to be developed and used.

HH-R6 The relocation or demolition of any building listed in **APP3.3 – Appendix 3.3 Sites of Local Significance** other than listed in **HH-R3** and **HH-R4** above, is a discretionary activity.

HH-R7 Any alteration, addition, removal and/or demolition of, and/or the attaching of any signage to, any item listed in **APP3.4 – Appendix 3.4 Street Furniture** and/or **APP3.5 – Appendix 3.5 War Memorials/Relics** is a discretionary activity.

HH-R8 Any alteration, addition and/or the attaching of any signage to any building, structure or place listed in **APP3.2 – Appendix 3.2 Sites Registered by Heritage New Zealand Pouhere Taonga** is a discretionary activity.

HH-R9 The relocation or demolition of any building or structure listed in **APP3.2 – Appendix 3.2 Sites Registered by Heritage New Zealand Pouhere Taonga** is a non-complying activity.

HH-R10 Applications under **HH-R6 - HH-R9** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which the heritage values including the design of any buildings and the context of heritage are likely to be retained, protected and/or enhanced
2. Whether the activity is likely to have cumulative adverse effects on heritage values
3. In the case of relocation of a heritage building, measures that may be necessary to protect the fabric of the building during relocation
4. Potential for the re-use and/or recycling of any material or heritage features from the historic building
5. Consideration of any relevant Invercargill City Council heritage design guidelines
6. The extent and effect of any earthworks, tunnelling, digging, vibration or excavation that may destabilise the site, structure, place or area

7. The results of consultation undertaken including any written advice obtained as follows:
 - a. In the case of the site having identified tangata whenua values, comment from the relevant iwi
 - b. Any recommendations of Heritage New Zealand Pouhere Taonga, and the New Zealand Archaeological Association File Keeper
 - c. Where the site history indicates that there may be historical artefacts or other physical remains, any advice obtained from a suitably qualified and experienced archaeologist

Note: All advice obtained is to be provided to the Council with the resource consent application.

8. The reasons for the proposed activity and reasons why alternative less adverse options for achieving the same or similar outcome have been discounted. For clarification, reasons for discounting alternative options can include amongst other matters financial cost, natural hazards, safety and technical feasibility
9. The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site)
10. Any proposals to strengthen the structural integrity and heritage value of the building, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes
11. Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material
12. The extent to which the proposed alterations, additions to or demolition of a listed heritage building have been informed by the advice of qualified professionals such as conservation architects, heritage consultants, engineers and quantity surveyors as appropriate. Such advice should include a thorough analysis of the alternative options available and the extent of professional advice obtained and should be proportional to the scale and intensity of the effects of the works being undertaken.

Note: The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of a recorded, suspected or unrecorded archaeological site without the prior authority of Heritage New Zealand. Before commencing any activity that may affect an archaeological site, an authority from Heritage New Zealand must be obtained.

TW TANGATA WHENUA

Statutory Acknowledgements

TW-R1 ***Note:** An application for resource consent for subdivision or land use within, adjacent to, or impacting directly upon a Statutory Acknowledgement Area, as listed in **APP4 – Appendix 4 Statutory Acknowledgements – Ngāi Tahu Claims Settlement Act 1998**, shall provide written approval from Te Rūnanga o Ngāi Tahu.*

Where written approval is not provided, the application will be notified.

NATURAL ENVIRONMENTAL MATTERS

ECO ECOSYSTEMS AND INDIGENOUS BIODIVERSITY

ECO-R1 The following are permitted activities for all indigenous vegetation and areas of significant indigenous biodiversity:

1. Maintenance and/or restoration planting within areas of indigenous biodiversity
2. Trimming or clearance of diseased, dead or damaged indigenous vegetation, where this is necessary to avoid adverse effects on remaining indigenous vegetation or to avoid risk to buildings, structures and/or human life
3. Clearance of pest plants as identified in the Regional Pest Management Strategy for Southland 2013 or any replacement plan prepared under the Biosecurity Act 1993
4. Trimming or clearance of indigenous vegetation that encroaches into the Airport Approach and Land Use Controls as identified on the District Planning Maps
5. Trimming or clearance of indigenous vegetation where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid.

ECO-R2 **ECO-R1** overrides **ECO-R3** to **ECO-R14**.

Indigenous Biodiversity

ECO-R3 **ECO-R4** to **ECO-R8** apply to indigenous vegetation that is not identified as being within an area of significant indigenous biodiversity on the Planning Maps.

ECO-R4 Clearance of indigenous vegetation is a permitted activity:

1. On and within 2 metres of formed roadways, where this is required to maintain road safety
2. On and within 2 metres of formed vehicle access ways and existing vehicle tracks, where this is required to enable use by vehicles (including emergency vehicles where necessary)
3.
 - a. Within 2.5 metres of structures and lines associated with network utility services, where required for the safe operation or maintenance of, or to avoid damage to, or to remove a potential fire risk associated with, such structures and lines
 - b. Where required for the construction (including associated trenches and earthworks) of the following structures and lines associated with network utility services:
 - i. New electricity lines up to (and including) 110kV and their support structures; and

- ii. Ground-mounted electricity substations that do not exceed 6m² in area or 2 metres in height
- 4. Within 2 metres of open drains, where this is required in order to undertake maintenance of the drain
- 5. Within 1 metre of boundary fences, where this is required to avoid damage to the fence
- 6. On and within 0.5 metres of formed public walking tracks, where such removal or felling is required to enable safe passage by people
- 7. Within 1 metre of buildings and other structures, where such removal or felling is required to avoid damage to such buildings and structures.

ECO-R5 Clearance of indigenous vegetation is a permitted activity where the clearance is:

- 1. Of indigenous vegetation that was been deliberately planted:
 - a. Within a domestic or public garden;
 - b. For amenity purposes;
 - c. For the use of screening / shelter belt purposes (such as farm hedgerows); or
 - d. For the purpose of commercial harvest; or
- 2. Of indigenous vegetation that has grown naturally since 2006 on land lawfully cleared of indigenous vegetation.

Note: 2006 has been selected as the date for the purposes of **ECO-R5.2** due to the availability of aerial photography for the District.

ECO-R6 The clearance of indigenous vegetation in the Coastal Environment, and/or areas of Outstanding Natural Features and Landscape (other than provided for in **ECO-R4** and **ECO-R5**), is a permitted activity where:

- 1. The clearance of indigenous vegetation less than 500m² within any site over any 5 year period
- 2. The clearance of indigenous vegetation is more than 10 metres from a wetland or river
- 3. For the purpose of the construction, maintenance and operation of a river crossing, the clearance of indigenous vegetation is within 10 metres of a river, provided that there is no more than 20 linear metres of clearance.

ECO-R7 The clearance of indigenous vegetation in areas outside the Coastal Environment and/or areas of Outstanding Natural Features and Landscapes (other than provided for in **ECO-R4** and **ECO-R5**), is a permitted activity where:

- 1. The clearance of indigenous vegetation less than 1,000m² within any site over any 5 year period
- 2. The clearance of indigenous vegetation is more than 10 metres from a wetland or river

3. For the purpose of the construction, maintenance and operation of a river crossing, the clearance of indigenous vegetation is within 10 metres of a river, provided that there is no more than 20 linear metres of clearance.

ECO-R8 Where clearance does not meet **ECO-R4** to **ECO-R7**, clearance of indigenous vegetation, is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are:

1. Whether the vegetation proposed to be cleared meets the criteria set out in **ECO-P1**
2. Where the vegetation meets the criteria in **ECO-P1**, how the proposed clearance has considered the avoidance of adverse effects on the significant indigenous biodiversity values
3. The degree to which the clearance will affect biological diversity throughout the district
4. Whether the indigenous vegetation contributes to an important ecological function (such as an ecological corridor) and the degree to which this function will be compromised by the proposed clearance
5. The quantity of indigenous vegetation to be cleared and reason for the removal
6. Where the clearance is within the Coastal Environment, how the proposed clearance has considered the avoidance of significant adverse effects on the Natural Character of the Coastal Environment
7. Where the clearance is within an Outstanding Natural Feature or Landscape, whether the vegetation proposed to be cleared contributes to the Outstanding Natural Feature or Landscape values and the degree to which the proposed clearance would compromise these values
8. Any potential for mitigation or offsetting of effects on ecosystems and biodiversity values
9. Any technical and operational constraints and the route, site and method selection process
10. The benefits that the activity provides to the local community and beyond.

Areas of Significant Indigenous Biodiversity

ECO-R9 **ECO-R10** to **ECO-R14** apply to areas of significant indigenous biodiversity identified on the Planning Maps.

ECO-R10 Trimming vegetation is a permitted activity:

1. On and within 2 metres of formed roadways, where such trimming is required to maintain road safety
2. On and within 2 metres of formed vehicle access ways and vehicle tracks, where such trimming is required to enable use by vehicles (including emergency vehicles where necessary)

3. Within 2.5 metres of structures and lines associated with network utility services, where such trimming is required for the safe operation or maintenance of such structures and lines or to avoid damage to such structures and lines or to remove a potential fire risk related to such structures and lines
4. Within 2 metres of open drains, where such trimming is required in order to undertake maintenance of the drain
5. Within 1 metre of boundary fences, where such trimming is required to avoid damage to the fence
6. On and within 0.5 metres of formed public walking tracks, where such trimming is required to enable safe passage by people
7. Within 1 metre of buildings and other structures, where such trimming is required to avoid damage to such buildings and structures

Provided that trimming shall relate to the removal of parts of trees for reasons as set out above, while retaining the biological viability of the vegetation.

ECO-R11

The clearance of vegetation is a controlled activity:

1. On and within 2 metres of formed roadways, where such removal or felling is required to maintain road safety
2. On and within 2 metres of formed vehicle access ways and vehicle tracks, where such removal or felling is required to enable use by vehicles (including emergency vehicles where necessary)
3. Within 2.5 metres of structures and lines associated with network utility services, where such clearance is required for the safe operation or maintenance of such structures and lines or to avoid damage to such structures and lines or to remove a potential fire risk related to such structures and lines
4. Within 2 metres of open drains, where such removal or felling is required in order to undertake maintenance of the drain
5. Within 1 metre of boundary fences, where such removal or felling is required to avoid damage to the fence
6. On and within 0.5 metres of formed public walking tracks, where such removal or felling is required to enable safe passage by people
7. Within 1 metre of buildings and other structures, where such removal or felling is required to avoid damage to such buildings and structures.

The matters over which the Council shall exercise its control are:

- a. Replanting
- b. Disposal of trees and vegetation
- c. Visual, landscape, and ecological effects.

ECO-R12

It is a discretionary activity to:

1. Construct any road, driveway or other such access way that is intended to be used by motorised vehicles

2. Construct lines and structures associated with network utility services (including associated trenches and earthworks) involving the trimming or clearance of any indigenous biodiversity or parts thereof, including of any branches or roots, within the drip line of the vegetation.

ECO-R13 It is a non-complying activity (other than as provided for in **ECO-R1**, **ECO-R10**, **ECO-R11** and **ECO-R12**), to:

1. Remove any live indigenous vegetation, or alter vegetation or habitat in a manner that destroys the biological viability of that significant indigenous vegetation or significant habitat
2. Erect any building or other structure
3. Plant exotic woodlots and commercial forestry
4. Carry out earthworks.

ECO-R14 Applications under **ECO-R12** and **ECO-R13** above shall address the following matters, which will be among those taken into account by the Council:

1. Whether the affected indigenous biodiversity is one of the four priorities specified in the *Statement of National Priorities for Protecting Rare and Threatened Indigenous Biodiversity on Private Land*¹
2. Whether the affected indigenous biodiversity is considered as threatened, at risk or rare in any official region wide schedule
3. The quantity of vegetation to be cleared and the reason for the removal
4. The degree of modification or damage that will occur to the area(s) of significant indigenous biodiversity
5. The alternative options considered to avoid adverse effects on the significant indigenous biodiversity area(s) and its values
6. The effect on the overall ecological integrity and biological diversity and functioning of the area of significant indigenous biodiversity
7. The proximity of the area affected by the proposal to riparian margins and wetlands
8. Methods proposed to avoid, remedy or mitigate adverse effects including:
 - a. Soil and water conservation measures
 - b. Animal and plant pest control
 - c. Stock control measures
9. The treatment of the area surrounding any clearances created so that vegetation within the adjoining area of significant indigenous biodiversity is not adversely affected

¹ Ministry for the Environment (2007) *Statement of National Priorities for Protecting Rare and Threatened Indigenous Biodiversity on Private Land*

10. Any proposals to compensate for or offset loss of indigenous biodiversity including setting aside equivalent areas (equal to or greater in terms of the extent of vegetation lost) of indigenous biodiversity elsewhere for protection
11. Any landscape or amenity related values of the land (including contribution to natural character)
12. The role the affected land plays in ecosystem services (including natural hazard mitigation)
13. The value of the affected land to tangata whenua and the effects of the activity on cultural values, associated with lands, water, sites, wāhi tapu and wāhi taonga
14. The social, cultural, and/or recreation effects of the proposal
15. Where the subject property has been involved in any previous assessment processes, the outcome of such assessments
16. Whether the affected indigenous biodiversity has ecological value due to its location and functioning in relation to its surroundings. For example, an area may be ecologically significant because of its connections to a neighbouring area, or as part of a network of areas of fauna habitat, or as a buffer
17. The economic costs and benefits of the activity for which consent is sought.

NFL **NATURAL FEATURES AND LANDSCAPES**

NFL-R1 **NFL-R2** to **NFL-R3** apply to the areas identified on the District Planning Maps as Outstanding Natural Features and Landscapes except for land within the:

1. Residential 2 Zone at Ōmaui
2. Otatara Zone.

NFL-R2 It is a permitted activity to erect buildings associated with agriculture, other than a residence, where:

1. The height is no more than 5 metres
2. The building footprint does not exceed 50m².

NFL-R3 It is a discretionary activity to:

1. Erect any buildings or other structures, excluding those provided for by **NFL-R2** above
2. Alter the contour of the land by more than 2 metres over an area of land that exceeds 200m².

Applications shall address the following matters which will be among those taken into account by the Council:

- a. All applications:
 - i. The reasons why the activity or structure is required within the area of Outstanding Natural Features and Landscapes
 - ii. The extent to which the landscape or natural feature would be modified or damaged, including the duration, frequency, magnitude or scope of any effect
 - iii. Opportunities to remedy or mitigate previous adverse effects on the landscape or natural feature
 - iv. Whether the activity will lead to cumulative adverse effects on the landscape or natural feature.
- b. Infrastructure:
 - i. Locational and technical constraints of regionally significant infrastructure
 - ii. The suitability of the site, compared with alternative sites or locations
 - iii. Benefits that any network utility or other infrastructure or activity may bring to the community
 - iv. Any special technical requirements of, or constraints on, network utilities or other infrastructure.

- c. Earthworks:
 - i. The reasons for undertaking the earthworks, and other options that may be available
 - ii. The nature of the ground and any potential implications on ground stability and above ground and sub-surface water flows
 - iii. The presence and any implications on any infrastructure in the locality.

Otatara Zone

NFL-R4 **NFL-R4** and **NFL-R5** apply only within the Otatara Zone.

NFL-R5 Within the Otatara Zone on any sites where the natural contour of the land varies by more than 2 metres, it is a restricted discretionary activity to undertake earthworks that:

- 1. Alter the ground level by more than 2 metres; or
- 2. Alter the ground level by more than 500mm over an area exceeding 100 m².

The matters over which the Council shall restrict its discretion are:

- a. The effects on any outstanding or locally distinctive and valued natural features or landscape that may be disturbed or otherwise altered in its appearance
- b. The effects on the visual character and coherence of the natural feature or landscape and amenity of the locality
- c. The general shape, character and form of the natural feature or landscape
- d. The values derived from the feature or landscape, including any associated vegetation
- e. Any methods proposed to address any adverse effects of the development on the natural feature or landscape and its associated vegetation
- f. The extent to which the natural feature or landscape has already been modified
- g. The effects on the visual character and amenity of the locality.

SUBDIVISION

SUB SUBDIVISION

SUB-R1 The following subdivision activities are controlled activities:

1. Subdivision of land to provide for a utility except in the Industrial 4 Zone
2. Boundary adjustments
3. Amendments to cross-lease subdivision

Where they meet the following:

- a. The site on which the activity is to be undertaken does not contain an item listed in **APP3 – Appendix 3 Heritage Record**
 - b. Subdivision boundaries of any allotments which have existing buildings are being aligned to ensure that the buildings comply with the provisions of:
 - i. The Building Act 2004 in terms of fire safety
 - ii. The bulk and location requirements of the relevant Zone
 - c. The provisions of any National Policy Statement or National Environmental Standard
 - d. The site on which the activity is to be undertaken does not contain an area of significant indigenous biodiversity as shown on the District Planning Maps.
4. In the Residential 1B Zone, subdivision around existing buildings, or proposed buildings that have land use consent, except:
 - a. s223/s224c certification cannot be issued until building consent Code of Compliance is issued.

SUB-R2 For applications under **SUB-R1**, the matters over which the Council shall exercise control are:

1. The provision of services, including adequate provision for on-site wastewater services when required
2. The need for bonds. The value of the bond shall be calculated at up to 1.5 times the value of the work being bonded
3. The impact of the subdivision on indigenous biodiversity.

SUB-R3 Subdivision is a discretionary activity:

1. In the National Grid Corridor where the resulting allotment(s) are capable of accommodating a building platform that is wholly outside the National Grid Yard with the minimum dimensions of 20 metres by 20 metres
2. Other than as listed in **SUB-R1**, **SUB-R6** and **SUB-R7**.

SUB-R4

Applications under **SUB-R3** above shall address the following matters which will be among those taken into account by the Council:

1. Integration with and effects on existing communities
2. Integration with and effects on the operation, maintenance, upgrading and development of infrastructure
3. Potential effects on the environment of land uses enabled by the subdivision
4. The extent to which the subdivision enables land uses which will maintain the life supporting capacity and productivity of the District's soils
5. Potential effects on any locally distinctive and valued natural features and landscapes of land uses enabled by the subdivision
6. Potential effects on any indigenous biodiversity, including effects on indigenous biodiversity that meets the criteria of **ECO-P1**
7. Potential effects on water quality or water quantity of land uses enabled by the subdivision, in particular:
 - a. Design of the proposed wastewater system, specifically:
 - i. The efficiency and effectiveness of the wastewater systems proposed
 - ii. That adequate land area is available for the on-site disposal system and the required reserve areas for replacement effluent disposal fields
 - iii. Conveying surface water runoffs from roofs and other hard surfaces away from waste water disposal areas
 - iv. Providing sufficient clearance between waste water discharge pipes and the mean seasonal high water table
 - b. Design of proposed provision for stormwater disposal, specifically:
 - i. Efficiency and effectiveness of provisions proposed for stormwater
 - ii. That surface water runoff is controlled in such a way that it does not cause damage to wetlands/waterways and their margins
 - iii. That surface water runoff does not cause damage or nuisance to other properties
 - iv. The incorporation of low impact stormwater design features where practical to limit peak stormwater flows, reduce stormwater contamination and avoid adverse effects to other properties
8. Opportunities to create buffer areas adjacent to waterways to avoid adverse effects of activities on waterways and water quality
9. Potential effects on the safety and efficiency of the transportation network of land uses enabled by the subdivision, in particular State Highways, limited access roads, and railway lines
10. The extent to which the subdivision avoids or addresses reverse sensitivity issues associated with infrastructure including Transpower, State Highways, railways, the seaport and the airport

11. The extent to which the subdivision addresses the relationship between Māori and their ancestral lands, sites, wāhi tapu and other taonga
12. The extent to which the subdivision addresses any statutory acknowledgements
13. The extent to which the subdivision acknowledges heritage values
14. The extent to which the proposed subdivision will help achieve good urban design outcomes
15. The extent to which the proposed subdivision retains and enhances public access to and along the coast and along the margins of streams and rivers
16. The extent to which the proposed subdivision enables uses permitted in the Zone
17. Contamination issues
18. Conformity with any Concept Plan contained within the District Plan
19. Natural Hazard issues
20. Whether the access is adequate to service the activities enabled by the subdivision, including compliance with Table 1 in **APP11-3 of APP11 – Appendix 11 Transport Standards**
21. In addition to the matters specified in **SUB-R4.1 to SUB-R4.19** above, applications made under **SUB-R3** above for sites in the Industrial 4 Zone shall also address the following matters:
 - a. Provision to be made for the ongoing supply of water to the site
 - b. Provision to be made for the treatment and disposal of sewage tradewaste and stormwater from the site
 - c. The extent to which wetland and indigenous vegetation values will be protected and enhanced on the site
 - d. Provision to be made for landscaping associated with future use of the site, and the extent to which this is consistent with the Concept Plan in **APP5 – Appendix 5 Concept Plans**
 - e. Provision to be made for the protection of any heritage or archaeological values on the site
 - f. Providing suitable ground conditions for the erection of any buildings on the site
 - g. Provision for any upgrading of the Colyer Road / State Highway 1 intersection arising from any increased use by traffic accessing the site via that intersection
 - h. Provision to be made for water drainage corridors
 - i. Provision to be made for road and rail transport corridors
 - j. Provision for street lighting
 - k. Setting aside as Local Purpose Reserve areas shown on the Concept Plan attached in **APP5 – Appendix 5 Concept Plans**:

- i. Areas less than 3 metres above mean sea level; and
 - ii. Riparian areas adjoining waterways as shown on the Concept Plan attached in **APP5 – Appendix 5 Concept Plans**, as Local Purpose Reserve.
- 22. In addition to the matters specified in **SUB-R4.1** to **SUB-R4.19** above, applications made under **SUB-R3** above for sites located inside the Outer Control Boundary or Single Event Sound Exposure Boundary shall also address the following matter:
 - a. The extent to which evidence has been provided of a legally binding commitment (acceptable to the relevant Airport Authority) on behalf of the applicant and any successors in title not to complain as to current or potential effects associated with the operation of the airport resource and/or to waive all rights of action under the Resource Management Act 1991 or otherwise at law against the Airport. A legally binding commitment may take the form of a restrictive non-compliant covenant or memorandum of encumbrance entered against the title to the property.

Note: Applications under **SUB-R3** will be notified to Invercargill Airport Limited as an affected party where the subdivision is located, in part or in full, within the Invercargill Airport Outer Control Boundary or the Single Event Sound Exposure Boundary.

National Grid Corridor

- SUB-R5** Where subdivision is within the National Grid Corridor the following matters will be among those taken into account by the Council:
- 1. The extent to which the design and construction of any subdivision allows for earthworks, buildings and structures to comply with the safe separation distance requirements in the *New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)*
 - 2. The results of consultation undertaken, including any written advice obtained, from the owner of the electricity transmission line
 - 3. The extent to which the subdivision or subsequent building location mitigates the effects of the transmission lines and the risk of potential injury and/or damage to property, for example through the location of roads and reserves under the route of the transmission lines
 - 4. The ability for continued access to the National Grid for maintenance, inspections and upgrading
 - 5. The extent to which the design and construction of the subdivision allows for activities to be set back from the National Grid to ensure adverse effects on and from the National Grid and on public safety are appropriately avoided, remedied or mitigated
 - 6. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid.

Protected Areas and Minimum Lot Sizes

- SUB-R6** Subdivision is a non-complying activity where it would create lots as follows:
- 1. Within areas identified on the District Planning Maps as outstanding landscapes and natural features

2. Within areas identified on the District Planning Maps as containing significant indigenous biodiversity
 3. Within the Airport Protection Zone: Allotments of less than 15 hectares
 4. Within the Industrial 3 Zone: Allotments of less than one hectare
 5. Within the Industrial 4 Zone: Allotments of less than one hectare and which do not comply with the concept plan in **APP5 – Appendix 5 Concept Plans**
 6. Within the Otatara Zone: Allotments of less than one hectare (if not connected to the Council's reticulated sewerage system) or 4,000m² (if connected to the Council's reticulated sewerage system)
- Or
- Allotments of less than one hectare and within the Outer Control Boundary or the Single Event Sound Exposure Boundary
7. Within the Residential 1 Zone: Allotments of less than 350m²
- Or
- Allotments of less than 500m² and within the Outer Control Boundary or the Single Event Sound Exposure Boundary
8. Within the Residential 1A Zone: Allotments of less of 350m² where resource consent and a Code Compliance Certificate have not been issued for a dwelling as part of a medium density housing development
 9. Within the Residential 2 Zone: Allotments of less than 750m²
 10. Within the Residential 3 Zone: Allotments of less than 1,500m²
 11. Within the Residential 4 Zone: Allotments of less than 2 hectares (if not connected to the Council's reticulated sewerage system) or 4,000m² (if connected to the Council's reticulated sewerage system)
 12. Within the Rural Zone: Allotments of less than 2 hectares
 13. Within the National Grid Corridor that cannot comply with **SUB-R3.1**.

Note: Applications under **SUB-R6.6** and **SUB-R6.7** will be notified to Invercargill Airport Limited as an affected party where the subdivision is located, in part or in full, within the Outer Control Boundary or the Single Event Sound Exposure Boundary.

Subdivision in Areas Subject to Inundation

SUB-R7 Where it is proposed to subdivide land in an area identified on the District Planning Maps as being subject to Level 2, 2A or 3 inundation, every subdivision plan shall show a building platform and, where applicable, effluent disposal area and reserve area that are hazard free. Where it is not possible to show a building platform and (where applicable) an effluent disposal area and a reserve effluent disposal area that are hazard free, then the subdivision is a non-complying activity.

Esplanade Strips

SUB-R8 Esplanade reserves will not be required.

SUB-R9 Esplanade strips shall not be greater than 20 metres wide.

- SUB-R10** Allotments less than four hectares: Where an allotment of less than four hectares is created when land is subdivided adjacent to a river 3 metres or greater in width or the coastal marine area, an esplanade strip up to 20 metres in width will be required within the allotment along the bank of the river or along the mark of mean high water springs of the sea as that case may be.
- SUB-R11** Allotments greater than four hectares: Where an allotment of greater than four hectares is created, and when land is subdivided adjacent to a river 3 metres or greater in width or the coastal marine area, Council will require an esplanade strip in the following circumstances:
1. Where reserves already exist adjacent to or in the general vicinity of the subdivision and the acquisition of an esplanade strip would complement or increase the width of that land already in public ownership
 2. On any water body where such a strip or reserve may be necessary to provide for the purposes set out in Section 229 of the Resource Management Act 1991.
- SUB-R12** Esplanade strips will not be required in relation to the Seaport 1 Zone and the Smelter Zone.

Te Puawai Masterplan

SUB-R13 The preparation of a Masterplan for the Te Puawai Outline Development Plan is a controlled activity.

SUB-R14 For a Masterplan for the Te Puawai Outline Development Plan prepared under Rule **SUB-R13** the matters over which Council shall exercise control are as follows:

1. Design of the principal level roading and pedestrian/cycle access network.
2. Design of the principal level stormwater drainage including general site shaping, flow mitigation and treatment.
3. Design of the principal level wastewater drainage network including pumping stations and flow mitigation.
4. Design of the principal level water reticulation network within the site area based on pressure and flow availability informed by Council (excluding assessment of the wider existing network and design of wider network upgrades)
5. Provision of park/reserve areas and how they will be used
6. Consistency of the masterplan with national, regional, and local strategic planning frameworks.

Note: Any area under development shall be required to install necessary downstream principal infrastructure (with the exception of water network upgrades external to the site) including allowance for future upstream flows.

This infrastructure must be identified within the resource consent application for subdivision and/or land use and be implemented prior to s224c.

SUB-R15 Subdivision of land within the Te Puawai Outline Development Plan area which is not in accordance with a Masterplan prepared under **SUB-R13** is a non-complying activity.

GENERAL DISTRICT-WIDE MATTERS

CE COASTAL ENVIRONMENT

CE-R1 ***Note:** Where the need for resource consent is triggered by another provision in this Plan, and the development is within the Coastal Environment as delineated on the District Planning Maps, then it is necessary to address issues that pertain to the coastal environment in the Assessment of Environmental Effects.*

*Attention is drawn to **Part Two - CE Coastal Environment** of this Plan, which sets out the Council's Objectives and Policies in relation to the Coastal Environment.*

DERE DEMOLITION OR REMOVAL ACTIVITIES

DERE-R1 Unless **Part Three - HH Heritage** applies, it is a permitted activity to demolish or remove all buildings and structures with an area of less than:

1. 80m² in the Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3, Residential 4 and Otatara Zones
2. 1,000m² in the Smelter Zone
3. 120m² in other Zones.

DERE-R2 Unless **Part Three - HH Heritage** applies, it is a controlled activity to demolish or remove buildings and structures with an area of:

1. 80m² or more in the Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3, Residential 4 and Otatara Zones
2. 1,000m² or more in the Smelter Zone
3. 120m² or more in other Zones.

The matters over which the Council shall exercise control are:

- a. Screening mechanisms if needed
- b. Mitigation of the effects of any earthworks undertaken in association with the demolition
- c. Site rehabilitation
- d. The imposition of a bond to ensure the completion of rehabilitation, including any necessary remedial work to infrastructure damaged or affected as a result of the demolition or removal activity. The value of the bond shall be calculated at up to 1.5 times the value of the work required to rehabilitate the site
- e. The ability to either recycle or to dispose of waste materials in an environmentally responsible manner
- f. The time needed to complete the demolition or removal
- g. The methods proposed for demolition and disposal or removal.

Note: Reference should be made to Part Three - HH Heritage of this Plan for Rules relating to the activity status of demolition or removal activities of heritage buildings.

LIGHT LIGHTSPILL

LIGHT-R1 All activities are to be designed, constructed and operated to comply with the following maximum levels of lightspill:

1. Lightspill is to be measured and assessed in accordance with the *Australian Standard AS 4282 1997: Control of the Obtrusive Effects of Outdoor Lighting*.

LIGHT-R2 The generation of lightspill, measured at the boundary of the site, shall not exceed the following:

	Sunset through midnight to sunrise
Airport Operations	No limit
Airport Protection	5 lux
Business 1, Business 2, Business 3 and Business 6	10 lux
Business 4 and Business 5	5 lux
Hospital	5 lux
Industrial 1	5 lux
Industrial 2, Industrial 2A, Industrial 3 and Industrial 4	10 lux
Otatara	5 lux
Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3 and Residential 4	5 lux
Rural	5 lux
Seaport 1 and Seaport 2	No limit
Smelter	No limit

LIGHT-R3 At the boundaries of Zones, the lightspill standard is to be the lower of the two levels.

LIGHT-R4 Where an activity cannot meet the standards above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The effect of the lightspill on the transportation network and all associated modes of transport
2. The effect of lightspill on the amenities of properties nearby
3. The effect of the lightspill on the skyline

NOISE NOISE

NOISE-R1 Noise Measurement and Assessment:

Sound levels are to be measured in accordance with the provisions of *NZS 6801:2008 Acoustics - Measurement of Environmental Sound* and assessed in accordance with the provisions of *NZS 6802:2008 Acoustics Environmental Noise*, except where expressly provided elsewhere in the Plan.

NOISE-R2 Noise Levels from Activities:

1. All activities are to be designed and operated so that the following noise limits are not exceeded:

	Day time 0700 - 2200		Night time 2200 - 0700	
	L _{Aeq}	L _{Amax}	L _{Aeq}	L _{Amax}
When measured at any point within the boundary of any other site within a Zone:				
Residential 1, 1A,1B, 2, 3, 4 and Otatara	55dB	80dB	40dB	70dB
Rural	65dB	85dB	45dB	70dB
Business 1, 2, 3, 4, 5 and 6	65dB	85dB	50dB	75dB
Hospital and Airport Protection	55dB	80dB	45dB	75dB
Industrial 1	65dB	85dB	50dB	70dB
Industrial 2, 3 and 4	65dB	85dB	65dB	85dB
Smelter	No limit		No limit	
When measured at any point within the notional boundary of any Noise Sensitive Activity on a site within a zone:				
Rural	50dB	80dB	45dB	65dB
When measured at any point not within Invercargill City:				
At or within the boundary of any site	65dB	85dB	45dB	70dB
At the notional boundary of any dwelling	50dB	80dB	45dB	65dB

In applying **NOISE-R2**:

- a. Noise from any site shall comply with the relevant limits for all surrounding sites. Hence, at the boundaries of Zones, measurements of noise emissions will be based on the zoning of the site affected by the noise, not of the site generating the noise
- b. Noise generated in the Smelter Zone need not comply with the Rural Zone boundary noise limits set out in **NOISE-R2.1** above on any property within the Rural Zone, but shall comply with the notional boundary limits
- c. Where there are buildings within 1 metre of a site boundary, compliance with the noise limits will be assessed 1 metre from the façade of those buildings
- d. Day time noise limits are intended to provide amenity for outdoor activities. Assessment of compliance at upper levels of multi-storey buildings shall therefore be confined to balconies intended for outdoor living
- e. Night time noise limits are intended to allow for sleep amenity. Assessment of compliance at upper levels of multi-storey buildings shall therefore include locations immediately outside bedrooms
- f. Where a fence or other noise control structure is erected on a site boundary, compliance assessment shall consider the effect of such a structure.

NOISE-R3 Exemptions:

1. Within the Rural, Residential 4, Airport Protection and Otatara Zones, any operational equipment which is mobile during its normal use and which is associated with primary production (e.g. tractors, harvesters and farm vehicles) is exempt from the noise limits detailed in **NOISE-R2** above. This includes items such as motorbikes and chainsaws used as part of primary production activity, but does not include recreational motorbike tracks or long term sawmilling. This exemption does not include fixed motors or equipment, forestry operations between 2200 and 0700 the following day, factory farming, bird scaring devices and frost fans.
2. Within the Airport Protection, Industrial 3, Industrial 4, Otatara, Residential 3, Residential 4 and Rural Zones, noise from livestock kept as part of agriculture is exempt from the noise limits detailed in **NOISE-R2** above.
3. The noise limits detailed in **NOISE-R2** above do not apply to noise from the following sources:
 - a. Shooting ranges
 - b. Vehicles on a public road
 - c. Trains on land designated for railway purposes (including at railway yards, railway sidings or stations) and level crossing warning devices
 - d. Warning devices used by emergency services, as set out in **NOISE-R14**
 - e. Any noise source specifically listed in **NOISE-R4 - NOISE-R16** below
 - f. Temporary Military Training Activities.

NOISE-R4 Construction Noise is to Comply with the Following Noise Limits:

Days and Times	Noise Limit
Monday to Saturday 0730 – 1800	70dB L _{Aeq} and 85 L _{Amax}
All other times	45dB L _{Aeq} and 75 dB L _{Amax}

NOISE-R5 Noise from any helicopter landing pad is to comply with *NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas*.

NOISE-R6 Noise from aircraft operations is to be measured and assessed in accordance with *NZS 6805:1992 Airport Noise Management and Land Use Planning*.

NOISE-R7 Noise from wind farms is to comply with *NZS 6808:2010 Acoustics – Wind Farm Noise*.

NOISE-R8 Shooting Ranges:

Shooting ranges, including but not restricted to those involving the use of rifles, shotguns and handguns, shall be a discretionary activity.

NOISE-R9 Business 1 Zone – Entertainment Precinct:

1. All new Noise Sensitive Activities and additions to existing Noise Sensitive Activities within the Business 1 Zone – Entertainment Precinct shall:
 - a. Be designed, constructed and maintained to meet the “satisfactory” internal design sound levels in *AS/NZS 2107:2000 Recommended Design Sound Levels And Reverberation Times For Building Interiors* based on an incident external noise level as follows:

	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1000	2000	4000
Design incident sound pressure level at building façade (dB re 2 x 10 ⁻⁵ Pa)	71	61	54	48	45	44	44

2. Prior to the operation of any Noise Sensitive Activities on the site, an acoustic design certificate from a suitably qualified acoustic engineer is to be provided to the Council demonstrating that the above internal sound levels will be achieved.

NOISE-R10 Business 3, Business 4, Industrial 1 and Industrial 2 Zones:

1. All new Noise Sensitive Activities and additions to existing Noise Sensitive Activities within the Business 3, Business 4, Industrial 1 and Industrial 2 Zones shall be designed, constructed and maintained to meet the “satisfactory” internal design sound levels in *AS/NZS 2107:2000 Recommended Design Sound Levels And Reverberation Times For Building Interiors*.

NOISE-R11 Seaport 1 and 2 Zones:

1. Long Term Noise Limit - The night-weighted sound exposure from activities undertaken in the Seaport 1 and 2 Zones shall not exceed:
 - a. An average sound level of 65dB L_{dn} beyond the Inner Control Boundary calculated over five consecutive days

- b. An average sound level of 68dB L_{dn} beyond the Inner Control Boundary calculated over any continuous 24 hour period.
- 2. Short Term Noise Limits - Sound from activities undertaken shall not exceed the following noise limits at any point beyond the Inner Control Boundary:
 - a. 2200 to 0700 the following day 60 dB $L_{Aeq(9hr)}$ provided that:
 - i. No single 15 minute sound measurement shall exceed 65dB L_{Aeq} .
 - ii. No single sound measurement shall exceed 85Db L_{Amax} .
 - b. For the purpose of **NOISE-R11.2**:
 - i. Sound will be measured using a representative 15 minute L_{Aeq} value when calculating the L_{dn} or nine hour L_{Aeq} values
 - ii. Sound will be measured and assessed in accordance with the provisions of NZS 6809:1999 *Acoustics – Port Noise: Management and Land Use Planning*.

NOISE-R12 Activities Near Transport Corridors:

Any Noise Sensitive Activity located within:

- 1. 40 metres of the closest railway track
- 2. 80 metres of the seal edge of a State Highway and arterial road where the speed limit is more than 70 kph

Is to be designed, sited and constructed to ensure that the following internal design levels are not exceeded:

- a. 35 dB $L_{Aeq(1\text{ hour})}$ inside bedrooms or 40 dB $L_{Aeq(1\text{ hour})}$ inside teaching spaces and other habitable rooms
- b. For the purposes of compliance with these limits:
 - i. Road traffic noise shall be calculated based on existing traffic flow
 - ii. Train noise shall from the closest railway track be deemed to be:
 - 70 dB $L_{Aeq(1\text{ hour})}$ up to 12 metres
 - 67 dB $L_{Aeq(1\text{ hour})}$ between 12 and 24 metres
 - 61 dB $L_{Aeq(1\text{ hour})}$ between 24 and 40 metres.

Note: Compliance with **NOISE-R12** must be achieved concurrently with any Building Code ventilation requirements.

NOISE-R13 Vibration in Rail Network Corridor:

Any new building exceeding two storeys, or additions in excess of 25m² to an existing building exceeding two storeys, used for a Noise Sensitive Activity that is within 40 metres of the closest railway track shall be designed and constructed to ensure that the following levels of vibration from trains shall not be exceeded based on the procedures set out in the Norwegian Standard *NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings*.

Receiving Environment (New relocated or altered)	Class C criterion: Maximum Weighted Velocity (Vw) 95
Noise Sensitive Activities	0.3mm/s

NOISE-R14 Emergencies:

1. Aircraft operations for defence purposes, civil defence, search and rescue, medical emergency or during any emergency landing of any aircraft, are exempt from all noise limits
2. Sound from warning devices used by emergency services, including warning devices associated with emergency service training activities, are exempt from all noise limits.

NOISE-R15 Temporary Activities/Events:

Except where otherwise provided for, noise from temporary activities held outdoors in a public place are exempt from the above Rules provided:

1. It meets a noise limit of 70 dB L_{Aeq(1hr)} measured at the boundary of a site containing a dwelling
2. All activities creating a noise level greater than permitted for the Zone in which activity is located, cease by 2200
3. There are no more than six events (days) on the site in any one calendar year provided no single event shall exceed three consecutive days on the site.

NOISE-R16 Invercargill Airport Operations:

1. Noise from aircraft operations, including take offs and landings, flight operations, routine engine testing or ground running, and the running of auxiliary power units (being the subject of designations by Invercargill Airport Limited) are exempt from the noise limits detailed in **NOISE-R2** above.

NOISE-R17 Activity Status and Matters of Consideration:

1. Where an activity does not meet the relevant Zone noise standards set out in **NOISE-R1 - NOISE-R16** above, the activity is a discretionary activity.
2. Applications under **NOISE-R17.1** above shall address the following matters, which will be among those taken into account by the Council:
 - a. The maximum level of noise likely to be generated, its nature, timing, character and frequency and the disturbance this may cause to people in the vicinity
 - b. The nature of the Zone within which the noise generating activity is located and the compatibility of the proposal with the expected environmental results for that Zone
 - c. The nature of any adjoining Zone(s), and the compatibility of the noise generating activity with the expected environmental results for those adjoining Zone(s)
 - d. Existing ambient sound

- e. The potential for cumulative noise effects to result in an adverse outcome for receivers of noise
- f. The proposals made by the applicant to reduce noise generation. This may include guidance provided by a suitably qualified and experienced acoustic consultant
- g. Any other standards, codes of practice or assessment methods based on robust acoustic principles
- h. For consents under **NOISE-R13**:
 - i. Any special topographical, building features or ground conditions which will mitigate vibration effects
 - ii. The size, nature, and location of the building on the site
- i. The nature of the environment, including any existing noise generating activities that may give rise to reverse sensitivity effects and methods proposed to address:
 - i. The degree of noise attenuation achieved by the Noise Sensitive Activity
 - ii. The effects of reverse sensitivity on the operation of the transportation network and the ability and suitability of mitigation measures to enable the continued and uninterrupted operation of the transportation network
 - iii. The nature of the environment including the scale of noise generated by the transportation network
 - iv. Details of consultation with operators of the transportation network and the responses received.

PUB PUBLIC OPEN SPACE

- PUB-R1**
1. Subject to **NOISE-R15**, it is a permitted activity to undertake any activity proposed within areas administered under the Reserves Act 1977 where they are specifically provided for in a Management Plan approved by the Minister.
 2. Subject to **Part Three – TEMP Temporary Military Training Activities**, it is a permitted activity to carry out Temporary Military Training Activities within areas administered under the Reserves Act 1977.
 3. It is a discretionary activity to undertake any activity proposed within areas administered under the Reserves Act 1977 where:
 - a. There is no approved Management Plan for the area; and/or
 - b. The Management Plan does not make specific provision for the proposed activity.

PUB-R2 Applications under **PUB-R1.3** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which the proposal differs from the approved Management Plan
2. The extent to which the proposal is compatible with the amenities of the surrounding neighbourhood
3. The effect of the proposal on the characteristics of any outstanding natural feature or landscape, any locally distinctive landscape, or townscape in which the development is to be located
4. Details of consultation undertaken.

Note: The landowner's consent is required prior to carrying out Temporary Military Training Activities. Part Three – TEMP Temporary Military Training Activities also sets performance standards for these activities.

RELO RELOCATED BUILDINGS

RELO-R1 **Part Three – RELO Relocated Buildings** applies to the Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3, Residential 4, Rural, and Otatara Zones.

RELO-R2 The relocation of any accessory building on to a site is a permitted activity.

RELO-R3 The relocation of any new residence on to a site is a permitted activity.

RELO-R4 The relocation of a previously used building intended for use as a residence on to a site is a permitted activity subject to the following performance standards:

1. A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement work required to the exterior of the building
2. All work required to reinstate the exterior of any relocated dwelling, including painting if required, is to be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations
3. The building is to be placed on permanent foundations within 90 days of the building being delivered to the site.

RELO-R5 The relocation of a previously used building intended for use as a residence on to a site that does not comply with the standards set out in **RELO-R4** above is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The timing and scope of external reinstatement works, including but not restricted to the following:
 - a. Any maintenance, repair or replacement of parts of the building proposed, including steps, windows, chimney spaces, guttering and any rotten or otherwise defective exterior cladding
 - b. The provision and installation of suitable sub-floor wall claddings
 - c. Any additions proposed to the building, including building extensions, porches and decks
 - d. The exterior finish (but not colour) of the building (including walls and roof areas)
 - e. Damage occurring to the building during relocation
2. Structural integrity and weatherproofing
3. Stormwater management on the site
4. Visibility from public places and screening
5. The timing of site rehabilitation
6. The inspection of the building once relocated to the site and the monitoring of progress of work
7. The imposition of a bond (if required) to ensure the completion of the relocation. The value of the bond shall be calculated at up to 1.5 times the value of the work required to complete the relocation

8. Any heritage values of the receiving site and/or any adjoining site.

RELO-R6

Applications made under **RELO-R5** shall include:

1. Plans and photographs of the building proposed to be relocated together with a report of the structural integrity of the building
2. A site plan showing the location of the building on its new site and layout of any accesses and paths proposed
3. Plans of the building as it is intended in its final form, including a site plan and elevations, showing that relevant bulk and location Rules in the District Plan are complied with.
4. A detailed timeline for:
 - a. Placing of the building on to permanent foundations
 - b. Completion of work required to the external portions of the building
 - c. Undertaking any additions or other changes to the external appearance of the building
 - d. Connecting the building to associated services, including where relevant water, sewerage or septic tank, and electricity
 - e. Construction of any accesses or paths from the street to the building.

SIGN SIGNAGE

SIGN-R1

It is a permitted activity to erect signage that complies with the following maximum levels:

Zone	Provisions
Airport Operations Zone	No limit to size of signage.
Airport Protection Zone	a. Signage painted on, or attached parallel to, buildings: Maximum area: 0.25m²; OR b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 0.25 m² ii. Maximum height: 2 metres.
Business 1 Zone	a. Signage painted on to, or attached parallel to, buildings: No limit to size of signage. b. Free standing signage: i. Maximum area: 14m²; ii. Maximum height: 9 metres; OR c. Signage attached at an angle to the building: 14m²; OR d. Any combination of (b) and (c) not exceeding a total of 14m².
Business 2 Zone	a. Signage painted on to, or attached parallel to, buildings: Maximum area: 1m² per metre of street frontage. b. Free standing signage: i. Maximum area: 8m² ii. Maximum height: No higher than the building to which it relates; OR c. Signage attached at an angle to the building: 8m²; OR d. Any combination of (b) and (c) not exceeding a total of 8m².
Business 3 Zone	a. Signage painted on to, or attached parallel to, buildings: No limit to size of signage. b. Free standing signage: i. Maximum area: 14m² ii. Maximum height: 9 metres; OR c. Signage attached at an angle to the building: 14m²; OR d. Any combination of (b) and (c) not exceeding a total of 14m².

Zone	Provisions
Business 4 Zone	a. Signage painted on to, or attached parallel to, buildings: Maximum area: 1m² per metre of street frontage. b. Free standing signage: i. Maximum area: 8m² ii. Maximum height: no higher than the building to which it relates; OR c. Signage attached at an angle to the building: 8m²; OR d. Any combination of (b) and (c) not exceeding a total of 8m².
Business 5 Zone	a. Signage attached on, or attached parallel to, buildings: 1m² per metre of street frontage. b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 14m² (calculated per tenancy) ii. Maximum height: 9 metres.
Business 6 Zone	a. Signage painted on, or attached parallel to, buildings: Maximum area: No limit. b. Free standing signage: i. Maximum area: 14m² ii. Maximum height: No higher than the building to which it relates; OR c. Signage attached at an angle to the building: i. Maximum area: 14m²; OR d. Any combination of (b) and (c) not exceeding a total of 14m².
Hospital Zone	No limit to size of signage.
Industrial 1, 2, 3 and 4 Zones	a. Signage painted on, or attached parallel to, buildings: Maximum area: 1m² per metre of street frontage. b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 14m² ii. Maximum height: 12 metres.
Industrial 2A Zone	a. Signage painted on, or attached parallel to, buildings: Maximum area: 1m² per 10 metres of street frontage (Lake Street only). b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 5m². ii. Maximum height: 8 metres.

Zone	Provisions
Otatara Zone Residential 1, 1A,1B, 2, 3 and 4 Zones Airport Protection Zone	a. Signage painted on, or attached parallel to, buildings: Maximum area: 0.25m ² ; OR b. Free standing signage and signage attached at an angle to buildings: i. Maximum combined area: 0.25m² ii. Maximum height: 2 metres.
Rural Zone	a. Signage painted on, or attached parallel to, buildings: Maximum area: 1.5m ² ; OR b. Free standing signage: i. Maximum area: 1.5m² ii. Maximum height: No higher than 2 metres; OR c. Signage attached at an angle to the building: i. Maximum area: 1.5m².
Seaport 1 and 2 Zones	No limit to size of signage.
Smelter Zone	No limit to size of signage.

Provided that:

1. All signage must relate directly to the activity that is occurring on the site
2. All signage, other than that attached to verandahs or to a building façade, must be contained within the legal boundaries of the site
3. Any signage attached under a verandah shall not exceed the width of the verandah and must provide a minimum of 2.6 metre clearance to the footpath
4. Any signage attached to a building shall not exceed the height of that building
5. No signage is to be mobile or rotate
6. Illuminated signage is permitted within all Zones except the following:
 - a. Otatara Zone
 - b. Residential 1, 1A, 1B, 2, 3 and 4 Zones
 - c. Rural Zone
7. Flashing signage is permitted only along the pedestrian-friendly frontages identified in the Business 1 Zone
8. In measuring the area of any signage:
 - a. The area of any double-sided signage with less than 200mm between each face is to be calculated on the basis of a single sided sign
 - b. The area of any three-dimensional signage is to be calculated as the sum of up to four visible perpendicular faces

SIGN-R2

The following signage is a permitted activity:

1. Signage erected for health and safety reasons under other legislation

2. Signage described in Part 2 of *Land Transport Rule 54002: Traffic Control Devices 2004*
3. Temporary signage provided that:
 - a. The signage is to be in place for no longer than eight months
 - b. The signage is limited to a maximum area of 1m² per sign
 - c. The signage is removed at the cessation of the activity or situation with which it is associated
 - d. The signage is not illuminated
 - e. The signage relates directly to the site itself or an activity taking place on the site
 - f. The signage is stationary with no mobile or rotating parts
4. Signs on National Grid and electricity distribution support structures intended to:
 - a. Identify the structure, its owner, or circuit details and covering an area of not more than 1m²
 - c. Assist with safety or navigation and covering an area of not more than 6m².

SIGN-R3 The following signage is a discretionary activity:

Within the following Zones:

1. Business 1, Business 2, Business 3, Business 4, Business 5, and Business 6
2. Industrial 1, Industrial 2, Industrial 2A, Industrial 3, and Industrial 4
3. Rural.

Any signage that exceeds the maximum area and/or height permitted under **SIGN-R1** by less than 20% is a discretionary activity, provided that the signage also meets **SIGN-R1.1** to **SIGN-R1.7**.

SIGN-R4 Applications made under **SIGN-R3** above shall address the following matters which will be among those taken into account by the Council:

1. The need for the signage in excess of that permitted under **SIGN-R1**
2. The compatibility of the proposed signage with the scale of development and character of the local area
3. The ability to mitigate any adverse effects of the increased signage
4. The effect of the increased signage on safety and the general amenity of the area.

SIGN-R5 Any signage which is neither a permitted activity nor a discretionary activity under **SIGN-R1**, **SIGN-R2** and **SIGN-R3** above is a non-complying activity.

Note: Signage shall comply with the Invercargill City Council Bylaw 2015/3 – Roading and Traffic.

SOIL SOILS, MINERALS AND EARTHWORKS

Earthworks and Mineral Extraction

SOIL-R1 Except for within the National Grid Yard, **SOIL-R2** to **SOIL-R8** do not apply to:

1. Land and activities in the Smelter Zone, Seaport 1 and 2 Zones or Industrial 1, 2, 2A, 3 and 4 Zones
2. The movement, deposition or removal of material when it is a necessary consequence of building a structure for which a building consent has been obtained on that site
3. The removal and deposition of material for the purposes of work in compliance with Council's *Bylaw 2016/1 Code of Practice for Land Development and Subdivision Infrastructure*
4. The movement, deposition or removal of material for the purpose of forming hard surfaces such as accessways and paths
5. The cultivation of land
6. The construction, maintenance and upgrading of utilities as provided for by **Part Three – UTIL Utilities**
7. The movement, deposition or removal of material associated with the removal and replacement of underground petroleum storage systems.

SOIL-R2 Subject to **Part Three – ECO Ecosystems and Indigenous Biodiversity, Part Three – CL Contaminated Land, Part Three - HH Heritage, Part Three - UTIL Utilities, Part Three – NFL Natural Features and Landscapes, Part Three - NH Natural Hazards** and **SOIL-R3** it is a permitted activity to undertake the following earthwork activities, provided these comply with the conditions in **SOIL-R3**:

1. Activities associated with the construction, operation, maintenance, repair and upgrading of utilities not provided for by **SOIL-R1.3** and **SOIL-R1.6**
2. The excavation, stockpiling and use of material from a borrow pit
3. The construction and operation of dead holes and farm landfills
4. Earthworks in the National Grid Yard
5. All other earthworks provided that the quantity of earthworks undertaken in a 12 month period shall not exceed:
 - a. 50m³ per site up to 1,000m², plus 50m³ each 1,000m² thereafter, in the Residential 1, 1A,1B, 2, 3 and 4, Business 1, 2, 3, 4 and 5, and Otatara Zones
 - b. 2,000m³ per site in the Rural Zone
 - c. 1,000m³ per site in all other Zones.

SOIL-R3 The following conditions apply to the permitted activities in **SOIL-R2**:

1. Within the Rural Zone no more than 50m³ shall be deposited on to, or extracted from, land containing high value soils, as shown on the District Planning Maps
2. Within the Airport Protection Zone or the Otatara Zone no earthworks shall result in standing bodies of water greater than 10m² in area

3. Within the National Grid Yard:
 - a. Earthworks within 6 metres of the outer visible edge of the foundation of a National Grid transmission line support structure shall be no deeper than 300mm;
 - b. Earthworks between 6 metres to 12 metres from the outer visible edge of the foundation of a National Grid transmission line support structure shall be no deeper than 3 metres;
 - c. Earthworks shall not create an unstable batter that will affect a National Grid transmission line support structure;
 - d. Earthworks shall not result in a reduction in the ground to conductor clearance distance of:
 - i. 6.5 metres where the conductor voltage does not exceed 110kV; or
 - ii. 7.5 metres where the conductor voltage exceeds 110kV.
 - e. Clauses (a) to (d) above do not apply to:
 - i. Earthworks undertaken by a network utility operator providing the work is not associated with buildings or structures for the storage of water for irrigation purposes;
 - ii. Earthworks undertaken as part of agricultural, horticultural or domestic cultivation;
 - iii. Repair, sealing, resealing of an existing road, footpath, farm track or driveway.

SOIL-R4 It is a restricted discretionary activity to undertake earthwork activities that do not comply with **SOIL-R3.1**.

The matters over which the Council shall exercise its discretion are:

1. The depth and volume of material deposited on the land and its effect on the sustainability of the soil resource
2. Any effects on the future use of the land
3. The management of dust and noise
4. Provision to be made for the rehabilitation of the land.

SOIL-R5 It is a restricted discretionary activity to undertake earthwork activities that do not comply with **SOIL-R3.2**.

The matters over which the Council shall exercise its discretion are:

1. Any effect on the operation of Invercargill Airport and the movement of aircraft to and from the airport resulting from the congregation of birds on the land
2. Methods to avoid, remedy, or mitigate potential conflict with the safe and efficient operation of aircraft.

Any application submitted under **SOIL-R5** shall include details of consultation undertaken with Invercargill Airport Limited and its outcome.

- SOIL-R6** It is a non-complying activity to:
1. Establish and operate a landfill
 2. Undertake activities to extract minerals from the ground, except where provided for by **SOIL-R2.2**.
 3. Undertake earthworks activities that do not comply with **SOIL-R3.3**.
- SOIL-R7** It is a discretionary activity to undertake earthworks not provided for by **SOIL-R2** or **SOIL-R6**.
- SOIL-R8** In addition to matters required to be included in a resource consent by the Resource Management Act 1991, applications under **SOIL-R6** and **SOIL-R7** above shall include:
1. An assessment of the following:
 - a. The nature and volume of any fill or extracted material proposed
 - b. The effects on the sustainability of the soil resource
 - c. Potential effects of dust and noise, including traffic to and from the site and machinery on the site
 - d. The location and standard of any access to or egress from the site which is proposed to be used and any upgrades proposed, including on the adjoining roading network
 - e. Effects on natural water bodies and established drainage networks
 - f. Any effect on sites of:
 - i. Heritage and/or archaeological significance and cultural importance to iwi listed in **APP3 – Appendix 3 Heritage Record**;
 - ii. Outstanding natural features and landscapes shown on the District Planning Maps
 - g. Any effect on the future development potential of the land
 - h. Any effect on indigenous biodiversity
 - i. When within the National Grid Yard:
 - i. Any effects on the integrity of the transmission line
 - ii. Volume, area and location of the works, including temporary activities such as stockpiles
 - iii. Timing of works
 - iv. Site remediation
 - v. The use of mobile machinery near transmission lines
 - vi. The results of consultation with Transpower New Zealand including whether approval has been obtained under clause 2.2.3 of the *New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001)*.

2. A management plan which considers:
 - a. Where filling is proposed:
 - i. The methods proposed to ensure that inappropriate material is not deposited on the land
 - ii. Proposals to monitor the filling operation
 - b. Site rehabilitation, including its timing and any proposed landscaping
 - c. Proposals for ongoing monitoring of the site.

Note: *The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to the lines and needs to be met.*

TEMP TEMPORARY MILITARY TRAINING ACTIVITIES

TEMP-R1 Subject to **Part Three – ECO Ecosystems and Indigenous Biodiversity, Part Three – CE Coastal Environment, Part Three – CL Contaminated Land, Part Three – DERE Demolition or Removal Activities, Part Three – ENE Energy, Part Three – HAZ Hazardous Substances, Part Three – HH Heritage, Part Three – UTIL Utilities, Part Three – NFL Natural Features and Landscapes, Part Three – LIGHT Lightspill, Part Three – NH Natural Hazards, Part Three – RELO Relocated Buildings, Part Three – SIGN Signage, Part Three – SOIL Soils, Minerals and Earthworks, Part Three – SUB Subdivision, Part Three – TRA Transport**, Temporary Military Training Activities are a permitted activity subject to the following performance standards:

1. The activity shall be carried out for no longer than 31 days on the site in any one calendar year, excluding set up and pack down which can occur one week immediately prior to and one week immediately following the activity.
2. There shall be no construction of a permanent structure.
3. Notice is provided to the Council at least two working days prior to the commencement of the activity, specifying whether the activity involves live firing and/or the use of explosives, or firing of blank ammunition; the location of the activity and the boundaries within which the activity will take place, and distances to buildings housing Noise Sensitive Activities; and the timing and duration of the activity; and evidence of consultation with landowners of sites on which the activity is to occur.

4. Noise Measurement and Assessment:

Sound levels are to be measured in accordance with the provisions of *NZS 6801:2008 Acoustics - Measurement of Environmental Sound* and assessed in accordance with the provisions of *NZS 6802:2008 Acoustics Environmental Noise*, except where expressly provided elsewhere in the Plan.

a. Any weapons firing and/or the use of explosives shall comply with the following standards:

- i. The activity complies with the following minimum separation distances to the notional boundary of any building housing a Noise Sensitive Activity:

0700 to 1900 hours:	500 metres
1900 to 0700 hours:	1250 metres

- ii. Where the minimum separation distances specified above cannot be met, then the activity shall comply with the following peak sound pressure level when measured at the notional boundary of any building housing a Noise Sensitive Activity:

0700 to 1900 hours:	95 dB L _{Cpeak}
1900 to 0700 hours:	85 dB L _{Cpeak}

b. Noise from Mobile Sources:

Noise from mobile sources, including but not limited to personnel, light and heavy vehicles, self-propelled equipment and earthmoving equipment, shall comply with the noise limits set out in Tables 2 and 3 of *NZS 6803:1999 Acoustics - Construction Noise*, with reference to "construction noise" referring to noise from mobile sources.

c. Noise from Fixed (Stationary) Sources:

Noise from fixed (stationary) noise sources, other than provided for in **TEMP-R1.4(a)**, including but not limited to power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems shall not exceed the following when measured in accordance with *NZS 6801:2008 Acoustics - Measurement of Sound*:

- i. at any point within the notional boundary of any building housing a Noise Sensitive Activity; or
- ii. at any point within, any land zoned Residential 1, Residential 1A, Residential 1B, Residential 2, Residential 3, Residential 4 or Otatara.

Time	Noise Level
0700 - 1900 hours	55 dB LAeq(15 mins)
1900 - 2200 hours	50 dB LAeq(15 mins)
2200 - 0700 hours the following day	45 dB LAeq(15 mins) 75 dB LAFmax

- d. Helicopter Landing Areas:

The operation of helicopter landing areas shall comply with the noise limits set out in *NZS 6807:1997 Noise Management and Land Use Planning for Helicopter Landing Areas*.

TEMP-R2 Where any of the standards in **TEMP-R1** will not be met then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The timing and duration of the activity
2. Site reinstatement
3. Noise
4. Adverse environmental effects of the activity associated with any permanent structures, with particular assessment against the environmental standards for the subject Zone.

AREA SPECIFIC MATTERS

RESIDENTIAL ZONES

RES1Z RESIDENTIAL 1 ZONE

RES1Z-R1 Permitted Activities:

The following are permitted activities in the Residential 1 Zone:

1. Educational Activity on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
2. Home Occupation
3. Home Stay
4. Residential Activity
5. Residential Care Activity limited to a maximum of eight persons.

RES1Z-R2 Discretionary Activities:

The following are discretionary activities in the Residential 1 Zone:

1. Agriculture
2. Commercial Recreation Activity
3. Communal Activity
4. Early Childhood Education and Care Centre
5. Educational Activity other than those on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
6. Essential Services
7. Habilitation Centre
8. Healthcare Activity
9. Hospital Activity
10. Marae Activity
11. Residential Care Activity for nine or more persons
12. Visitor Accommodation.

RES1Z-R3 Non-complying Activities:

The following are non-complying activities in the Residential 1 Zone:

1. Any activity not listed as permitted, discretionary or prohibited.

RES1Z-R4 Prohibited Activities:

The following are prohibited in the Residential 1 Zone:

1. Within those areas identified on the District Planning Maps as being within the Outer Control Boundary or the Single Event Sound Exposure Boundary, new Noise Sensitive Activities or alterations or additions to existing buildings containing Noise Sensitive Activities which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

Note: For those areas of the Residential 1 Zone located within the Invercargill Airport Outer Control Boundary or Single Event Sound Exposure Boundary, attention is drawn to the relevant objectives, policies and rules relating to the management of potential reverse sensitivity effects on Invercargill Airport.

Residential Density

RES1Z-R5 The maximum residential density is:

1. One residence per 400m² under contiguous ownership
2. One residence per Record of Title existing as at 29 October 2016 where the site is less than 400m².

RES1Z-R6 Where the residential density is one residence on a site equal to or greater than 350m² but less than 400m² and under contiguous ownership then it is a discretionary activity.

RES1Z-R7 Where the residential density is one residence on a site less than 350m² under contiguous ownership then it is a non-complying activity.

RES1Z-R8 Applications under **RES1Z-R6** and **RES1Z-R7** above shall address the following matters, which will be among those taken into account by the Council:

1. Provision of private open space
2. Incidence of daylight and sunlight
3. *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*
4. Effects of the proposal on the incidence of daylight and sunlight on adjoining properties
5. Effects of the proposal on stormwater flows
6. The extent to which the development achieves good urban design outcomes.

Outdoor Living

RES1Z-R9 Residences at or near ground level: A designated area of outdoor living space is to be provided as follows:

1. The space shall be sufficiently large to accommodate a horizontal circle with diameter 5 metres
2. Minimum area 30m²
3. The space shall be free of all buildings except for conservatories.

Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.

RES1Z-R10 Residences located one storey above the ground floor: A balcony is to be provided as follows:

1. Minimum area 15m²
2. Minimum horizontal dimension 2.5 metres.

RES1Z-R11 Where an activity does not comply with **RES1Z-R9** and/or **RES1Z-R10** above, the activity is a discretionary activity.

RES1Z-R12 Applications under **RES1Z-R11** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which practicable outdoor living is achieved
2. The extent to which the development incorporates qualities of good urban design.

Space Around Buildings

RES1Z-R13 A yard at least 2 metres deep shall be provided along each of the two northernmost boundaries of the site. These yards may include part of the outdoor living space required under **RES1Z-R9** or **RES1Z-R10**.

Except that accessory buildings no greater than 6 metres in length along the boundary may be located within these yards.

RES1Z-R14 A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.

RES1Z-R15 Where an activity does not comply with **RES1Z-R13** and/or **RES1Z-R14**, the activity is a discretionary activity.

RES1Z-R16 Applications under **RES1Z-R15** above shall address the following matters, which will be among those taken into account by the Council:

1. Access to daylight and sunlight
2. Effects on amenities of neighbouring properties, including privacy
3. The extent to which the development incorporates qualities of good urban design.

Note: See Infogram 3 for definition of the northernmost boundaries.

Site Coverage

RES1Z-R17 Maximum coverage of all buildings on the site shall not exceed 40% of net site area.

RES1Z-R18 Where the coverage of all buildings on the site exceeds 40% but does not exceed 45% of the net site area then it is a discretionary activity.

RES1Z-R19 Where the coverage of all buildings on the site exceeds 45% of the net site area it is a non-complying activity.

RES1Z-R20 Applications under **RES1Z-R18** and **RES1Z-R19** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent of impermeable surfaces which must be drained via the City's stormwater collection system
2. The extent to which solar gain to the living areas is achieved
3. The extent to which practicable outdoor living is achieved
4. The extent to which the development achieves good urban design outcomes.

Height of Structures

RES1Z-R21 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies.

RES1Z-R22 Where any activity does not comply with **RES1Z-R21** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Permeable Surfaces

RES1Z-R23 The minimum area of permeable surface is 30% of the gross site area.

RES1Z-R24 Where the area of permeable surface is to be less than 30% of the gross site area, then the activity is a discretionary activity.

RES1Z-R25 Applications under **RES1Z-R24** above shall address the following matters, which will be among those taken into account by the Council:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination.

Retirement Villages

RES1Z-R26 Retirement villages within Te Puawai Retirement Village Precinct are controlled activities where they meet the following design standards:

1. **Site Coverage**, Maximum site coverage is 50%.

2. **Height**, The maximum height is 10 metres with a maximum of two storeys except that within 10 metres of site boundary the maximum shall be 8 metres.
3. **Height Recession Plane**: Infogram 2 applies, except:
 - a. The recession plane starts 2.3 metres above ground level
 - b. Where the boundary adjoins an access lot or access strip, the recession plane can be taken from furthest side of the access lot or access strip
 - c. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.
4. **Internal Boundary Setbacks**: The following applies to the internal boundaries on the perimeter of the site only:
 - a. The minimum setback from an internal boundary is 1 metre, except
 - i. where a building on a neighbouring site has a window of a habitable space within 1.8 metres of the boundary, the minimum setback to that window is 1.8m for 2 metres either side of the window
 - ii. where buildings adjoin along a common wall, a nil setback applies
 - iii. gutters and eaves up to 200mm are excluded from the setback requirement.
5. **Landscaping**: A minimum of 20% of the site shall be provided for landscaping (which may include private or communal open space), where at least 50% of the landscaping shall be trees and shrubs, and a minimum of one tree for every 250m² of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and at least one tree shall be planted adjacent to the road boundary.
 - a. All trees requiring by this rule shall not be less than 1.5 metres high at the time of planting
 - b. All trees and landscaping required by this rule shall be maintained and if dead, diseased or damaged, shall be replaced
 - c. The minimum tree and garden planting requirements shall be determined over the site of the entire complex.

The matters of control for retirement villages are as follows:

Whether the developments, while bringing change to existing environments, is appropriate to its context taking into account:

1. Engagement with, and contribution to, adjacent streets and public open spaces, with regards to:
 - a. fencing and boundary treatments
 - b. sightlines
 - c. building orientation and setback

- d. configuration of pedestrian entrances
 - e. windows and internal living areas within buildings
 - f. if on a corner site is designed to emphasise the corner.
2. Integration of access, parking areas and garages in a way that is safe for pedestrians and cyclists, and that does not visually dominate the development, particularly when viewed from the street or other public spaces.
 3. Retention or response to existing character buildings or established landscape features on the site, particularly mature trees, which contribute to the amenity of the area.
 4. Appropriate response to context with respect to subdivision patterns, visible scale of buildings, degree of openness, building materials and design styles.
 5. Incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways.
 6. Residential amenity for neighbours, in respect of outlook, privacy, noise, odour, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening.
 7. Creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour; and
 8. Where practicable, incorporation of environmental efficiency measures in the design, including passive solar design principles that provide adequate levels of internal natural light and ventilation.

RES1Z-27 Where a retirement village does not comply with the performance standards in **RES1Z-26** the activity is a discretionary activity.

RES1AZ RESIDENTIAL 1A (MEDIUM DENSITY) ZONE

RES1AZ-R1 RES1Z-R1 to RES1Z-R25, which apply in the Residential 1 Zone, also apply in the Residential 1A Zone, except that RES1Z-R5 to RES1Z-R8 do not apply in instances where applications are made pursuant to RES1AZ-R2.

RES1AZ-R2 Medium Density Housing developments are a discretionary activity on sites with a combined area of 2,000m² or more in contiguous ownership prior to development.

RES1AZ-R3 Applications under RES1AZ-R2 above shall address the following matters, which will be among those taken into account by the Council:

1. Neighbourhood character
2. Connectivity
3. Site layout
4. Building location
5. Relationship to neighbouring buildings
6. Visual and acoustic privacy
7. Access to solar gain
8. Vehicle access
9. On-site outdoor space
10. Entries to buildings
11. Outdoor storage and accessory buildings
12. Landscaping
13. The quantum of impermeable surface and measures undertaken to address stormwater issues

RES1BZ RESIDENTIAL 1B (MEDIUM DENSITY) ZONE

RES1BZ-R1 Permitted Activities:

The following are permitted activities in the Residential 1B Zone:

1. Home occupation
2. Home Stay
3. Residential Activity
4. Residential Care Activity limited to a maximum of eight persons.

RES1BZ-R2 Discretionary Activities:

The following are discretionary activities in the Residential 1B Zone:

1. Residential Care Activity for nine or more persons
2. Visitor Accommodation.

RES1BZ-R3 Non-complying Activities:

The following are non-complying activities in the Residential 1B Zone:

1. Any activity not listed as permitted, controlled, restricted discretionary, discretionary or prohibited.

Residential Density

RES1BZ-R4 The maximum residential density is:

1. One residential unit per 250m² net site area.

Site Coverage

RES1BZ-R5 Maximum coverage of all buildings on sites shall not exceed the following:

1. 40% of net site area on sites 300m² or greater.
2. 45% of net site on sites less than 300m².
3. For Medium Density Housing, the net site area is to be calculated for the entire complex or group of buildings proposed for the site, rather than over the net area of any part of the complex or group of buildings.

RES1BZ-R6 Where an activity does not comply with RES1BZ-R4 or RES1BZ-R5, the activity is a restricted discretionary activity.

The matters over which Council shall exercise its discretion are:

1. Whether the non-compliance is appropriate to its context taking into account:
 - a. Whether the balance of open space and buildings will maintain the character anticipated for the zone
 - b. Any visual dominance of the street resulting from a proposed building's incompatible scale

- c. The proportion of the building scale in relation to the proportion of the site.

Outdoor Living

RES1BZ-R7 A designated area of outdoor living space is to be provided as follows:

1. Two bedrooms or more
 - a. The space shall be sufficiently large to accommodate a horizontal circle diameter 4 metres
 - b. Minimum area 30m²
 - c. The space shall be free of all buildings.
2. One bedroom or studio
 - a. The space shall be sufficiently large to accommodate a horizontal circle diameter 4 metres
 - b. Minimum area 15m²
 - c. The space shall be free of all buildings.
3. One bedroom or studio entirely at an upper level
 - a. The space shall be sufficiently large to accommodate a horizontal circle diameter 4 metres
 - b. Minimum area 15m²
 - c. Except where balconies or other structures are used to provide the outdoor living space, the space shall be free of all buildings.
4. Outdoor living spaces and shall not be occupied by parking, manoeuvring or vehicle access areas.

RES1BZ-R8 Where an activity does not comply with **RES1BZ-R7** the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The extent to which outdoor living spaces provide useable space, contribute to overall on-site spaciousness and enables access to sunlight throughout the year for occupants.
2. The accessibility and convenience of outdoor living space for occupiers.
3. Whether the size and quality of communal outdoor living space or other open space amenity compensates for any reduction in private outdoor living space.

Permeable Surfaces

RES1BZ-R9 The minimum area of permeable surface is 30% of the gross site area.

RES1BZ-R10 Where any activity does not comply with **RES1BZ-R9** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Alternative methods of slowing stormwater runoff from the site.
2. Measures to address the effects of stormwater contamination.

Height of Structures

RES1BZ-R11 All new buildings and structures, and additions to existing building and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height 8 metres.
2. Recession diagram: Infogram 2 applies: except:
 - a. The recession plane angles start at 2.3 metres above ground level
 - b. Where the boundary adjoins an access, the height recession shall be taken from furthest side of access
 - c. Where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.

RES1BZ-R12 Where any activity does not comply with **RES1BZ-R11** above, the activity is a restricted discretionary activity;

The matters over which the Council shall exercise its discretion are:

1. Whether the increased height, reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties taking into account:
 - a. Overshadowing of adjoining sites resulting in reduced sunlight and daylight admission to internal living spaces and external living spaces beyond that anticipated by the recession plane, and where applicable the horizontal containment requirements for the zone.
 - b. Any loss of privacy through being overlooked from neighbouring buildings.
 - c. Whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing.

Space around Buildings

RES1BZ-R13 The minimum setback from a road boundary is 4 metres.

RES1BZ-R14 A yard at least 1 metre deep shall be provided from all internal boundaries, except:

1. Where a building on a neighbouring site has a window of a habitable room within 1.8 metres of boundary, the minimum setback from that window is 1.8 metres for 2 metres either side of the window.
2. The setback where a building shares a common boundary is nil.
3. Gutters and eaves up to 200mm are excluded from the setback requirement.

- RES1BZ-R15** A yard at least 3 metres deep is required from living room windows and balconies.
- RES1BZ-R16** Garages may take up no more than 50% of the ground floor elevation when viewed from one road boundary.
- RES1BZ-R17** Where a garage door faces the road, it must be set back 1.2 metres further than the front wall of the residential building.

Ground Floor Habitable

- RES1BZ-R18** The ground floor of a residential unit shall have a habitable space with a window area of at least 2m² facing a road boundary.

Landscaping:

- RES1BZ-R19** A minimum of 20% of the site shall be provided for landscaping and at least 50% of this area shall be trees and shrubs.
- RES1BZ-R20** Where sites adjoin a road, the landscaping to a minimum depth of 2 metres along internal road boundaries metres and at least 1 tree shall be planted adjacent to the road boundary within this area.

Fencing:

- RES1BZ-R21** The maximum height of a fence along a road boundary which is less than 50% transparent shall be 1.2 metres.
- RES1BZ-R22** The maximum height of a fence along a road boundary which is at least 50% transparent shall be 1.8 metres.
- RES1BZ-R23** All other fences the maximum height shall be 1.8 metres except that within 2 metres of a road boundary and maximum height of the fence shall comply with Rules **RES1BZ-R25** and **RES1BZ-R26**.
- RES1BZ-R24** For activities that do not comply with **RES1BZ-R13** to **RES1BZ-R2**, the activity is a controlled activity.

The matters over which the Council shall exercise its control are:

1. The extent to which the proposed building will detract from the coherence, openness and attractiveness of the site as viewed from the street.
2. The ability to provide adequate opportunity for garden and tree planting in the vicinity of road boundaries.
3. The ability to provide passive surveillance of the street.
4. The extent to which the breach is necessary to enable more efficient, cost effective and/or practical use of the remainder of the site.
5. For fencing, whether solid fencing is appropriate to provide acoustic insulation of living species where the road carries high volumes of traffic.
6. The ability to provide adequate parking areas and manoeuvring areas for vehicles clear of the road or shared access to ensure traffic and pedestrian safety.
7. The effectiveness of other factors in the surrounding environment in reducing the adverse effects.

RES2Z RESIDENTIAL 2 (BLUFF AND ŌMAUI) ZONE

RES2Z-R1 Permitted Activities:

The following are permitted activities in the Residential 2 Zone:

1. Educational Activity on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**.
2. Home Occupation
3. Home Stay
4. Residential Activity
5. Residential Care Activity limited to a maximum of eight persons.

RES2Z-R2 Discretionary Activities:

The following are discretionary activities in the Residential 2 Zone:

1. Agriculture
2. Commercial Recreation Activity
3. Communal Activity
4. Early Childhood Education and Care Centre
5. Educational Activity other than those on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
6. Essential Services
7. Habilitation Centre
8. Healthcare Activity
9. Hospital Activity
10. Marae Activity
11. Residential Care Activity for nine or more persons
12. Visitor Accommodation.

RES2Z-R3 Non-complying Activities:

The following are non-complying activities in the Residential 2 Zone:

1. Any activity not listed as permitted or discretionary.

Residential Density

RES2Z-R4 The maximum residential density is:

1. One residence per 750m² under contiguous ownership
2. One residence per Record of Title existing as at 29 October 2016 where the site is less than 750m².

- RES2Z-R5** Residential dwellings are a discretionary activity on lots smaller than 750m².
- RES2Z-R6** Applications under **RES2Z-R5** above shall address the following matters, which will be among those taken into account by the Council:
1. Provision of private open space
 2. Incidence of daylight and sunlight
 3. *[Removed as directed by the National Policy Statement on Urban Development 2020, 11 May 2021]*
 4. Effects of the proposal on the incidence of daylight and sunlight on adjoining properties
 5. Effects of the proposal on stormwater flows
 6. The extent to which the development achieves good urban design outcomes.

Outdoor Living

- RES2Z-R7** Residences at or near ground level: A designated area of outdoor living space is to be provided as follows:

1. The space shall be sufficiently large to accommodate a horizontal circle with diameter 5 metres
2. Minimum area 30m²
3. The space shall be free of all buildings except for conservatories.

Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.

Note: *Within the outdoor living space a conservatory may be erected.*

- RES2Z-R8** Residences located one storey above the ground floor: A balcony is to be provided as follows:

1. Minimum area 15m²
2. Minimum dimension 2.5 metres.

- RES2Z-R9** Where an activity does not comply with **RES2Z-R 7** and/or **RES2Z-R8** above, the activity is a discretionary activity.

- RES2Z-R10** Applications under **RES2Z-R9** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which practicable outdoor living is achieved
2. The extent to which the development incorporates qualities of good urban design.

Space around Buildings

- RES2Z-R11** A yard at least 2 metres deep shall be provided along all boundaries of the site. This space may include the outdoor living area required under **RES2Z-R7** or **RES2Z-R8**.

- Except that accessory buildings no greater than 6 metres in length along the boundary may be located within these yards.
- RES2Z-R12** A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.
- RES2Z-R13** Where an activity does not comply with **RES2Z-R11** or **RES2Z-R12** above, the activity is a discretionary activity.
- RES2Z-R14** Applications under **RES2Z-R13** above shall address the following matters, which will be among those taken into account by the Council:
1. Access to daylight and sunlight
 2. Effects on amenities of neighbouring properties, including privacy
 3. The extent to which the development incorporates qualities of good urban design.

Site Coverage

- RES2Z-R15** Maximum coverage of all buildings on the site shall not exceed 30% of net site area.
- RES2Z-R16** Where the coverage of all buildings on the site exceeds 30% but does not exceed 35% of the net site area it is a discretionary activity.
- RES2Z-R17** Where the coverage of all buildings on the site exceeds 35% of the net site area it is a non-complying activity.
- RES2Z-R18** Applications under **RES2Z-R16** and **RES2Z-R17** above shall address the following matters, which will be among those taken into account by the Council:
1. The extent of impermeable surfaces which must be drained via the City's stormwater collection system
 2. The extent to which solar gain to the living areas is achieved
 3. The extent to which practicable outdoor living is achieved
 4. The extent to which the development achieves good urban design outcomes.

Height of Structures

- RES2Z-R19** All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:
1. Maximum height: 7.5 metres (residential building) or 4.5 metres (accessory building)
 2. Recession plane: Infogram 2 applies.
- RES2Z-R20** Where any activity does not comply with **RES2Z-R19** above, the activity is a restricted discretionary activity.
- The matters over which the Council shall exercise its discretion are:
1. Reason for the building or structure height

2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Permeable Surfaces

- RES2Z-R21** The minimum area of permeable surface is 30% of the gross site area.
- RES2Z-R22** Where the area of permeable surfaces is to be less than 30% of the gross site area, then the activity is a discretionary activity.
- RES2Z-R23** Applications under **RES2Z-R22** above shall address the following matters, which will be among those taken into account by the Council:
1. Alternative methods of slowing stormwater runoff from the site
 2. Measures to address the effects of stormwater contamination.

Fire Safety

- RES2Z-R24** **RES2Z-R25** to **RES2Z-R30** apply to properties that:
1. Are not connected to the Council's reticulated water supply; or
 2. Are connected to the Council's reticulated Restricted Flow Supply.
- RES2Z-R25** Each new residential unit with a building floor area of less than 200m² shall have either:
1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
 2. A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.
- RES2Z-R26** Each new residential unit with a building floor area of greater than 200m² shall have either:
1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) is always available to the sprinkler system in the event of a fire; or
 2. A water tank containing a sufficient quantity of water (calculated in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) always available as a static fire fighting reserve.
- RES2Z-R27** A fire fighting connection, in accordance with Appendix B of SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice* is to be located more than 6 metres and less than 90 metres from any proposed habitable building on the site. The connection point is to be designed so that:

1. It is located so that it is clearly visible to enable connection of a fire appliance;
and

2. It is located so that fire appliances have unimpeded vehicle access, including a minimum width of 4 metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
3. Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
4. Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
5. Underground tanks, or tanks that are partially buried (provided the top is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.

RES2Z-R28 Any addition exceeding 50m² to a residential building shall comply with **RES2Z-R25** to **RES2Z-R27** as if it were a new building.

RES2Z-R29 Where an activity does not comply with any of the relevant standards set out in **RES2Z-R25** to **RES2Z-R27** the activity is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. The extent of compliance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* and the health and safety of the community, including neighbouring properties.

RES2Z-R30 Any application made under **RES2Z-R29** shall include details of any consultation undertaken with Fire and Emergency New Zealand and the response received.

RES3Z RESIDENTIAL 3 (LARGE LOT) ZONE

RES3Z-R1 Permitted Activities:

The following are permitted activities in the Residential 3 Zone:

1. Agriculture on sites with an area of 4,000m² or more
2. Home Occupation
3. Home Stay
4. Residential Activity
5. Residential Care Activity limited to a maximum of eight persons.

RES3Z-R2 Discretionary Activities:

The following are discretionary activities in the Residential 3 Zone:

1. Agriculture on sites of less than 4,000m²
2. Commercial Recreation Activity
3. Communal Activity
4. Early Childhood Education and Care Centre
5. Educational Activity
6. Essential Services
7. Healthcare Activity
8. Hospital Activity
9. Marae Activity
10. Residential Care Activity for nine or more persons
11. Visitor Accommodation.

RES3Z-R3 Non-complying Activities:

The following are non-complying activities in the Residential 3 Zone:

1. Any activity not listed as permitted or discretionary.

Residential Density

RES3Z-R4 The maximum residential density is:

1. One residence per 2,000m² under contiguous ownership
2. One residence per Record of Title existing as at 29 October 2016 where the site is less than 2,000m².

RES3Z-R5 Where the residential density is one residence on a site equal to or greater than 1,500m² but less than 2,000m² and under contiguous ownership then the activity is a discretionary activity.

- RES3Z-R6** Where the residential density is one residence on a site less than 1,500m² under contiguous ownership then it is a non-complying activity.
- RES3Z-R7** Applications under **RES3Z-R5** and **RES3Z-R6** above shall address the following matters, which will be among those taken into account by the Council:
1. Reasons for a higher density of residential activity
 2. The effect on open space and amenity values of the Residential 3 Zone
 3. The size and location of structures
 4. The extent to which solar gain to the living areas is achieved
 5. The extent to which practicable outdoor living is achieved
 6. Vehicle access and manoeuvring
 7. Effects of the proposal on stormwater flows
 8. The extent to which the development incorporates qualities of good urban design
 9. Effects of the proposal on existing Council infrastructure.

Outdoor Living

- RES3Z-R8** Residences at or near ground level: A designated area of open space suitable for outdoor living is to be provided as follows:
1. The space shall be sufficiently large to accommodate a horizontal circle with diameter 5 metres
 2. Minimum area 30m²
 3. The space shall be free of all buildings other than conservatories.
- Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.
- Note:** *Within the outdoor living space a conservatory may be erected.*
- RES3Z-R9** Residences located one storey above the ground floor: A balcony is to be provided as follows:
1. Minimum area 15m²
 2. Minimum dimension 2.5 metres.
- RES3Z-R10** Where an activity does not comply with **RES3Z-R8** and/or **RES3Z-R9** above, the activity is a discretionary activity.
- RES3Z-R11** Applications under **RES3Z-R10** above shall address the following matters, which will be among those taken into account by the Council:
1. The extent to which practicable outdoor living is achieved
 2. The extent to which the development incorporates qualities of good urban design.

Space around Buildings

- RES3Z-R12** A yard at least 2 metres deep shall be provided along all boundaries of the site. This space may include the outdoor living area required under **RES3Z-R8** or **RES3Z-R9**.
- Except that accessory buildings no greater than 6 metres in length along the boundary may be located within these yards.
- RES3Z-R13** A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.
- RES3Z-R14** Where an activity does not comply with **RES3Z-R12** or **RES3Z-R13** above, the activity is a discretionary activity.
- RES3Z-R15** Applications under **RES3Z-R14** above shall address the following matters, which will be among those taken into account by Council:
1. Access to daylight and sunlight
 2. Effects on amenities of neighbouring properties, including privacy
 3. The extent to which the development incorporates qualities of good urban design.

Site Coverage

- RES3Z-R16** Maximum coverage of all buildings on the site shall not exceed 30% of the net site area.
- RES3Z-R17** Maximum coverage of all buildings on the site exceeding 30% but not exceeding 35% of the net site area is a discretionary activity.
- RES3Z-R18** Where coverage of all buildings on the site exceeds 35% of the net site area the activity is a non-complying activity.
- RES3Z-R19** Applications under **RES3Z-R17** and **RES3Z-R18** above shall address the following matters, which will be among those taken into account by the Council:
1. The extent of impermeable surfaces which must be drained via the City's stormwater reticulation system
 2. The extent to which solar gain to the living areas is achieved
 3. The extent to which practicable outdoor living is achieved
 4. The extent to which the development achieves good urban design outcomes.

Services

Note: Any extension of, and connection to, Council's infrastructure will require authorisation pursuant to the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision.

RES3Z-R20 Sewerage:

All new dwellings are to be connected to the Council's reticulated sewerage system.

RES3Z-R21 On-site Water Storage:

Where the residence is connected to the Council's reticulated water supply, a water tank is to be provided with a minimum 15,000 litres capacity to capture stormwater off the roof of the dwelling for garden irrigation or other domestic purposes.

RES3Z-R22 Where new allotments do not comply with **RES3Z-R20** and/or **RES3Z-R21** above the activity is a non-complying activity.

Height of Structures

RES3Z-R23 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession Plane: Infogram 2 applies.

RES3Z-R24 Where any activity does not comply with **RES3Z-R23** above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Permeable Surfaces

RES3Z-R25 The minimum area of permeable surface is 30% of the gross site area.

RES3Z-R26 Where the area of permeable surfaces is to be less than 30% of the gross site area, then the activity is a discretionary activity.

RES3Z-R27 Applications under **RES3Z-R26** above shall address the following matters, which will be among those taken into account by the Council:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination.

Fire Safety

RES3Z-R28 **RES3Z-R29** to **RES3Z-R34** apply to properties that:

1. Are not connected to the Council's reticulated water supply; or
2. Are connected to the Council's reticulated Restricted Flow Supply.

- RES3Z-R29** Each new residential unit with a building floor area of less than 200m² shall have either:
1. A sprinkler system installed (to an approved standard in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
 2. A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.
- RES3Z-R30** Each new residential unit with a building floor area of greater than 200m² shall have either:
1. A sprinkler system installed (to an approved standard in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) is always available to the sprinkler system in the event of a fire; or
 2. A water tank containing a sufficient quantity of water (calculated in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) always available as a static fire fighting reserve.
- RES3Z-R31** A fire fighting connection, in accordance with Appendix B of *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* is to be located more than 6 metres and less than 90 metres from any proposed habitable building on the site. The connection point is to be designed so that:
1. It is located so that is it clearly visible to enable connection of a fire appliance; and
 2. It is located so that fire appliances have unimpeded vehicle access, including a minimum width of 4 metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
 3. Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
 4. Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
 5. Underground tanks, or tanks that are partially buried (provided the top is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.
- RES3Z-R32** Any addition exceeding 50m² to a residential building shall comply with **RES3Z-R29** to **RES3Z-R31** as if it were a new building.
- RES3Z-R33** Where an activity does not comply with the relevant standards set out in **RES3Z-R29** to **RES3Z-R31** and written approval of the New Zealand Fire Service has been provided, the activity is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. The extent of compliance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) and the health and safety of the community, including neighbouring properties.

RES3Z-R34 Any application made under **RES3Z-R33** shall include details of any consultation undertaken with Fire and Emergency New Zealand and the response received.

RES4Z RESIDENTIAL 4 (RESIDENTIAL TRANSITION) ZONE

RES4Z-R1 Deferred Zone Provisions:

The Rural Zone Objectives, Policies and Rules apply to the land in the Rural Zone (deferred Residential 4 Zone) until a Council resolution has been passed. The Residential 4 Zone has been divided into two areas, Area A and Area B. Council will consider passing a resolution to change the zoning for either area upon notice that the extension of the footpath and Council's reticulated sewerage system have been extended to service that area in accordance with the relevant Concept Plan in **APP5 – Appendix 5 Concept Plans**.

RES4Z-R2 Permitted Activities:

The following are permitted activities in the Residential 4 Zone:

1. Agriculture on sites with an area of 4,000m² or more
2. Home Occupation
3. Home Stay
4. Residential Activity
5. Residential Care Activity limited to a maximum of eight persons
6. Roadside Sales Activity.

RES4Z-R3 Discretionary Activities:

The following are discretionary activities in the Residential 4 Zone:

1. Agriculture on sites of less than 4,000m²
2. Commercial Recreation Activity
3. Communal Activity
4. Early Childhood Education and Care Centre
5. Educational Activity
6. Essential Services
7. Healthcare Activity
8. Hospital Activity
9. Marae Activity
10. Residential Care Activity for nine or more persons
11. Visitor Accommodation.

RES4Z-R4 Non-complying Activities:

The following are non-complying activities in the Residential 4 Zone:

1. Any activity not listed as permitted or discretionary.

Residential Density

- RES4Z-R5** The maximum residential density is:
1. One residence per 4,000m² under contiguous ownership, where the proposed residence is to be connected to Council's reticulated sewerage system.
 2. One residence per 2 hectares under contiguous ownership, where the proposed residence is not to be connected to Council's reticulated sewerage system.
- RES4Z-R6** Where the residential density does not comply with **RES4Z-R5**, the activity is a non-complying activity.
- RES4Z-R7** Applications under **RES4Z-R6** above shall address the following matters, which will be among those taken into account by the Council:
1. Reasons for a higher density of residential activity
 2. The effect on open space and amenity values of the Residential 4 Zone
 3. The size and location of structures
 4. The extent to which solar gain to the living areas is achieved
 5. The extent to which practicable outdoor living is achieved
 6. Vehicle access and manoeuvring
 7. Effects of the proposal on stormwater flows, water quality and quantity
 8. Effects of the activity on soil and public health
 9. The extent to which the development incorporates qualities of good urban design
 10. Effects of the proposal on existing Council infrastructure.

Outdoor Living

- RES4Z-R8** Residences at or near ground level: A designated area of open space suitable for outdoor living is to be provided as follows:
1. The space shall be sufficiently large to accommodate a horizontal circle with diameter 5 metres
 2. Minimum area 30m²
 3. The space shall be free of all buildings other than conservatories.
- Provided that this space shall not form part of areas shown on the site plan as being for vehicle parking or manoeuvring.
- Note:** *Within the outdoor living space a conservatory may be erected.*
- RES4Z-R9** Residences located one storey above the ground floor: A balcony is to be provided as follows:
1. Minimum area 15m²
 2. Minimum dimension 2.5 metres.

RES4Z-R10 Where an activity does not comply with **RES4Z-R8** and/or **RES4Z-R9** above, the activity is a discretionary activity.

RES4Z-R11 Applications under **RES4Z-R10** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent to which practicable outdoor living is achieved
2. The extent to which the development incorporates qualities of good urban design.

Space Around Buildings

RES4Z-R12 A yard at least 2 metres deep shall be provided along all boundaries of the site. This space may include the outdoor living area required under **RES4Z-R8** or **RES4Z-R9**.

Except that accessory buildings no greater than 6 metres in length along the boundary may be located within these yards.

RES4Z-R13 A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.

RES4Z-R14 Where an activity does not comply with **RES4Z-R12** or **RES4Z-R13** above, the activity is a discretionary activity.

RES4Z-R15 Applications under **RES4Z-R14** above shall address the following matters, which will be among those taken into account by Council:

1. Access to daylight and sunlight
2. Effects on amenities of neighbouring properties, including privacy
3. The extent to which the development incorporates qualities of good urban design.

Site Coverage

RES4Z-R16 Maximum coverage of all buildings on the site shall not exceed 30% of the net site area.

RES4Z-R17 Maximum coverage of all buildings on the site exceeding 30% but not exceeding 35% of the net site area is a discretionary activity.

RES4Z-R18 Where coverage of all buildings on the site exceeds 35% of the net site area the activity is a non-complying activity.

RES4Z-R19 Applications under **RES4Z-R17** and **RES4Z-R18** above shall address the following matters, which will be among those taken into account by the Council:

1. The extent of impermeable surfaces which must be drained via the City's stormwater reticulation system
2. The extent to which solar gain to the living areas is achieved
3. The extent to which practicable outdoor living is achieved
4. The extent to which the development achieves good urban design outcomes.

Services

Note: The developer will be responsible for costs of any extension of, and connection to, Council's infrastructure. Extensions and connections will require authorisation pursuant to the Invercargill City Council Bylaw 2016/1 Code of Practice for Land Development and Subdivision.

RES4Z-R20 Sewerage:

All new residences on properties less than 2ha are to be connected to the Council's reticulated sewerage system.

RES4Z-R21 On-Site Water Storage:

Where the residence is connected to the Council's reticulated water supply, a water tank is to be provided with a minimum 15,000 litres capacity to capture stormwater off the roof of the dwelling for garden irrigation or other domestic purposes.

RES4Z-R22 Where activities do not comply with **RES4Z-R20** and/or **RES4Z-R21** above the activity is a non-complying activity.

Height of Structures

RES4Z-R23 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession Plane: Infogram 2 applies to sites less than two hectares.

RES4Z-R24 Where any activity does not comply with **RES4Z-R23** above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Permeable Surfaces

RES4Z-R25 The minimum area of permeable surface is 30% of the gross site area.

RES4Z-R26 Where the area of permeable surfaces is to be less than 30% of the gross site area, then the activity is a discretionary activity.

RES4Z-R27 Applications under **RES4Z-R26** above shall address the following matters, which will be among those taken into account by the Council:

1. Alternative methods of slowing stormwater runoff from the site
2. Measures to address the effects of stormwater contamination.

Fire Safety

RES4Z-R28 **RES4Z-R29** to **RES4Z-R34** apply to properties that:

1. Are not connected to the Council's reticulated water supply; or
2. Are connected to the Council's reticulated Restricted Flow Supply.

RES4Z-R29 Each new residential unit with a building floor area of less than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
2. A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.

RES4Z-R30 Each new residential unit with a building floor area of greater than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice*) is always available to the sprinkler system in the event of a fire; or
2. A water tank containing a sufficient quantity of water (calculated in accordance with SNZ 4509:2008) always available as a static fire fighting reserve.

RES4Z-R31 A fire fighting connection, in accordance with Appendix B of SNZ PAS 4509:2008 *New Zealand Fire Service Firefighting Water Supplies Code of Practice* is to be located more than 6 metres and less than 90 metres from any proposed building on the site. The connection point is to be designed so that:

1. It is located so that it is clearly visible to enable connection of a fire appliance; and
2. It is located so that fire appliances have unimpeded vehicle access, including a minimum width of 4 metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
3. Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with NZS 4505:1977 *Specification For Fire-Fighting Waterway Equipment* is to be provided; or
4. Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with NZS 4505:1977 *Specification For Fire-Fighting Waterway Equipment* is to be provided; or
5. Underground tanks, or tanks that are partially buried (provided the top is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.

RES4Z-R32 Any addition exceeding 50m² to a residential building shall comply with **RES4Z-R28** to **RES4Z-R30** as if it were a new building.

RES4Z-R33 Where an activity does not comply with the relevant standards set out in **RES4Z-R29** to **RES4Z-R32**, the activity is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. The extent of compliance with the *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* and the health and safety of the community, including neighbouring properties.

RES4Z-R34 Any application made under **RES4Z-R33** shall include details of any consultation undertaken with the New Zealand Fire Service and the response received.

OTATARA ZONE

OTAZ OTATARA ZONE

OTAZ-R1 Permitted Activities:

The following are permitted activities in the Otatara Zone:

1. Agriculture on sites equal to and greater than 4,000m²
2. Educational Activity on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
3. Home Occupation
4. Home Stay
5. Residential Activity
6. Residential Care Activity limited to a maximum of eight persons.

OTAZ-R2 Discretionary Activities:

The following are discretionary activities in the Otatara Zone:

1. Agriculture on sites of less than 4,000m²
2. Animal Boarding Activity
3. Commercial Service Activity limited to a maximum area of 150m²
4. Commercial Recreation Activity
5. Communal Activity
6. Educational Activity other than those on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
7. Essential Services
8. Healthcare Activity
9. Hospital Activity
10. Marae Activity
11. Office Activity limited to a maximum area of 150m²
12. Residential Care Activity for nine or more persons
13. Restaurants, Bars and Taverns limited to a maximum area of 150m²
14. Retail Sales limited to a maximum area of 150m²
15. Veterinary Clinic
16. Visitor Accommodation

OTAZ-R3 Non-complying Activities:

The following are non-complying activities in the Otatara Zone:

1. Any other activity not listed as permitted, discretionary or prohibited.

OTAZ-R4 Prohibited Activities:

The following are prohibited in the Otatara Zone:

1. Within those areas identified on the District Planning Maps as being within the Outer Control Boundary or the Single Event Sound Exposure Boundary, new Noise Sensitive Activities or alterations or additions to existing buildings containing Noise Sensitive Activities which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

***Note:** For those areas of the Otatara Zone located within the Invercargill Airport Outer Control Boundary or Single Event Sound Exposure Boundary, attention is drawn to the relevant objectives, policies and rules relating to the management of potential reverse sensitivity effects on Invercargill Airport.*

Side and Rear Yards

OTAZ-R5 A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.

OTAZ-R6 Where an activity does not comply with **OTAZ-R5** above, the activity is a discretionary activity.

OTAZ-R7 Applications under **OTAZ-R6** above shall address the following matters, which will be among those taken into account by the Council:

1. The reasons for the proposed non-residential activity to intrude within the 4 metres side and/or rear yard
2. The scale and character of the non-residential activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Density

OTAZ-R8 The maximum residential density is:

1. One residence per 4,000m² under contiguous ownership, where the proposed residence is to be connected to Council's reticulated sewerage system
2. One residence per 10,000m² under contiguous ownership, where the proposed residence is not to be connected to Council's reticulated sewerage system or falls within the Outer Control Boundary as show on the District Planning Maps.

OTAZ-R9 Where an activity does not comply with **OTAZ-R8** above, the activity is a discretionary activity.

OTAZ-R10 Applications under **OTAZ-R9** above shall address the following matters, which will be among those taken into account by the Council:

1. The reasons for a higher density of residential activity
2. The effect on open space and amenity values of the immediate neighbourhood
3. The size and location of structures
4. The extent to which solar gain to the living areas is achieved
5. The extent to which practicable outdoor living is achieved
6. Vehicle access and manoeuvring
7. Effluent disposal.

Height of Structures

OTAZ-R11 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies to sites of less than one hectare.

OTAZ-R12 Where any activity does not comply with **OTAZ-R11** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Fire Safety

OTAZ-R13 Each new residential unit with a building floor area of less than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
2. A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.

OTAZ-R14 Each new residential unit with a building floor area of greater than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) is always available to the sprinkler system in the event of a fire; or
2. A water tank containing a sufficient quantity of water (calculated in accordance with *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) always available as a static fire fighting reserve.

OTAZ-R15 A fire fighting connection, in accordance with Appendix B of *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* is to be located more than 6 metres and less than 90 metres from any proposed building on the site. The connection point is to be designed so that:

1. It is located so that it is clearly visible to enable connection of a fire appliance; and
2. It is located so that fire appliances have unimpeded vehicle access, including a minimum width of 4 metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
3. Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
4. Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
5. Underground tanks, or tanks that are partially buried (provided the top is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.

OTAZ-R16 Any addition exceeding 50m² to a residential building shall comply with **OTAZ-R13** to **OTAZ-R15** as if it were a new building.

OTAZ-R17 Where an activity does not comply with the relevant standards set out in **OTAZ-R13** to **OTAZ-R16** above, the activity is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. The extent of compliance with the *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* and the health and safety of the community, including neighbouring properties.

OTAZ-R18 Any application made under **OTAZ-R17** shall include details of any consultation undertaken with the New Zealand Fire Service and the response received.

RURAL ZONES

RURZ RURAL ZONE

RURZ-R1 Permitted Activities:

The following are permitted activities in the Rural Zone:

1. Agriculture
2. Animal Boarding Activity
3. Educational Activity on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
4. Home Occupation
5. Home Stay
6. On the land legally described as:
 - a. 159 Crowe Road (Lot 32 Block II DP 64, Lot 33 Block II DP 64, Part Section 36 Block XIV Invercargill Hundred SO 284, Part Section 35 Block XIV Invercargill Hundred SO 284, Lot 1 DP 386107, Lot 1 DP 10900, Lot 2 DP 10900, Lot 3 DP 10900, Lot 4 DP 10900, Lot 5 DP 10900, Lot 6 DP 10900, Lot 7 DP 10900, Part Section 45 Block XIV Invercargill Hundred)the disposal of liquid and solid waste associated with Meat Processing Facilities undertaken on land legally described as:

Part Sections 26 – 28, 32, 50 – 58 and 61 Block XIV Invercargill Hundred;
Part Sections 1 and 2 Block XL Town of Wallacetown;
Part Section 1 Block XL Town of Wallacetown;
Lot 2, Part Lot 3 and Lot 4 DP 2156 ;
Lots 1 - 3 DP 6657; and
Lot 4 DP 6863
7. On the land legally described on 8 November 2017 as 187 Curran Road (Lot 11 DP 8743) one residence is permitted where that residence complies with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**
8. Residential Activity
9. Residential Care Activity limited to a maximum of eight persons
10. Roadside Sales Activity, other than on State Highways
11. Veterinary Clinic.

RURZ-R2 Discretionary Activities:

The following are discretionary activities in the Rural Zone:

1. Commercial Recreation Activity
2. Communal Activity

3. Educational Activity other than those on sites listed in **APP10 – Appendix 10 Educational Activity (Existing)**
4. Essential Services
5. Habilitation Centre
6. Healthcare Activity
7. Hospital Activity
8. Marae Activity
9. Nursery Activity
10. Residential Care Activity for nine or more persons
11. Roadside Sales Activity on State Highways
12. Service Stations
13. Visitor Accommodation.

RURZ-R3 Non-complying Activities:

The following are non-complying activities in the Rural Zone:

1. Any activity not listed as either permitted, discretionary or prohibited.

RURZ-R4 Prohibited Activities:

The following are prohibited activities in the Rural Zone:

1. Except as provided for in **RURZ-R1.11**, new Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary.
2. Additions or alterations to existing buildings containing Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

Space Around Buildings

- RURZ-R5** A yard at least 4 metres deep shall be provided along all side and rear boundaries of any non-residential activity.
- RURZ-R6** A yard at least 20 metres deep is required between plantation forestry activities and any site boundary.
- RURZ-R7** Where an activity does not comply with **RURZ-R5** or **RURZ-R6** above, the activity is a discretionary activity.
- RURZ-R8** Applications under **RURZ-R7** above shall address the following matters, which will be among those taken into account by the Council:
1. The reasons for the proposed non-residential activity to intrude within the 4 metres yard
 2. The scale and character of the non-residential activity, including the potential for adverse effects from noise, odour, glare, lightspill, electrical interference and the use of hazardous substances

3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. Screening of buildings
6. The ability to mitigate any adverse effects on adjoining sites.

Residential Density

RURZ-R9 The maximum residential density is:

1. One residence per two hectares or more under contiguous ownership.
2. For sites under two hectares: Where the proposed residence is to be connected to Council's reticulated sewerage system (as shown on the maps in **APP12 – Appendix 12 Council's Sewerage and Water Reticulation Areas**) the maximum density is one residence per Record of Title existing as at 29 October 2016, provided a boundary of that Record of Title is within 30 metres of the Council's reticulated sewerage system.
3. One residence per each of the following sites:

147 Ackers Road	Lot 3 DP 364369
145 Ackers Road	Lot 4 DP 364369
195 Ackers Road	Lot 1 DP 401469
197 Ackers Road	Lot 2 DP 401469
199 Ackers Road	Lot 3 DP 401469
203 Ackers Road	Lot 6 DP 401469
205 Coggins Road	Lot 4 DP 401469
191 Coggins Road	Lot 5 DP 401469
222 Marama Avenue North	Lot 1 DP 423684

RURZ-R10 Where an activity does not comply with **RURZ-R9** above, then it is a non-complying activity.

RURZ-R11 Applications under **RURZ-R10** above shall address the following matters, which will be among those taken into account by the Council:

1. The reasons for a higher density of residential activity
2. The effect on open space and amenity values of the Rural Zone
3. The size and location of structures
4. The extent to which solar gain to the living areas is achieved
5. The extent to which practicable outdoor living is achieved
6. Vehicle access and manoeuvring
7. Effects of the proposal on stormwater flows
8. The extent to which the development incorporates qualities of good urban design
9. The ability to provide for on-site sewage treatment and disposal on the site.

Height of Structures

RURZ-R12 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies on sites less than one hectare and/or along boundaries adjoining a Residential Zone.

RURZ-R13 Where an activity does not comply with **RURZ-R12** above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The reasons for the increase in building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Fire Safety

RURZ-R14 **RURZ-R15** to **RURZ-R20** apply to properties that:

1. Are not connected to the Council's reticulated water supply; or
2. Are connected to the Council's reticulated Restricted Flow Supply.

RURZ-R15 Each new residential unit with a building floor area of less than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice) in the building, plumbed to ensure 7,000 litres of water is always available to the sprinkler system in the event of a fire; or
2. A water tank with a storage capacity of 30,000 litres maintained to hold a minimum of 20,000 litres of water at all times as a static fire fighting reserve.

RURZ-R16 Each new residential unit with a building floor area of greater than 200m² shall have either:

1. A sprinkler system installed (to an approved standard in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice) in the building, plumbed to ensure a sufficient quantity of water (calculated in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice) is always available to the sprinkler system in the event of a fire; or
2. A water tank containing a sufficient quantity of water (calculated in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice) always available as a static fire fighting reserve.

- RURZ-R17** A fire fighting connection, in accordance with Appendix B of *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice* is to be located more than 6 metres and less than 90 metres from any proposed building on the site. The connection point is to be designed so that:
1. It is located so that is it clearly visible to enable connection of a fire appliance; and
 2. It is located so that fire appliances have unimpeded vehicle access, including a minimum width of 4 metres for an accessway, from the property boundary to the connection point; and it shall have a hardstand area adjacent to it to allow for a New Zealand Fire Service appliance to park on it. The hardstand area is to be located in the centre of a clear working space with a minimum width of 4.5 metres; and
 3. Where the water pressure at the connection point/coupling is less than 100kPa, a 100mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
 4. Where the water pressure at the connection point/coupling is greater than 100kPa, a 70mm Suction Coupling (Female) complying with *NZS 4505:1977 Specification For Fire-Fighting Waterway Equipment* is to be provided; or
 5. Underground tanks, or tanks that are partially buried (provided the top is no more than 1 metre above ground) may be accessed by an opening in the top of the tank, whereby couplings are not required.
- RURZ-R18** Any addition exceeding 50m² to a residential building shall comply with **RURZ-R15** to **RURZ-R17** as if it were a new building.
- RURZ-R19** Where an activity does not comply with the relevant standards set out in **RURZ-R15** to **RURZ-R18** above, the activity is a restricted discretionary activity.
- The matter over which the Council shall exercise its discretion is:
1. The extent of compliance with the *SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice*) and the health and safety of the community, including neighbouring properties.
- RURZ-R20** Any application made under **RURZ-R19** shall include details of any consultation undertaken with the New Zealand Fire Service and the response received.

COMMERCIAL ZONES

BUS1Z BUSINESS 1 (CENTRAL BUSINESS DISTRICT) ZONE

BUS1Z-R1 Permitted Activities:

The following are permitted activities within the Business 1 Zone:

1. Car Parking Activity
2. Commercial Recreation Activity
3. Commercial Service Activity
4. Communal Activity
5. Community Corrections Facility
6. Community Service Activity
7. Early Childhood Education and Care Centre
8. Educational Activity
9. Essential Services
10. Healthcare Activity
11. Hospital Activity
12. Office Activity
13. Residential Activity, except within the Entertainment Precinct
14. Restaurants, excluding Drive-Through Facilities where access and/or egress is via the Pedestrian-Friendly Frontages Precinct
15. Retail Sales
16. Service Stations, except within the Priority Redevelopment Precinct, the Entertainment Precinct and the Pedestrian-Friendly Frontages Precinct
17. Shopping Mall
18. Supermarkets except within the Priority Redevelopment Precinct
19. Temporary Activities
20. Trade Retail, except within the Priority Redevelopment Precinct, the Entertainment Precinct and the Pedestrian-Friendly Frontages Precinct
21. Visitor Accommodation.

BUS1Z-R2 Discretionary Activities:

The following are discretionary activities in the Business 1 Zone:

1. Any activity not listed as permitted or prohibited (other than Heavy Industry) up to 5,000m² total floor area.

BUS1Z-R3 Non-complying Activities:

The following are non-complying activities in the Business 1 Zone:

1. Heavy Industry and any activity not listed as permitted with a total floor area exceeding 5,000m² other than activities listed as prohibited.

BUS1Z-R4 Prohibited Activities:

The following are prohibited in the Business 1 Zone:

1. Additions or alterations to existing buildings containing Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary, which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**
2. New Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary.

Pedestrian-Friendly Frontages

BUS1Z-R5 The ground floor façade of all buildings within the Pedestrian-Friendly Frontages Precinct is required to have at least:

1. 40% devoted to display windows
2. One public entrance with glazing comprising at least 40% of the doors.

BUS1Z-R6 Any new building within the Pedestrian-Friendly Frontages Precinct is required to:

1. Be set back from the street boundary by no more than 3 metres
2. Occupy at least 70% of the street frontage
3. Make provision for any car parking or vehicle servicing to the side or rear of the building.

BUS1Z-R7 Where any of the provisions of **BUS1Z-R5** and **BUS1Z-R6** are not met, the activity is a discretionary activity.

BUS1Z-R8 Applications made under **BUS1Z-R7** above shall address the following matters which will be among those taken into account by the Council:

1. Features incorporated into the building to display the businesses in the building or enable people on the public footpath to be aware of what is going on inside
2. Upper storey features such as fenestration and balconies
3. Features intended to enhance the experience of pedestrians passing the building, such as landscape or sculptural features
4. Texture and detailing of the façade to make it attractive for pedestrians
5. Positioning and character of entrances and exits.

Weather Protection

BUS1Z-R9 Within the Pedestrian-Friendly Frontages Precinct all buildings are to be provided with verandahs across the public footpath for the full width of the site frontages.

BUS1Z-R10 Any verandah across a public footpath is to be designed and constructed to comply with the following:

1. Have a maximum height of 3.5 metres and a minimum height of 3 metres above the footpath
2. Be set back 0.6 metres from the kerb line
3. Be so related to verandahs on adjacent buildings as to provide continuous weather protection for pedestrians.

BUS1Z-R11 Where a verandah does not meet one or more of these standards, or where weather protection is provided by other means, the activity is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. The degree to which pedestrians using the public footpath are provided with adequate protection from the weather.

Height of Structures

BUS1Z-R12 Except as otherwise provided for in **BUS1Z-R14** to **BUS1Z-R20** below, all new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

BUS1Z-R13 Where an activity does not comply with **BUS1Z-R12** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Street Frontage and Building Height – Pedestrian-Friendly Frontages Precinct

BUS1Z-R14 Except as provided for in **BUS1Z-R19**, all new buildings within the Pedestrian-Friendly Frontages Precinct are required to be two storeys high along the street frontage.

- BUS1Z-R15** The actual height of the two storeys is to be sufficient to match the first two storeys of the buildings on either side where the buildings are directly adjoining each other.
- BUS1Z-R16** Where the proposed building is to be single storey only, the additional height along the frontage is to be provided by a parapet.
- BUS1Z-R17** Any new building which does not comply with **BUS1Z-R14** to **BUS1Z-R16** is a discretionary activity.
- BUS1Z-R18** Applications under **BUS1Z-R17** above shall address the following matters, which will be among those taken into account by the Council:
1. The degree to which the design of the proposed building will integrate with or complement the buildings in the immediate vicinity
 2. The extent to which the building contributes to the character and identity of the Pedestrian-Friendly Frontages Precinct.

Corner Sites and Building Height – Priority Redevelopment Precinct

- BUS1Z-R19** New buildings within the Priority Redevelopment Precinct which are on the corner of two formed roads are to be three storeys over at least 50% of the footprint of the building and the higher part of the building shall face the public streets.
- BUS1Z-R20** Any new building which does not comply with **BUS1Z-R19** is a discretionary activity.
- BUS1Z-R21** Applications under **BUS1Z-R20** above shall address the following matters, which will be among those taken into account by the Council:
1. The degree to which the design of the proposed building will integrate with or complement the buildings in the immediate vicinity
 2. The extent to which the building contributes to the character and identity of the Priority Redevelopment Precinct.

Side and Rear Yards

- BUS1Z-R22** A side and/or rear yard at least 4 metres deep shall be provided for non-residential activities along boundaries adjoining a Residential Zone.
- BUS1Z-R23** Where an activity does not comply with **BUS1Z-R22** above then the activity is a discretionary activity.
- BUS1Z-R24** Applications under **BUS1Z-R23** above shall address the following matter, which will be among those taken into account by the Council:
1. Adverse effects on the neighbouring residentially zoned property.

Outdoor Storage

- BUS1Z-R25** Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that residential area by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.
- BUS1Z-R26** Where an activity does not comply with **BUS1Z-R25** above the activity is a discretionary activity.

BUS1Z-R27 Applications under **BUS1Z-R26** above shall address the following matter, which will be among those taken into account by the Council:

1. The effects of the storage on the amenities of the adjoining neighbourhood.

Crime Prevention Through Environmental Design

BUS1Z-R28 Alleyways for public access are to be constructed and maintained so as to:

1. Not include hidden corners or blind spots
2. Be provided with sufficient lighting to illuminate the pedestrian access route while the route is open to the public
3. Have a legal width of not less than 3.5 metres.

BUS1Z-R29 Where the requirements in **BUS1Z-R28** above are not met the building or development is a restricted discretionary activity.

The matter over which the Council shall exercise its discretion is:

1. Features incorporated into the design of the building or development to give effect to the principles of Crime Prevention Through Environmental Design.

BUS2Z BUSINESS 2 (SUBURBAN SHOPPING AND BUSINESS) ZONE

BUS2Z-R1 Permitted Activities:

The following are permitted activities in the Business 2 Zone:

1. Commercial Recreation Activity
2. Commercial Service Activity
3. Communal Activity
4. Community Service
5. Early Childhood Education and Care Centre
6. Educational Activity
7. Essential Services
8. Healthcare Activity
9. Hospital Activity
10. Light Industry, provided that no more than three people are employed on the site at any one time
11. Residential Activity
12. Restaurants, Cafes, Bars and Taverns
13. Retail Sales, other than in the context of a Shopping Mall
14. Service Stations
15. Supermarkets
16. Temporary Activities
17. Visitor Accommodation
18. Office Activity
19. Trade Retail

Provided that except for supermarkets the floor area of any premises shall not exceed 400m².

BUS2Z-R2 Discretionary Activities:

The following are discretionary activities in the Business 2 Zone:

1. Any activity not listed as permitted, other than Heavy Industry.

BUS2Z-R3 Non-complying Activities:

The following are non-complying activities in the Business 2 Zone:

1. Heavy Industry.

Height of Structures

BUS2Z-R4 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

BUS2Z-R5 Where an activity does not comply with **BUS2Z-R4** above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

BUS2Z-R6 A side and/or rear yard at least 4 metres deep shall be provided for activities along boundaries adjoining a Residential Zone.

BUS2Z-R7 Where an activity does not comply with **BUS2Z-R6** above, the activity is a discretionary activity.

BUS2Z-R8 Applications under **BUS2Z-R7** above shall address the following matters, which will be among those taken into account by the Council:

1. Reasons for the proposed activity to intrude within the 4 metres side and/or rear yard
2. The scale and character of the activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Outdoor Storage

BUS2Z-R9 Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that Residential Zone by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.

BUS2Z-R10 Where an activity does not comply with **BUS2Z-R9** above, the activity is a discretionary activity.

BUS2Z-R11 Applications under **BUS2Z-R10** above shall address the following matter, which will be among those taken into account by the Council:

1. The effects of the storage on the amenities of the adjoining neighbourhood.

BUS3 BUSINESS 3 (SPECIALIST COMMERCIAL) ZONE

BUS3Z-R1 Permitted Activities:

The following are permitted activities within the Business 3 Zone:

1. Caretaker Accommodation
2. Commercial Recreation Activity
3. Commercial Service Activity
4. Community Service
5. Early Childhood Education and Care Centre
6. Essential Services
7. Healthcare Activity
8. Light Industry
9. Motor Vehicle Sales
10. Service Stations
11. Supermarkets
12. Take-Away Food Premises
13. Temporary Activities
14. Trade Retail.

BUS3Z-R2 Discretionary Activities:

The following are discretionary activities within the Business 3 Zone:

1. Any activity not listed as permitted or non-complying.

BUS3Z-R3 Non-complying Activities:

The following are non-complying activities within the Business 3 Zone:

1. Heavy Industry
2. Noise Sensitive Activity, other than Early Childhood Education and Care Centre and those listed as a prohibited activity
3. Shopping Mall.

BUS3Z-R4 Prohibited Activities:

The following are prohibited in the Business 3 Zone:

1. New Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary

2. Additions or alterations to existing buildings containing Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

Height of Structures

BUS3Z-R5 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 12 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone:

BUS3Z-R6 Where an activity does not comply with **BUS3Z-R5** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

BUS3Z-R7 A side and/or rear yard at least 4 metres deep shall be provided for non-residential activities along the site boundaries adjoining a Residential Zone.

BUS3Z-R8 Where any activity does not comply with **BUS3Z-R7** above, the activity is a discretionary activity.

BUS3Z-R9 Applications under **BUS3Z-R8** above shall address the following matters, which will be among those taken into account by the Council:

1. Reasons for the proposed activity to intrude within the 4 metre side and/or rear yard
2. The scale and character of the activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Outdoor Storage

- BUS3Z-R10** Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that Residential Zone by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.
- BUS3Z-R11** Where an activity does not comply with **BUS3Z-R10** above, the activity is a discretionary activity.
- BUS3Z-R12** Applications under **BUS3Z-R11** above shall address the following matter, which will be among those taken into account by the Council:
1. The effects of the storage on the amenities of the adjoining neighbourhood.

BUS4Z BUSINESS 4 (NEIGHBOURHOOD SHOP) ZONE

BUS4Z-R1 Permitted Activities:

The following are permitted activities within the Business 4 Zone:

1. Caretaker Accommodation
2. Commercial Service Activity
3. Communal Activity
4. Community Service
5. Essential Services
6. Healthcare Activity
7. Light Industry, provided that no more than three people are employed on the site at any one time
8. Retail Sales, other than from Supermarkets, and other than in the context of a Shopping Mall
9. Temporary Activities

Provided that:

1. The premises are to be open to the public only within the hours of 6.30 am to 10.00 pm
2. The premises shall have a floor area of less than 300m².

BUS4Z-R2 Discretionary Activities:

The following are discretionary activities within the Business 4 Zone:

1. Office Activity
2. Residential Activity.

BUS4Z-R3 Non-complying Activities:

The following are non-complying activities within the Business 4 Zone:

1. Any activity not listed as permitted or discretionary.

Height of Structures

BUS4Z-R4 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

BUS4Z-R5 Where any activity does not comply with **BUS4Z-R4** above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

BUS4Z-R6 A side and/or rear yard at least 4 metres deep shall be provided for non-residential activities along the site boundaries adjoining a Residential Zone.

BUS4Z-R7 Where an activity does not comply with **BUS4Z-R6** above, the activity is a discretionary activity.

BUS4Z-R8 Applications under **BUS4Z-R7** above shall address the following matters, which will be among those taken into account by the Council:

1. Reasons for the proposed activity to intrude within the 4 metres side and/or rear yard
2. The scale and character of the non-residential activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Outdoor Storage

BUS4Z-R9 Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that Residential Zone by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.

BUS4Z-R10 Where an activity does not comply with **BUS4Z-R9** above, the activity is a discretionary activity.

BUS4Z-R11 Applications under **BUS4Z-R10** above shall address the following matter, which will be among those taken into account by the Council:

1. The effects of the storage on the amenities of the adjoining neighbourhood.

BUS5Z BUSINESS 5 (RURAL SERVICE) ZONE

BUS5Z-R1 Permitted Activities:

The following are permitted activities in the Business 5 Zone:

1. No permitted activities.

BUS5Z-R2 Discretionary Activities:

The following are discretionary activities in the Business 5 Zone:

1. Rural Servicing Activity in accordance with the Rural Service Zone Concept Plans included in **APP5 – Appendix 5 Concept Plans**.

BUS5Z-R3 Non-complying Activities:

The following are non-complying activities in the Business 5 Zone:

1. Any other activity not listed as permitted or discretionary.

Height of Structures

BUS5Z-R4 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height:

1. Maximum height: 10 metres.

BUS5Z-R5 Where an activity does not comply with **BUS5Z-R4** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

BUS5Z-R6 Where the site adjoins the Rural Zone there shall be a side and/or rear yard of at least 4 metres.

BUS5Z-R7 Where an activity does not comply with **BUS5Z-R6** above, the activity is a discretionary activity.

BUS5Z-R8 Applications under **BUS5Z-R7** above shall address the following matters, which will be among those taken into account by the Council:

1. Reasons for the proposed activity to intrude within the 4 metres side and/or rear yard

2. The scale and character of the non-residential activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

BUS6Z BUSINESS 6 (BUSINESS PARK) ZONE

BUS6Z-R1 Permitted Activities:

The following are permitted activities within the Business 6 Zone:

1. Car Parking
2. Commercial Recreation Activity
3. Commercial Service Activity
4. Community Corrections Facility
5. Community Service
6. Educational Activity
7. Essential Services
8. Healthcare Activity
9. Land Transport Facility
10. Light Industry
11. Motor Vehicle Sales
12. Retail Sales, where the retail floor area exceeds 400m² per tenancy
13. Service Stations
14. Supermarkets
15. Take-Away Food Premises
16. Temporary Activities
17. Trade Retail.

BUS6Z-R2 Discretionary Activities:

The following are discretionary activities within the Business 6 Zone:

1. Any activity not listed as permitted, non-complying or prohibited.

BUS6Z-R3 Non-complying Activities:

The following are non-complying activities within the Business 6 Zone:

1. Any Noise Sensitive Activity other than those provided for as a permitted activity, or those listed as a prohibited activity
2. Heavy Industry
3. Shopping Mall.

BUS6Z-R4 Prohibited Activities:

The following are prohibited in the Business 6 Zone:

1. New Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary
2. Additions or alterations to existing buildings containing Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

Height of Structures

BUS6Z-R5 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 15 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

BUS6Z-R6 Where an activity does not comply with **BUS6Z-R5** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

BUS6Z-R7 A side and/or rear yard at least 4 metres deep shall be provided for non-residential activities along the site boundaries adjoining a Residential Zone.

BUS6Z-R8 Where any activity does not comply with **BUS6Z-R7** above, the activity is a discretionary activity.

BUS6Z-R9 Applications under **BUS6Z-R8** above shall address the following matters, which will be among those taken into account by the Council:

1. Reasons for the proposed activity to intrude within the 4 metre side and/or rear yard
2. The scale and character of the activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Outdoor Storage

BUS6Z-R10 Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that Residential Zone by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.

BUS6Z-R11 Where an activity does not comply with **BUS6Z-R10** above, the activity is a discretionary activity.

BUS6Z-R12 Applications under **BUS6Z-R11** above shall address the following matter, which will be among those taken into account by the Council:

1. The effects of the storage on the amenities of the adjoining neighbourhood.

INDUSTRIAL ZONES

IND1Z INDUSTRIAL 1 (LIGHT) ZONE

IND1Z-R1 Permitted Activities:

The following are permitted activities in the Industrial 1 Zone:

1. Caretaker Accommodation
2. Community Corrections Facility
3. Dairy Processing on the land legally described on 9 May 2017 as:
 - a. 25 Teviot Street (Section 7 Blk XXVIII Town of Invercargill); and
 - b. 111 Nith Street (Sec 8 Blk XXVIII Town of Invercargill; Lot 1 DP 2591; Lot 2 DP 2591; Lot 1 DP2294; Lot 2 DP2294, Part Lot 4 DP 2294; Sec 23 Blk XXVIII Town of Invercargill; Part Sec 12 Blk XXVIII Town of Invercargill; and Part Sec 13 Blk XXVIII Town of Invercargill); and
 - c. 134 Ettrick Street (Sec 14 Blk XXVIII Town of Invercargill)
4. Essential Services
5. Land Transport Facility
6. Light Industry
7. Motor Vehicle Sales
8. Take-Away Food Premises not exceeding 150m²
9. Trade Retail.

IND1Z-R2 Discretionary Activities:

The following are discretionary activities in the Industrial 1 Zone:

1. Any activity not listed as permitted or non-complying.

IND1Z-R3 Non-complying Activities:

The following are non-complying activities in the Industrial 1 Zone:

1. Heavy Industry.

Height of Structures

IND1Z-R4 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 12 metres
2. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

IND1Z-R5 Where an activity does not comply with **IND1Z-R4** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

Side and Rear Yards

IND1Z-R6 A side and/or rear yard of at least 4 metres shall be provided where the site adjoins a Residential Zone.

IND1Z-R7 Where an activity does not comply with **IND1Z-R6** above, the activity is a discretionary activity.

IND1Z-R8 Applications under **IND1Z-R7** above shall address the following matters, which will be among those taken into account by the Council:

1. The reasons for the proposed non-residential activity to intrude within the 4 metres side and/or rear yard
2. The scale and character of the non-residential activity, including the potential for adverse effects from noise, odour, glare, incidence of daylight and sunlight, privacy, lightspill, electrical interference and the use of hazardous substances
3. The size and location of buildings and structures
4. Proximity to neighbouring residential activities
5. The ability to mitigate any adverse effects on adjoining sites.

Outdoor Storage

IND1Z-R9 Any area utilised for outdoor storage adjoining a Residential Zone is to be screened from that Residential Zone by a close boarded fence, solid wall or hedge not less than 1.8 metres in height.

IND1Z-R10 Where an activity does not comply with **IND1Z-R9** above, then the activity is a discretionary activity.

IND1Z-R11 Applications under **IND1Z-R10** above shall address the following matter, which will be among those taken into account by the Council:

1. The effects of the storage on the amenities of the adjoining neighbourhood.

IND2Z INDUSTRIAL 2 (URBAN) ZONE

IND2Z-R1 Permitted Activities:

The following are permitted activities in the Industrial 2 Zone:

1. Caretaker Accommodation
2. Essential Services
3. Heavy Industry
4. Land Transport Facility
5. Light Industry
6. Motor Vehicle Sales
7. Service Stations
8. Trade Retail
9. Take-Away Food Premises not exceeding 150m²
10. Veterinary Clinic.

IND2Z-R2 Discretionary Activities:

The following are discretionary activities in the Industrial 2 Zone:

1. Any activity other than those listed as permitted, non-complying or prohibited.

IND2Z-R3 Non-complying Activities:

The following are non-complying activities in the Industrial 2 Zone:

1. Noise-Sensitive Activities other than those listed as a prohibited activity.

IND2Z-R4 Prohibited Activities:

The following are prohibited in the Industrial 2 Zone:

1. Additions or alterations to existing buildings containing Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.
2. New Noise Sensitive Activities within the Outer Control Boundary or the Single Event Sound Exposure Boundary

Height of Structures

IND2Z-R5 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 25 metres.

Note: Parts of the Industrial 2 Zone are also subject to height restrictions under the Airport Approach and Land Use Controls Designation. Please refer to Designation 74 in **APP7 – Appendix 7 Conditions of Requirements and Designations**

IND2Z-R6 Where an activity does not comply with **IND2Z-R5** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

IND2AZ INDUSTRIAL 2A (LAKE STREET) ZONE

IND2AZ-R1 Permitted Activities:

The following are permitted activities in the Industrial 2A Zone:

1. Bulk Storage of Asphalt, Tallow, Industrial Chemicals and Scrap Metal
2. Concrete Batching
3. Essential Services
4. Freight Depot
5. Land Transport Facility
6. Light Industry
7. The erection of any building up to and not exceeding 19 metres in height with finished floor levels of at least 2.7 metres AMSL, roofs coloured Colorsteel New Denim Blue, and walls coloured with Colorsteel Titania or unfinished concrete.

IND2AZ-R2 Controlled Activities:

The following are controlled activities in the Industrial 2A Zone:

1. The erection of any building not otherwise permitted up to and not exceeding 19 metres in height with finished floor levels of at least 2.7 metres AMSL.

IND2AZ-R3 Restricted Discretionary Activities:

The following are restricted discretionary activities in the Industrial 2A Zone:

1. The erection of any building exceeding 19 metres in height and up to and not exceeding 25 metres in height with finished floor levels of at least 2.7 metres AMSL.

IND2AZ-R4 Discretionary Activities:

The following are discretionary activities in the Industrial 2A Zone:

1. Any activity not listed as permitted, controlled, restricted discretionary or non-complying.

IND2AZ-R5 Non-complying Activities:

The following are non-complying activities in the Industrial 2A Zone:

1. Noise Sensitive Activities including Habilitation Centres.

Height and Colour of Structures

IND2AZ-R6 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height:

1. 19 metres in height, provided that roofs are coloured Colorsteel New Denim Blue, and walls are coloured either Coloursteel Titania or unfinished concrete.

IND2AZ-R7 Where a building up to 19 metres in height does not comply with the provisions of **IND2AZ-R6** above, it shall be a controlled activity. The matter over which the Council shall exercise its control is:

1. Colour and reflectivity.

IND2AZ-R8 The erection of any building exceeding 19 metres in height and up to and not exceeding 25 metres in height with finished floor levels of at least 2.7 metres AMSL is a restricted discretionary activity. The matters over which the Council shall exercise its discretion are:

1. Colour and reflectivity; and
2. The degree to which view shafts are maintained across the site from the Clifton residential area towards the New River Estuary by the use of 6 metre clear zones around buildings exceeding 19 metres in height.

***Note:** Applications under **IND2AZ-R8** need not be publicly notified.*

IND2AZ-R9 Where a building exceeds a height of more than 25 metres, it shall be a discretionary activity (unrestricted).

Concept Plan

IND2AZ-R10

1. All land use activities shall comply with the Concept Plan - Industrial 2A (Lake Street) Zone in **APP5 – Appendix 5 Concept Plans**, including:
 - a. All vehicle access to Section 25 Block XIX Invercargill Hundred; Section 24 Block XIX Invercargill Hundred and Lot 1 LOT 23 DP 2612 shall be via a new access road off Lake Street
 - b. Any buildings located within the Frome Street View Shaft as depicted on the Concept Plan in **APP5 – Appendix 5 Concept Plans** shall not exceed 6 metres in height
 - c. Signage within the Industrial 2A Zone shall not be legible beyond the boundary of the Zone
 - d. The erection of any buildings shall be confined to the area west of the railway siding and shown as 'Warehouse Development Zone' or 'Building Zone' on the Concept Plan in **APP5 – Appendix 5 Concept Plans**.
2. Any activity that does not comply with **IND2AZ-R10.1** above is a discretionary activity.

IND3Z INDUSTRIAL 3 (LARGE) ZONE

IND3Z-R1 Permitted Activities:

The following are permitted activities in the Industrial 3 Zone:

1. Agriculture
2. Essential Services
3. Freight Depot
4. Heavy Industry
5. Land Transport Facility
6. Light Industry
7. Specialist Facilities for Animal Husbandry including Veterinary Clinic
8. Storage and sale of liquid and gaseous fuels
9. Take-Away Food Premises not exceeding 150m²

Provided that the development complies with the relevant Industrial 3 (Large) Zone Concept Plans in **APP5 – Appendix 5 Concept Plans**.

IND3Z-R2 Discretionary Activities:

The following are discretionary activities in the Industrial 3 Zone:

1. Any other activity not listed as permitted or non-complying.

IND3Z-R3 Non-complying Activities:

The following are non-complying activities in the Industrial 3 Zone:

1. Noise Sensitive Activities.

IND3Z-R4 Deferred Zone Provisions:

The Rural Zone Objectives, Policies and Rules apply to the land legally described on 4 October 2017 as:

1. 7 Kennington Road (Sec 2 SO 484274); and
2. 9* Kennington Road (Pt Lot 2 DP 1110) until a Council resolution has been passed that both the development of the landscaping has been completed as detailed on the relevant Industrial 3 (Large) Zone Concept Plan in **APP5 – Appendix 5 Concept Plans** and a formal request for the Zone to become operational has been received by the Director of Environmental and Planning Services.

Height of Structures

IND3Z-R5 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height:

1. Maximum height: 25 metres

2. Within that part of the Industrial 3 Zone illustrated on the relevant Industrial 3 (Large) Zone Concept Plan in **APP5 – Appendix 5 Concept Plans** the maximum height is 35 metres.

IND3Z-R6 Where an activity does not comply with **IND3Z-R5** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The ability to mitigate any adverse effects of the increase in building or structure height.

Site Coverage

IND3Z-R7 The maximum coverage of all buildings on each site shall not exceed 75% of the net site area.

IND3Z-R8 Where an activity does not comply with **IND3Z-R7** above, the activity is a discretionary activity.

IND3Z-R9 Applications under **IND3Z-R8** shall address the following matters, which will be among those taken into account by the Council:

1. Measures proposed to deal with stormwater
2. The effect of the excess coverage on the amenities of neighbouring properties
3. The visual effect of large buildings.

Access

IND3Z-R10 Within that part of the Industrial 3 Zone illustrated on the Concept Plan in **APP5.4 – Appendix 5.4 Concept Plans – Industrial 3 (Large) Zone**:

1. Access to the site on the western side of Bluff Highway shall be via the existing formed access road shown on the Concept Plan
2. All on-site lighting shall be directed away from the State Highway and shielded to avoid glare reaching the State Highway.

IND3Z-R11 Any activity that does not comply with any of the rules and environmental standards referred to in **IND3Z-R10** above is a discretionary activity.

IND3Z-R12 Applications under **IND3Z-R11** above shall address the following matter, which will be among those taken into account by the Council:

1. Effects on the State Highway and the wider transportation network.

IND4Z INDUSTRIAL 4 (AWARUA) ZONE

IND4Z-R1 Permitted Activities:

The following are permitted activities in the Industrial 4 Zone:

1. Agriculture
2. Essential Services
3. Freight Depot
4. Heavy Industry
5. Land Transport Facility
6. Light Industry
7. Specialist Facilities for Animal Husbandry including Veterinary Clinic
8. Storage and sale of liquid and gaseous fuels.

IND4Z-R2 Controlled Activities:

The following are controlled activities in the Industrial 4 Zone:

1. The erection of any buildings and structures, other than:
 - a. Within the Awarua Historic Area shown on the District Planning Maps
 - b. On Part Lot 1 DP 6760
 - c. On Lot 1 DP 6874
 - d. Within areas shown on the Concept Plan as being less than 5 metres AMSL.
2. The matters over which the Council shall exercise its control are:
 - a. The manner in which the design of buildings and structures may create a hazard to the flight of birds
 - b. The colour of buildings and structures
 - c. The provision for the management of stormwater, sewerage and tradewaste
 - d. The avoidance of glare and lightspill
 - e. Landscaping
 - f. The effect of the bulk and location of buildings on:
 - i. The amenity of the Heritage Area shown on the Concept Plan
 - ii. The amenity of any residence located on adjoining land within the Rural Zone within a distance of 100 metres from that building
 - iii. Views from State Highway 1 towards Bluff Hill

- iv. Views from the Heritage Area shown on the Concept Plan towards Bluff Hill, Stewart Island and Ōmaui
- g. The avoidance of reverse sensitivity effects on any lawfully established activities or facilities in or adjacent to the Industrial 4 Zone.

Note: Applications under **IND4Z-R2** need not be publicly notified, but may be served on potentially affected persons.

IND4Z-R3 Formation of any areas of hard surfaces (including concrete, asphalt or bitumen) and any surfaces used for the movement and parking of vehicles and the external storage of goods and materials is a controlled activity.

The matters over which the Council shall exercise its control are:

- 1. The provision for the management of stormwater
- 2. Landscaping.

Note: Applications under **IND4Z-R3** need not be publicly notified, nor will written approvals be necessary.

IND4Z-R4 Discretionary Activities:

The following are discretionary activities in the Industrial 4 Zone:

- 1. The treatment of human effluent or industrial waste in facilities servicing more than one site.

IND4Z-R5 Non-complying Activities:

The following are non-complying activities in the Industrial 4 Zone:

- 1. Any activity not listed as permitted, controlled or discretionary.
- 2. Erection of any buildings or structures:
 - a. Within the Awarua Historic Area shown on the District Planning Maps
 - b. On Part Lot 1 DP 6760
 - c. On Lot 1 DP 6874
 - d. Within areas shown on the Concept Plan as being less than 5 metres AMSL
- 3. Noise Sensitive Activity
- 4. Within the Awarua Historic Area shown on the District Planning Maps - industrial, manufacturing, processing or servicing activity of any kind and/or storage and sale of liquid and gaseous fuels.

Concept Plan

IND4Z-R6 Within that part of the Industrial 4 Zone at Awarua, illustrated on the Industrial 4 Zone Concept Plans in **APP5 – Appendix 5 Concept Plans**, all land use activities shall comply with the Concept Plans.

IND4Z-R7 Any activity that does not comply with **IND4Z-R6** above is a non-complying activity.

Access

IND4Z-R8 Except as provided for in **IND4Z-R9** below, any activity utilising any road for access to the Industrial 4 Zone other than Colyer Road shall be a discretionary activity.

IND4Z-R9 **IND4Z-R8** does not apply to:

1. Vehicles using the farm access road shown on the Concept Plan in **APP5 – Appendix 5 Concept Plans** for the Industrial 4 (Awarua) Zone, for the purposes of travelling to and from:
 - a. The residences located on that road
 - b. The heritage area shown on the Concept Plan.
2. Vehicles associated with the carrying out of agricultural activities on land within the Industrial 4 Zone.

IND4Z-R10 Applications under **IND4Z-R8** above shall address the following matters, which will be among those taken into account by the Council:

1. The potential adverse effects on road safety.
2. The adequacy and design of that part of the roading network used to gain access to the Zone.

Height of Structures

IND4Z-R11 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height:

1. Maximum height: 35 metres.

IND4Z-R12 Where an activity does not comply with **IND4Z-R11** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree and practical effect of overshadowing of neighbouring properties
4. The ability to mitigate any adverse effects of the increase in building or structure height.

Site Coverage

IND4Z-R13 The maximum coverage of all buildings on the site shall not exceed 25% of the net site area.

IND4Z-R14 Where an activity does not comply with **IND4Z-R13** above, the activity is a discretionary activity.

IND4Z-R15 Applications under **IND4Z-R14** above shall address the following matters, which will be among those taken into account by the Council:

1. Measures proposed to deal with stormwater
2. The effect of the excess coverage on the amenities of neighbouring properties
3. The visual effect of large buildings.

SPECIAL PURPOSE ZONES

AIROZ AIRPORT OPERATIONS ZONE

AIROZ-R1 Permitted Activities:

The following are permitted activities in the Airport Operations Zone:

1. Airport Activities
2. Airport Services and Commercial Activity
3. Conference Facilities, subject to:
 - a. Use of any single facility to a maximum of 100 persons at any time
4. Land Transport Facility
5. Meteorological Facilities.

AIROZ-R2 Non-complying Activities:

The following are non-complying activities in the Airport Operations Zone:

1. Any activity not listed as permitted or prohibited.

AIROZ-R3 Prohibited Activities:

The following are prohibited activities in the Airport Operations Zone:

1. Noise Sensitive Activities not in existence as at 29 October 2016.

AIRPZ AIRPORT PROTECTION ZONE

AIRPZ-R1 Permitted Activities:

The following are permitted activities in the Airport Protection Zone:

1. Agriculture other than forestry and shelter planting
2. Buildings for the purpose of Agriculture.

Note: Parts of the Airport Protection Zone are also subject to height restrictions under the Airport Approach and Land Use Controls Designation. Please refer to Designation 74 in **APP7 – Appendix 7 Conditions of Requirements and Designations**.

AIRPZ-R2 Discretionary Activities:

The following are discretionary activities in the Airport Protection Zone:

1. Airport activities
2. Alterations or additions to existing buildings or parts of buildings used for Noise Sensitive Activities, provided that the work complies with the specifications in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**
3. Home occupations within existing residences.

AIRPZ-R3 Non-complying Activities:

The following are non-complying activities in the Airport Protection Zone:

1. Any activity not listed as permitted, discretionary or prohibited.

AIRPZ-R4 Prohibited Activities:

The following are prohibited activities in the Airport Protection Zone:

1. Noise Sensitive Activities not in existence as at 29 October 2016
2. Additions or alterations to existing buildings containing Noise Sensitive Activities, which do not comply with the specifications contained in **APP15 – Appendix 15 Noise Sensitive Insulation Requirements**.

AIRPZ-R5 Height of Structures:

All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 10 metres.
2. Recession plane: Infogram 2 applies to sites of less than one hectare.

AIRPZ-R6 Where an activity does not comply with AIRPZ-R5 above then the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. The need for the increase in building or structure height

2. The effect of the increase in building or structure height on the operation of Invercargill Airport
3. The compatibility of the proposed building or structure with the scale of development and character of the local area
4. The degree of overshadowing of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

HOSZ HOSPITAL ZONE

HOSZ-R1 Permitted Activities:

The following are permitted activities in the Hospital Zone:

1. Hospital Activity.

HOSZ-R2 Non-complying Activities:

The following are non-complying activities in the Hospital Zone:

1. Any other activity not listed as permitted.

Height of Structures

HOSZ-R3 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 30 metres
2. Recession plane: Infogram 2 applies within 20 metres of a boundary with any Residential Zone.

HOSZ-R4 Where an activity does not comply with **HOSZ-R3** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties
4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

PORT1Z SEAPORT 1 ZONE

PORT1Z-R1 Permitted Activities:

The following are permitted activities in the Seaport 1 Zone:

1. Essential Services
2. Heavy Industry
3. Land Transport Facility
4. Light Industry
5. Seaport Activities
6. Take-Away Food Premises not exceeding 150m².

PORT1Z-R2 Discretionary Activities:

The following are discretionary activities in the Seaport 1 Zone:

1. Any activity not listed as permitted or non-complying.

PORT1Z-R3 Non-complying Activities:

The following are non-complying activities in the Seaport 1 Zone:

1. Any Noise Sensitive Activity.

PORT2Z SEAPORT 2 ZONE

PORT2Z-R1 Permitted Activities:

The following are permitted activities in the Seaport 2 Zone:

1. Essential Services
2. Fish Processing
3. Land Transport Facility
4. Light Industry
5. Seaport Activities
6. Take-Away Food Premises not exceeding 150m².

PORT2Z-R2 Discretionary Activities:

The following are discretionary activities in the Seaport 2 Zone:

1. Any activity not listed as permitted or non-complying.

PORT2Z-R3 Non-complying Activities:

The following are non-complying activities in the Seaport 2 Zone:

1. Any Noise Sensitive Activity
2. Commercial Service Activity
3. Office Activity
4. Supermarkets.

Height of Structures

PORT2Z-R4 All new buildings and structures, and additions to existing buildings and structures, are to be designed and constructed to comply with the following maximum height and recession planes:

1. Maximum height: 17 metres
2. Maximum height for lighting towers, cranes, lifting devices, conveyor belts, linkspans, and gangways (where fixed to land): 35 metres
3. Recession plane: Infogram 2 applies in relation to any boundary with any Residential Zone.

PORT2Z-R5 Where an activity does not comply with **PORT2Z-R4** above, the activity is a restricted discretionary activity.

The matters over which the Council shall exercise its discretion are:

1. Reasons for the building or structure height
2. The compatibility of the proposed building or structure with the scale of development and character of the local area
3. The degree of overshadowing of neighbouring properties

4. The degree of overlooking of neighbouring properties
5. The ability to mitigate any adverse effects of the increase in building or structure height.

SMELZ SMELTER ZONE

SMELZ-R1 Permitted Activities:

The following are permitted activities in the Smelter Zone:

1. Agriculture other than plantation forestry
2. Aluminium Smelting.

SMELZ-R2 Non-complying Activities:

The following are non-complying activities in the Smelter Zone:

1. Any other activity not listed as permitted.

DESIGNATIONS

DESIGNATIONS

Note: Circumstances when an Outline Plan is not required.

An Outline Plan of works will not be required where all of the following standards are met:

1. The envelope of effects will not change from those identified in the Notice of Requirement
2. There will be no change to the existing footprint for development on the site
3. Existing structures are to be maintained or upgraded and there is no discernible change to the visual appearance of the site
4. Compliance with the relevant industry Code of Practice will be achieved
5. The contour of the site is to remain unchanged
6. Existing structures are to be relocated on the site and where the effects of such relocation will be the same or similar as those for the existing location
7. Compliance with noise standards in the Plan is achieved
8. There is no significant increase in the amount of hazardous substances to be stored on the site.

***Note:** Conditions are included in **APP7 - Appendix 7 Conditions of Requirements and Designations**

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP No.	DESIG. No.	CONDITIONS*
Minister of Corrections	Invercargill Prison	42 Liffey Street Invercargill	Lot 1 DP 13235 (CFR SL10C/658)	8, 9	1	No
Minister of Police	Bluff Police Station	80 Barrow Street Bluff	Sections 2B, 6A and Part 2A, Block XII Town of Campbelltown	29, 30	2	No
	Invercargill Police Station	117-119 Don Street Invercargill	Lot 1, DP 13986 and Lot 1 DP 12753	9	3	No
	North Invercargill Community Policing Centre	72 Windsor Street Invercargill	Lot 2 DP 13621	10	4	No
	South Invercargill Community Policing Centre	141 Janet Street Invercargill	Lot 4 Block IV DP 1714	17	5	No
Minister of Justice	Courthouse	35 Don Street Invercargill	Lot 1 DP 12894	9	6	No
Minister of Education	Educational Purposes - Bluff Community School	39 Bradshaw Street Bluff	Lots 1-12 Block VIII DP 225 Campbelltown Hundred	29, 30	7	No
	Educational Purposes - Te Wharekura O Arowhenua	734 Tweed Street Invercargill	Lot 2 DP 463547	11	8	No
	Educational Purposes – Clarendon Kindergarten	30 Waiau Place Invercargill	Lots 16-17 DP 9367	17	9	No

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP No.	DESIG. No.	CONDITIONS*
Minister of Education	Educational Purposes - Coldstream Hostel	11 Lees Street Invercargill	Lots 1-3, 6-16 and Part Lots 4-5, Block IV DP 108	10	10	No
	Educational Purposes - Donovan Primary School	200 Drury Lane Invercargill	Lot 1 DP 8089	6	11	No
	Educational Purposes - Enwood Hostel	15 Enwood Lane Invercargill	Part Lots 28 and Lot 32 DP 1043	10	12	No
	Educational Purposes - Glengarry Kindergarten	116 Derwent Crescent Invercargill	Lot 115, DP 6141	11	13	No
	Educational Purposes - Invercargill Middle Primary School	31 Jed Street Invercargill	Sections 1-6 and 19-22 Block LIV Town of Invercargill	9	14	No
	Educational Purposes - Windsor North Primary School	91 Chelmsford Street Invercargill	Lot 1 DP 9730	10, 7	15	No
	Educational Purposes - James Hargest College – Junior Campus	6 Layard Street Invercargill	Section 2 SO 616356	7	16	No
	Educational Purposes - James Hargest College – Senior Campus	320 Layard Street Invercargill	Part Lot 6, Lot 7, Lot 16 and Part Lot 17 DP 2104	7	17	No
	Educational Purposes - New River Primary School	117 Elizabeth Street Invercargill	Lots 30 and 31, Blk IV, DP 59, Part Lot 18 Deeds 3, Part Lots 1 and 3, DP2205, Lot 8 DP 9827	17	18	No
	Educational Purposes - Aurora College	234 Regent Street Invercargill	Lot 7 DP 7842, Lot 8 DP 7842, Lot 14 DP 7842, Lot 65 DP 11499, Lot 64 DP 11258, Part Lot 1 DP 7273, Part Section 34 BLK XIX Invercargill Hundred, Part Lot 1 DP 3810, Lot 4 DP 7842	17, 18	19	No
	Educational Purposes - Ascot Community School	580 Tay Street Invercargill	Part Lots 5-6, DP 270, Part Lots 1-3, DP 5060 and Lot 596, DP 5761	10, 11	20	No
	Educational Purposes - Makarewa Primary School	56 Flora Road East Makarewa Invercargill	Section 1, Block III Town of Makarewa	2	21	No
	Educational Purposes - Myross Bush Primary School	288 Mill Road North Invercargill	Lot 1, DP 3269	12	22	No
	Educational Purposes - Newfield Park Primary School	82 Wilfrid Street Invercargill	Part Section 18, Block I, Invercargill Hundred	10	23	No
	Educational Purposes - Otatara Primary School	146 Dunns Road Invercargill	Section 1, Section 11 and Part Section 29, Block XXI, Invercargill Hundred	15	24	No
	Educational Purposes - Ranui Kindergarten	288 Nelson Street Invercargill	Lot 119, DP 58	17	25	No
	Educational Purposes - Ruru Special School	19 Ruru Street Invercargill	Lots 8 and 9, DP 2790 and Section 1 SO 7933 and Section 180, Block XV, Invercargill Hundred	6	26	No
	Educational Purposes - Salford Primary School	110 Lamond Street Invercargill	Part Lot 1, DP 2104	7	27	No

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP No.	DESIG. No.	CONDITIONS*
Minister of Education	Educational Purposes - Southland Boys' High Secondary School	181 Herbert Street Invercargill	Sections 45-46 and 118, Block I Invercargill Hundred, Part Lot 2 of 19, Lots 5-12, Lot 3 of 19, Lot 4 of 19, Lot 5 of 19, Part Lot 14, Part Lot 15, Part Lot 16, Part Lot 17, Part Lot 18 DP 696, Lots 1-2 DP 2537 and Lot 1 DP 7208	10	28	No
	Educational Purposes - Southland Girls' High Secondary School	328 Tweed Street Invercargill	Parts Lot 2, DP 3106, Part Lots 17-18 DP 147, Part Lots 3 DP 3076 and Part Lot 1 DP 3373	10	29	No
	Educational Purposes - Fernworth Primary School	288 Pomona Street Invercargill	Part Lot 1 DP 9719	17	30	No
	Educational Purposes - Murihiku Young Parents Learning Centre	55 Isabella Street Invercargill	Section 1 SO 480427	10	31	No
	Educational Purposes - Tisbury Primary School	3 Boundary Road Invercargill	Parts Lot 1 DP 561, Part Section 15 Block XXII Invercargill Hundred, Part Lot 1, DP 2856 and Part Section 74, Block II, Town of Seaward Bush	18	32	No
	Educational Purposes - Waihopai Primary School	121 Herbert Street Invercargill	Lot 1 of 19, Part Lot 2 of 19 and Lots 2 and 3, DP 696 and Lots 1-2, DP 7932	10	33	No
	Educational Purposes - Waikiwi Kindergarten	21 Durham Street Invercargill	Lots 7-8, Part Lots 5, 6, 26, 27 and 28 DP 194	6	34	No
NZME. Radio Ltd	Educational Purposes - Waverley Park Primary School	55 Eden Crescent Invercargill	Lot 294 DP 4689	10, 11	35	No
	Telecommunication and radio-communication and ancillary purposes and land uses	51 Deveron Street Invercargill	Section 22, Block LXII, Town of Invercargill	9	36	No
Chorus New Zealand Ltd	Telecommunication and radio-communication and Ancillary Purposes	70 Barrow Street Bluff	Part Section 3, Block XII, Town of Campbelltown, Lots 1, 1A and 11, Block II DP 225	29, 30	37	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	24 Clifton Street Invercargill	Lot 16 Block XIV DP 84	10	38	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	71 Kennington-Roslyn Bush Road Myross Bush	Section 1 SO 9147 and Section 1 SO 6694, Block V Invercargill Hundred	13	39	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	1997 Winton-Lorneville Highway Makarewa	Section 1 SO 6001 and being Part Section 9 Block IV Town of Makarewa	2	40	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	32 Oreti Road Otatara	Lots 6 and 7 DP 5523	15	41	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	113 John Street Invercargill	Lot 1 DP 13091	10	42	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	273 North Road Invercargill	Lot 4 DP 6336	6	43	Yes

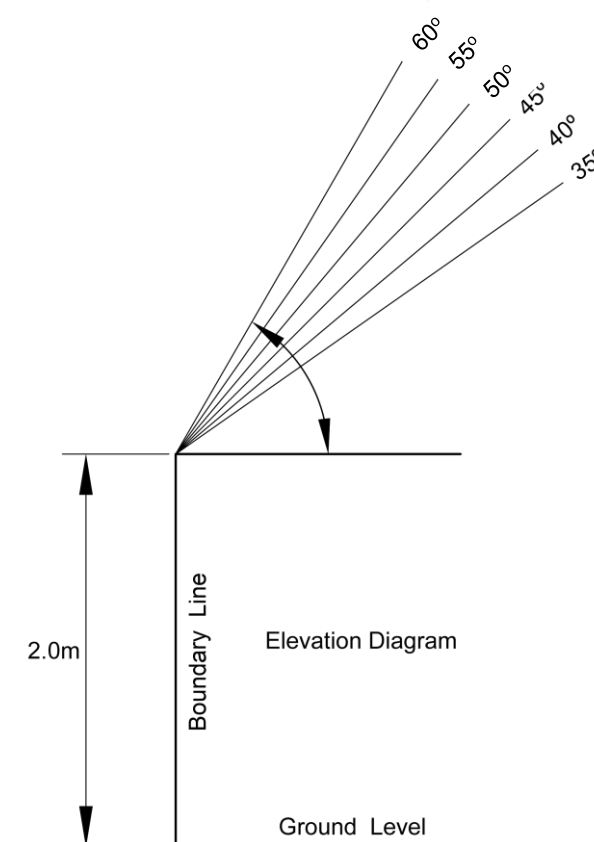
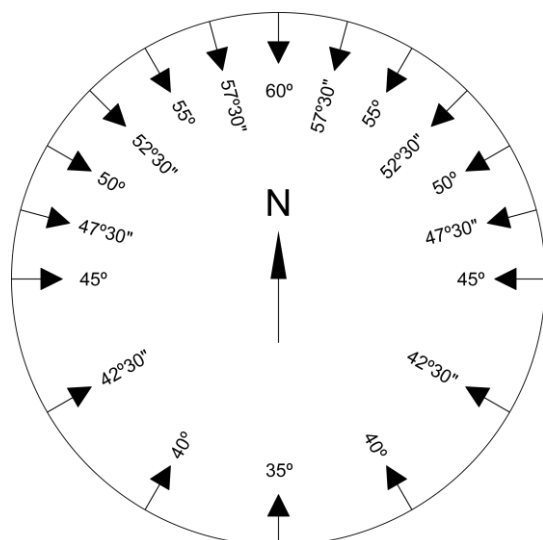
REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP NO.	DESIG. NO.	CONDITIONS*
Chorus New Zealand Ltd	Telecommunication and Radio-communication and Ancillary Purposes	Part 180 Flagstaff Road Bluff	Part of Section 25 Block I Campbelltown Hundred	29, 30	44	Yes
Spark New Zealand Ltd	Telecommunication and Radio-communication and Ancillary Purposes	10 The Crescent Invercargill	Lot 1 DP 13928	9	45	Yes
Spark New Zealand Ltd - Secondary Requiring Authority	Telecommunication and Radio-communication and Ancillary Purposes	113 John Street Invercargill	Lot 1 DP 13091	10	46	Yes
	Telecommunication and Radio-communication and Ancillary Purposes	Part 180 Flagstaff Road Bluff	Part of Section 25 Block I Campbelltown Hundred	29, 30	47	Yes
New Zealand Transport Agency	State Highway Purposes	State Highway 1	Part Woodlands-Invercargill Highway, East Road, Tay Street, Clyde Street, Bluff Highway, Ocean Beach Road, Blackwater Street, Gore Street, Marine Parade and Ward Parade	8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 22, 26, 27, 28, 29, 30	48	No
	State Highway Purposes	State Highway 6	Winton-Lorneville Highway, North Road, Dee Street	2, 6, 8, 9	49	No
	State Highway Purposes	State Highway 99	Lorneville-Wallacetown Highway	2	50	No
	State Highway Purposes-Limited Access Roads	State Highway 1	Rockdale Road (south side) and Racecourse Road (north side) east to City Boundary - both sides. Bluff Road from north side of Lot 33, DP 9852 (Kingswell Creek) to south side of Lot 2, DP 1905 (Frome Street) - east side. Bluff Road from former City Boundary (part way along Lot 1, DP 11849, 668 Bluff Road) to west boundary of Lot 3, DP 13440 (236 Ocean Beach Road) - both sides	11, 12, 13, 16, 17, 18, 21, 22, 26	51	No
	State Highway Purposes - Limited Access Roads	State Highway 6	North Road from City Boundary to north of Lot 1, DP 1905 (470 North Road), west side and north side of Lot 1, DP 14110 (465 North Road) - both sides.	2, 6	52	No
	State Highway Purposes-Limited Access Roads	State Highway 99	Lorneville-Wallacetown Highway between State Highway 6 and the City Boundary	2	53	No
	State Highway Purposes - Limited Access Road	State Highway 98	Lorne-Dacre Road	2	54	No
KiwiRail Holdings Ltd	Railway purposes	Throughout the District entering from the north and south and terminating at Bluff	Consult District Planning Maps	2, 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 22, 26, 27, 28, 29, 30	55	No

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP NO.	DESIG. NO.	CONDITIONS*
Transpower New Zealand Limited	Electricity Substation and Ancillary Structures and Activities, including telecommunications	25 Tuai Street Invercargill	Lot 1 DP 12414	12	56	No
	Electricity Substation and Ancillary Structures and Activities, including telecommunications	1411 Tiwai Road Invercargill	Lot 2 DP 13987	31	57	No
The Power Company Ltd	Electricity Zone Substation and Ancillary Purposes	23 Clapham Road Kennington	Section 88 Block II Invercargill Hundred	12, 13	58	No
	Electricity Zone Substation and Ancillary Purposes	25 Tuai Street Invercargill	Lot 1 DP 12414	11, 12	59	No
	Regional Network Utility Depot and Ancillary Purposes	247 – 251 Racecourse Road , 16 and 22 Findlay Road Invercargill	Section 1 SO 5664, Lot 4 DP 4356 and Section 1 SO 11993	11, 12	60	Yes
	Electricity Zone Substation, including all buildings, structures, lines and ancillary purposes	1A Holloway Street Invercargill	Section 61 Block IV Invercargill Hundred and Lot 92 DP 5802	6	61	Yes
	Electricity Zone Substation and Ancillary Purposes	281 Chesney Street Invercargill	Part Lot 6 Block VII Invercargill Hundred DP 111	17	62	Yes
	Electricity Zone Substation and Ancillary Purposes	189 Taiepa Road Otatara	Section 1 SO 8277	15	63	Yes
	Electricity Zone Substation and Ancillary Purposes	8 Nichol Road Bluff	Lot 2 DP 3084	26	64	Yes
	Electricity Zone Substation, including all buildings, structures, lines and ancillary purposes	40 Colyer Road Awarua	Lot 1 DP 473836	18	65	Yes
	Electricity regulator activities, including all building, structures, equipment lines and ancillary activities	Niven Road	Located within Road Reserve	15	95	Yes
	Electricity Zone Substation including all buildings, structures, lines and ancillary purposes	42 Colyer Road	Lot 1 DP 610970	18	96	Yes
Electricity Invercargill Ltd	Electricity Zone Substation and Ancillary Purposes	101 Doon Street Invercargill	Lot 8 DP 308322	9	66	Yes
	Electricity Zone Substation and Ancillary Purposes	56 Leven Street Invercargill	Lot 1 DP 13721	9	67	Yes
	Electricity Zone Substation and Ancillary Purposes	151 Lime Street Invercargill	Lot 1 DP 11625	10	68	Yes
	Electricity Zone Substation and Ancillary Purposes	273 Racecourse Road Invercargill	Section 2 SO 8623	12	69	Yes
	Electricity Zone Substation and Ancillary Purposes	219 Spey Street Invercargill	Section 2 Block LV Town of Invercargill	9	70	Yes
	Electricity Zone Transformer Site and ancillary purposes	32 Airport Avenue	Lot 1 DP 12318	8	94	Yes
Meteorological Service of New Zealand Limited	Meteorological and Administrative Activities	32 Airport Avenue Invercargill	Lot 1 DP 12318	8	71	No

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP No.	DESIG. No.	CONDITIONS*
	Meteorological Activities	69-106 Invercargill Airport Invercargill	Lot 1, DP 13285	5	72	No
Invercargill Airport Limited	Invercargill Aerodrome	60,68,69,72,73,75,76,77,82,84,86,92,94,96,99,100, 106 Airport Avenue ,38,80,140 Longford Road,47,94 Co-bakker Road and 148 Curran Road Invercargill	Lot 1 DP 362692 Lot 1 DP 9671 Lot 2 DP 13069 Lot 2 DP 362692 Lot 3 DP 362692 Lot 4 DP 362692 Lot 5 DP 362692 Lot 6 DP 362692 Lot 7 DP 362692 Lot 8 DP 362692 Part Lot 9 DP 362692	5,8	73	Yes
Invercargill Airport Limited	Airport Approach and Land Use Controls	Airspace surfaces for aircraft operations	Consult District Planning Maps 34 and 35	Airport Approach and Land Use Controls- Overview: Map 34; Airport Approach and Land Use Controls – Detail: Map 35	74	Yes
	Airnoise Boundary	60,68,69,72,73,75,76,77,82,84,86,92,94,96,99,100, 106 Airport Avenue ,47,94 Co-bakker Road and 148 Curran Road Invercargill	Lot 1 DP 13285 Lot 1 DP 9671 Lot 2 DP 13069 Lot 5 DP 362693 Lot 6 DP 362693 Lot 7 DP 362693 Lot 8 DP 362693 Lot 9 DP 362693	5, 8	75	Yes
Southland District Council	Southland District Council Waikiwi Yard	30 Hunt Street Waikiwi, Invercargill	Lot 1 DP 14888	6	76	No
	Southland District Council Offices	1 and 15 Forth Street Invercargill	Lot 3 DP 13412 and Lot 1 DP 9588	9	77	Yes
Southland Regional Council	Southland Regional Council Offices and Ancillary Uses	220 North Road, and 22 Price Street Invercargill	Lot 2 DP 10277 and Lot 30 DP 4214	6	78	No
Invercargill City Council	Road widening	8 Dunns Road Otatara	Lot 48 District Plan 1652	15	79	No

REQUIRING AUTHORITY	PURPOSE	LOCALITY	LEGAL DESCRIPTION	MAP NO.	DESIG. NO.	CONDITIONS*
Invercargill City Council	Civic Administration Office and Town Hall	101 Esk Street Invercargill	Sections 5, 6, 7, 17, 18 and Part 16 Block III, Town of Invercargill, Lots 1 and 2 DP 4632	9	80	No
	Eastern Cemetery	30 and 62 East Road Invercargill	Lot 1 DP 8051, Part Lot 1 Deeds 121	11	81	No
	Waste Water Treatment Plant and Biosolids Processing	11 Lake Street Invercargill and the Empoundment Area west of Lake Street	Section 87 SO 7500 Block XIX, Invercargill Hundred, Section 6, 7, 8, 9, 10 and 11 SO 431 Block XIX Invercargill Hundred, Part Section 12 Block XIX Invercargill Hundred. Lot 1 DP 5986 Part of Part Section 10, Block III Invercargill Hundred	17	83	No
	Waste Water Treatment Plant	175 Grant Road Otatara	Section 1, SO 11266, Block XX, Invercargill Hundred and 300m Restricted Building Area	16	84	No
	Waste Water Treatment Plant	196 Mokonoko Road Omaui	Section 1 SO 11790, Block V Campbelltown Hundred and 150m Restricted Building Area	21	85	No
	Waste Water Treatment Plant	53 McGorlick Street Bluff	Lot 1 DP 15211	28, 30	86	No
	Solid Waste Management Centre	303 Bond Street Invercargill	Lot 3 DP 421886	8	87	No
	Composting Facility <u>Water Supply Services, and Three Waters and Transportation Laydown Area</u>	351 Bond Street Invercargill	Lot 4 DP 421886	8	88	No
Invercargill City Council	Solid Waste Management Centre, Bluff	75 Suir Street Bluff	Part Section 15 Block I Campbelltown Hundred	28, 30	89	No
	Water Supply Purposes (for the establishment of a new reservoir and pump station)	3/107 and 4/107 Shannon Street Bluff	9379m ² contained within Section 12 and Part Section 13 Block 1 Campbelltown Hundred	28,30	90	Yes
	Service Lane	Spey, Jed, Don, Deveron Street block	Part of Section 5, 18, 19, Block LXII Town of Invercargill	9	91	No
	Service Lane	Yarrow, Deveron, Spey, Kelvin Street block	Lot 4, DP 6890, Part of Lot 2 DP 8913 Sections 2, 3, 4, 5, 6, 7, 16, 17, 18, 19, 20 Block LXV Town of Invercargill, Lot 1 DP 8913, Lots 1 and 2 DP 13169, Lot 1 DP 10785, Lot 1, DP 2679 and Lot 3 DP 2041	9	92	No
	Service Lane	Yarrow, Jed, Spey, Deveron Street block	Part of Lot 1 DP 4007	9	93	No
Space Operations New Zealand Limited	Awarua Satellite Ground Station and Ancillary Operations	721 and 781 Colyer Road, Invercargill	Lot 1 Deposited Plan 483454 and Lot 1 DP 524692 held in Record of Title 837915, and Lot 2 DP 524692 held in Record of Title 1134415	23	97	Yes

Note: “Educational Purposes” means, for the purpose of the above Ministry of Education designations, the use of land and buildings on the designated site for educational benefit, including the provision of instruction and/or training, and may include such uses as early childhood education services, schools, community education, tertiary educational institutions, work skills training centres, outdoor education centres, sport training establishments and out of school care services and includes their ancillary administrative and support facilities (including health, social and medical services, and cultural, recreational, communal or accommodation).



The recession plane angle shall be calculated by orienting both site plan and relevant diagram to the true north, placing the recession diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary. Where recession lines fall between those indicated on the diagram, interpolations shall be made.

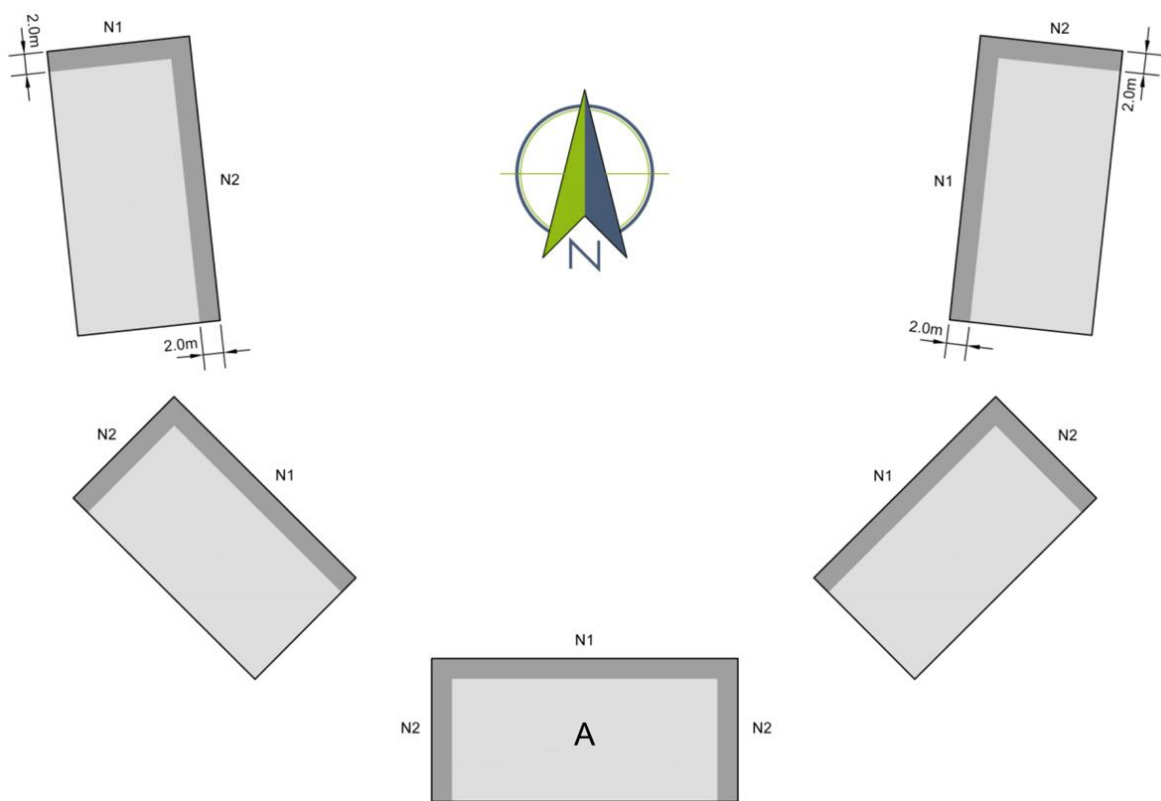
The recession planes for accessory buildings shall commence at points 2.2 metres above site boundaries.



Invercargill City Council RECESSION PLANES

Infogram
2

[THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]



The northernmost boundaries of the site are the two boundaries of the site which face nearest to North (0° True).

If the site faces due north as in "A" above then the second "northernmost boundary" may be deemed to be either the eastern or the western boundary.

[THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY]