FIELD DAYS ZONE – FDZ

Overview ~~and Purpose~~

The Fields Day Zone incorporates *land* at Waimumu used for the biennial field days since 1982. These three-day events are the second largest of their type in the country, and are nationally significant, attracting over 40,000 visitors, predominantly from throughout the South Island. The *infrastructure* and resources developed at the *site* enables a wide range of sporting, community, social, cultural and corporate events and exhibitions to take place between field day events, including concerts and conferences. Parts of the *site* when not being used for events are subject to *agricultural activities*, predominantly grazing by stock.

The relative isolation of the *site* facilitates management of any adverse environmental *effects* of activities taking place there, for example, *noise* and *glare*. Large scale events generate significant volumes of traffic in the vicinity of the *site*. While considerable areas are available for on-*site* parking, Waimumu Road is of limited capacity, and *traffic management plans* are required for these large events.

The purpose of the Field Days zones is to recognise and provide for the range of existing and potential events and activities within the Zone, while managing their *effects* to the extent appropriate in this location.

Objectives

FDZ-O1 Major events, exhibitions and the use as a recreation area is encouraged to contribute to a vibrant District and enhance the social, economic and cultural well-being of communities.

FDZ-O2 Activities are planned, located and managed to minimise adverse *effects* on *amenity values*, communities and the natural *environment*.

FDZ-O3 The *site*, when not in use for events or community activities, maintains rural amenity and character.

Policies

FDZ-P1 Enable *primary production* activities where these are compatible with the character and amenity of the Field Day Zone.

FDZ-P2 Recognise and encourage the contribution that *temporary events* make to the social, economic and cultural ~~wellbeing~~ well-being of the District's people and communities.

FDZ-P3 Allow *commercial activities* such as administration offices and *visitor accommodation* only where they are ancillary to the events focus of the zone.

FDZ-P4 Allow limited *residential activity* to facilitate the operation of the permitted activities within the zone.

FDZ-P5 Enable development that retains the open, rural character as viewed from *public places* and adjacent properties, and Ngāi Tahu cultural values listed in MW-1.2[1]

FDZ-P6 Require *buildings* to be set back a minimum distance from Zone *boundaries*, *stream boundaries* and *road boundaries* ~~in order~~ to mitigate potential adverse *effects* on open space, ecological values, Ngāi Tahu cultural values listed in MW-1.2, visual amenity and outlook from neighbouring properties.[2]

FDZ-P7 Require adequate *infrastructure*, *waste* minimisation (including stock effluent management), traffic management, *emergency management*, security, and sanitation facilities to be available to cater for anticipated attendants at large-scale *temporary events*, through the use of Event and *Traffic Management Plans*.

FDZ-P8 Ensure traffic from events does not diminish rural amenity or affect the safe and efficient operation of the *roading* and trail network, or *access* to *public places.*

FDZ-P9 Recognise that *noise* is an anticipated component of *temporary events*, while protecting the amenity of neighbouring properties from undue *noise* during night-time hours.

FDZ-P10 Provide for the operation, maintenance, upgrading or development of the *critical infrastructure*.[3]

FDZ-~~P10~~11 Only allow other activities where they are compatible with the purpose, character and qualities of the Field Day Zone; where adverse *effects* on the use and *amenity values* of adjoining *sites* are avoided, remedied or mitigated; and the activity contributes to the overall health and ~~wellbeing~~ well-being of the community.

~~Notes~~[4]

~~Notes~~	~~Provisions in Other Chapters~~
	~~The provisions in this chapter apply in addition to the provisions of the other chapters in the District Plan and the plan should be read as a whole.~~ ~~This chapter also implements other chapters in the District Plan that do not have specific rules such as Sites and Areas of Significance to Māori and the strategic direction chapters and [HS12] Mana Whenua.~~

[1] Decision 5, paragraph 3.1.2
[2] Decision 5, paragraph 3.1.2
[3] Decision 5, paragraph 3.3.2
[4] Decision 5, paragraph 3.4.2

Rules

FDZ-R1	***Primary Production***	
All areas	**Activity status:** Permitted Where: 1. The activity does not involve *mining*, *quarrying activities* and/or ~~*plantation*~~ *commercial forestry activities.*	**Activity status where compliance is not achieved:** Non-complying
FDZ-R2	***Temporary Events***	
All areas	**Activity status:** Permitted Where: 1. Any new, relocated *or* extended *building or structure* complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5; and 2. Compliance with FDZ-S6 is achieved. ~~3. The event must not take place within 12 metres of the base of any High Voltage Network Transmission Tower [5].~~	**Activity status where compliance not achieved with:** **FDZ-R2(1) and FDZ-R2(2):** Restricted Discretionary **Matters of discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The safety and efficiency of the *roading* network. 4. The matters of discretion for the infringed standard(s). ~~**FDZ-R2(3):** Restricted Discretionary~~ ~~**Matters of discretion:**~~ ~~5. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower [6]~~

[5] Decision 5, paragraph 3.5.3
[6] Decision 5, paragraph 3.5.3

FDZ-R3	***Community Facility***	
FDZ-R4	***Conservation Activity***	
All areas	**FDZ-R3 to FDZ-R4** **Activity status:** Permitted Where: 1. Any new, relocated or extended *building or structure* complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5. ~~2. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower~~. [7]	**Activity status where compliance not achieved with:** ~~**FDZ-R4(1)**~~ [8] Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s). ~~**FDZ-R4(2):** Restricted Discretionary~~ ~~2. The adverse effects on the safety and efficiency of the High Voltage Network Transmission Tower~~ [9]
FDZ-R5	***Commercial Activity***	
All areas	**Activity status:** Permitted Where: 1. The activity is ancillary to ~~an~~ a *temporary*[10] *event*; and/or 2. *Office activities* for the purposes of facilitating events; and 3. Any new, relocated or extended *building or structure* complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	**Activity status where compliance not achieved with:** **FDZ-R5(1) and FDZ-R5(2):** Non-Complying **FDZ-R5(3):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s).
FDZ-R6	***Rural Commercial Recreation Activity***	
All areas	**Activity Status:** Permitted Where:	**Activity status where compliance is not achieved:** Discretionary

[7] Decision 5, paragraph 3.5.3
[8] Decision 5, paragraph 3.5.3
[9] Decision 5, paragraph 3.5.3
[10] Consequential to Decision 29

	1. The activity is undertaken on *land*, outdoors; and 2. Does not involve more than 12 persons in any one group; and ~~3. The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower, and~~ [11] 43. Any new, relocated or extended *building or structure* complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	
FDZ-R7	***Residential Activity***	
All areas	**Activity status:** Permitted Where: 1. There is a single *residential unit* exclusively used by a caretaker or manager. 2. Any new, relocated or extended *building or structure* complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	**Activity status where compliance not achieved with:** **FDZ-R7(1):** Non-complying **FDZ-R7(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion for the infringed standard(s).
FDZ-R8	***Visitor Accommodation***	
All areas	**Activity status:** Permitted Where: 1. The *visitor accommodation* is ancillary to a *Temporary Event.* 2. The activity complies with the following:	**Activity status where compliance is not achieved with:** **FDZ-R8(1):** Non-complying **FDZ-R8(2):** Restricted Discretionary **Matters of Discretion:**

[11] Decision 5, paragraph 3.5.3

	~~(a) the activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower.~~[12] (~~b~~a) the accommodation must be in temporary *structures*, for example, campervans, caravans or tents. (~~c~~b) the accommodation may only be used for the duration of the event and one night either side of the start and end date. (~~d~~c) no accommodation is located within 50 metres of the Zone *boundary*. (~~e~~d) no accommodation is located within 20 metres of any *waterbody*. (~~f~~e) toilet facilities are provided at the rate of one toilet per 40 persons accommodated~~, or approval obtained from Council's Environmental Health Department (or relevant department)~~[13]. 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The ability to provide adequate sanitation facilities.
FDZ-R9[14]	***Agricultural Aviation Activity***	
	Activity Status: Permitted	**Activity status where compliance not achieved: N/A**
FDZ-~~R9~~R10	***Emergency Services Facility***	
All areas	[15]**Activity Status:** Restricted Discretionary Where:	**Activity status where compliance not achieved:** ~~N/A~~ Discretionary[16]

[12] Decision 5, paragraph 3.5.3
[13] Provision is ultra vires and deleted un clause 16(2) of First Schedule
[14] Decision 34, paragraph 6.2.7
[15] Decision 5, paragraph 3.6.2
[16] Decision 5, paragraph 3.6.2

	1. Any new, relocated, or extended *buildings*, *structure* and activity complies with Field Days Zone Standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5 **Matters of discretion:** 1. The scale of the activity and *functional need* to locate in the Field Days Zone. 2. The *effects* on the *amenity values* of surrounding properties. 3. *Noise*. 4. *Natural Hazards*. 5. Servicing including low impact design. 6. Potential impacts on Ngāi Tahu cultural values listed in MW-1.2. 7. The matters of discretion for the infringed standard(s).	
FDZ-~~R10~~R11	**All other activities**	
All areas	**Activity status:** Non-Complying 1. Any activities, including associated *buildings*, not otherwise provided for in the list of rules.	**Activity status where compliance not achieved:** N/A

Standards

FDZ-S1	***Height***	
All activities	1. The maximum *height* of any *building* or *structure* is 12 metres above *ground level*. Excluding any roof mounted *structures* such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the *height* by more than 1m and is no more than 1 metre in width or length.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality and adjoining *sites* including outlook and dominance.

		2. Impact on views of the ~~Mataura Falls,~~ Hokonui Hills~~, and/or Tuturau~~[17] 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 4. The reason for the increase in *height*.
FDZ-S2	***Building Coverage***	
All activities	1. The maximum *building coverage* ~~shall~~ must not exceed 5 ~~percent~~ % of the total Zone area.	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
FDZ-S3	***Setback* to *road boundary***	
All activities	1. Any *building* or *structure*, excluding *fencing*, is *setback* a minimum of 40 metres from any *road boundary.*	**Activity status where compliance not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the locality and adjoining *sites* including outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*. 3. The reason for the reduced *setback*.
FDZ-S4	***Setback* from zone *boundary***	

[17] The deleted features are not visible from the FDZ. Deleted on legal advice under cl 16(2) of the First Schedule.

All activities	1. Any *building* or *structure* is *setback* from any Zone *boundary* the minimum distance as follows: (a) *Residential buildings* are *setback* at least 30 metres; (b) Dairy sheds and *buildings* that house animals are setback at least 50 metres; (c) Permanent *buildings* greater than 500 m^2 are *setback* at least 200 metres; (d) Permanent *Buildings* associated with Event Activities are *setback* at least 25 metres; (e) All other *buildings* and *structures* are *setback* at least 15 metres . Except that: (i) this standard does not apply to *road boundaries*; and (ii) *fences* are permitted within the *setback*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the amenity and character of the *site* and locality, including views from the *road*. 2. The adverse *effects* on nearby *sites*, including outlook, privacy, shading and sense of openness. 3. The *height*, bulk and location of the *building* or *structure*. 4. The reasons for the standard not being met. 5. The ability to impose *conditions* to mitigate adverse *effects* including through landscaping.
FDZ-S5	***Setbacks* to *rivers* and *streams***	
All activities	1. Any *building* or *structure* is *setback* from the top of the closest bank of any ~~*stream or*~~ *river* or *stream* the minimum distance as follows: (a) 20 metres for high order *rivers* or *streams* (order 5 and above) (b) 10 metres for middle order *rivers* or *streams* (order 3 and 4) (c) 5 metres for low order *rivers* or *streams* (order 1 and 2).	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. Whether there is a *functional need* for the *building* or *structure* to locate in a riparian margin, and the extent to which alternative practicable options have been considered and their feasibility 2. The *effects* on *water* quality and the stability and health of the *river* and *stream bed* and banks, including erosion and *sedimentation control measures.*

[18]Except that *fences* of post and wire construction are permitted within the *setback* where these are:

(i) not constructed with wire mesh if located within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps;

(ii) not located within the ~~stream or~~ *river* or *stream* *bed*;

(iii) not constructed across the ~~stream or~~ *river* or *stream* channel; or

(iv) not constructed across or along a Flood Bank~~; and.~~

Except that lawfully established crossings and bridges are permitted within the lower order *river* or *stream setback* (order 1 and 2).

Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*.

3. The nature of existing riparian vegetation and the *effects* of proposed planting or modification on indigenous biodiversity and ~~/or habitats.~~ proposed mitigation measures, including:

   (a) opportunities for enhancement and restoration;

   (b) methods proposed to monitor or inspect the works undertaken;

   (c) the timing of works to minimise adverse *effects* on *threatened or at risk* indigenous species; and

   d) management of potential adverse *effects*. [19]

3. The natural character of the riparian margin and the *effects* of the activity on landscape values and the ability to restore, rehabilitate or enhance riparian areas~~.~~; and in regard to the Mataura River, ~~Refer to Natural Features and Landscapes – Appendix 5~~6 – Mataura River Natural Character – NATC APP ~~in regard to the Mataura River~~.

4. Impacts on Ngāi Tahu cultural values~~, including those listed in MW-2.3.~~ listed in MW-1.2. [20]

5. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream*.

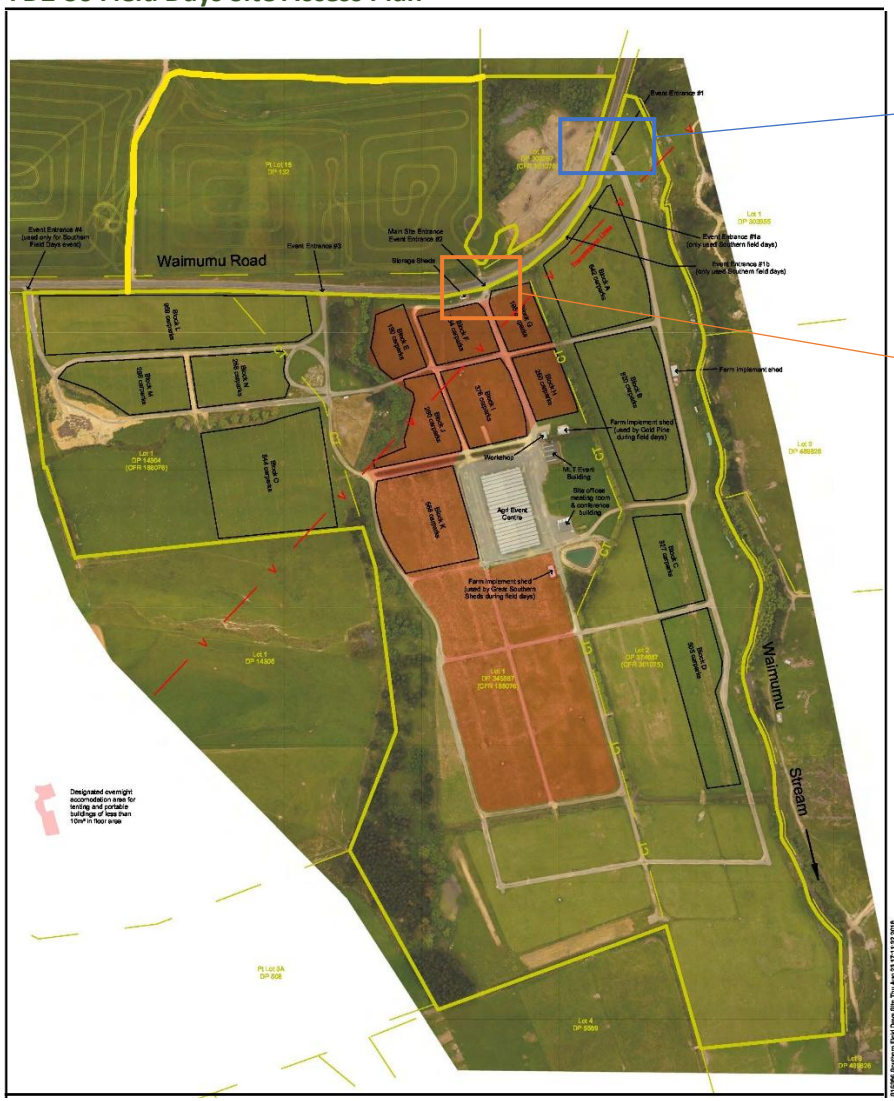
6. The potential for ~~flooding and~~ *buildings* or *structures* to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

[18] Consequential to Decision 16, paragraph 6.8.7
[19] Consequential to Decision 46
[20] Consequential to Decision 29

FDZ-S6	***Temporary*[21]*Events***	
All activities	For *temporary*[22] *events* accommodating more than 2,500 people, ~~the following must be approved by the Gore District Council:~~ 1. *Events Management Plan*; and 2. *Traffic Management Plan* And the following works are complete: 3. The Main Site ~~Access~~ Entrance and Site Access 1 entranceways detailed in the Field Days Site Access Plan ~~shall~~ must be sealed in an asphaltic surface from the edge of the *carriageway* to ten (10) metres inside of the property *boundary*; and 4. A right turning bay and flush median lane on Waimumu Road to serve the Main Site ~~Access~~ Entrance , detailed in the Field Days Site Access Plan, from the south; and 5. Left turning slip lanes on Waimumu Road to serve the Main Site ~~Access~~ Entrance and Site Access 1, detailed in the Field Days Site Access Plan, from the north.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the duration, hours, frequency, intensity and scale of the activity may adversely impact on the *amenity values* of the area. 2. The ongoing *effects* on the *amenity values* of surrounding properties and any cumulative *effects*. 3. The safety and efficiency of the *roading* network. 4. Potential impacts on Ngāi Tahu cultural values~~, including those~~ listed in MW-~~2.3~~1.2.-[23] The matters of discretion for the infringed standard(s).

[21] Consequential to Decision 29
[22] Consequential to Decision 29
[23] Consequential to Decision 14 Mana Whenua

FDZ-S6 Field Days Site Access Plan



Site Access ~~#~~1

Main Site Access ~~Entrance~~