SETTLEMENT ZONE – SETZ

Overview ~~and Purpose~~

The purpose of the Settlement Zone is to provide for the *sustainable management* of townships located within *rural environments* where a range of *residential* and small-scale non-*residential activities* are located. Activities that are better placed in Gore or Mataura to service a larger catchment, such as *large format retail*, are discouraged. Reticulated services within the Settlements ~~is~~ are limited, and provision for on-*site* servicing to service activities may be required.

Within the Gore District there are three townships provided for in the Settlement Zone, Mandeville, Waikaka and Pukerau.

Mandeville

Mandeville is located at the western *boundary* of Gore District, where it adjoins Southland District on State Highway 94, approximately 17 kilometres from Gore Town Centre. The primary focus of Mandeville township is centred around the Croydon Aviation Heritage centre, aerodrome and *aircraft* company. Adjoining the centre are *commercial activities* associated with the *aviation activity*. The community hall on Waimea Valley Road and the Mandeville Country Club in Flourmill Road provide additional focal points for the local community.

There is a small *residential* community mainly south of State Highway 94. Development is restricted, with no reticulated services being provided, and with much of the township being susceptible to flood hazard and liquefaction.

Aspirations for Mandeville include:

- The opportunity to grow in prominence as a centre of *aviation* and railway heritage;
- Provision for future expansion of the aviation, railway and other associated facilities to attract a greater number of visitors; and
- Reinforcement of the identity and character of Mandeville.

Mandeville Aviation and Rail Precinct (PREC8)

A Mandeville Aviation and Rail Precinct (PREC8) has been created within the Mandeville Settlement Zone, the purpose of which is to support and promote historic *aviation* and railway activities as a tourist destination. The precinct provisions will enhance, encourage and support Mandeville as a destination for tourists and as a hub for historic *aviation* and rail activities and maintain and enhance the character and function of the precinct. The area included within the precinct currently contains historic rail and *aviation activities* along with *ancillary* and support activities including a museum, café, shop and offices.

This chapter contains objectives, policies, and rules which apply specifically to the Mandeville Aviation and Rail Precinct in addition to the provisions of the underlying Settlement Zone. Where there is any conflict between the provisions the Precinct provisions ~~shall~~ must prevail.

Waikaka

Waikaka is located approximately 28 km north of Gore. The township originated as part of the gold rush discovery of gold in 1867. Over time, Waikaka has developed as a service town, supporting the wider rural community, which comprises sheep, beef, grain and dairy farms. Waikaka comprises a small township,

including a hall, school, churches, hotel and commercial servicing activities around which *residential* development has occurred.

Aspirations for Waikaka include:

- Enhancement of its role as a service town with community and small-scale commercial services to meet the needs of the immediate community and surrounding rural hinterland; and
- A community hub for events, entertainment, education and sport for the surrounding area.

Pukerau

Pukerau is located 14 km east of Gore on State Highway 1 and comprises a small township, including a hall, school, historic church, sports fields and some industrial servicing activities around which *residential* development has occurred.

Aspirations for Pukerau include:

- Community hub for community events, education and sport for surrounding farms and lifestyle blocks closer to the township; and
- Opportunities for new business and the expansion of existing businesses with associated employment, providing a local service role.

Objectives

SETZ-O1 Activities within the Settlement Zone support the purpose and functionality of the township communities and contribute positively to the vibrancy, sense of community, sustainability and resilience of those communities.

SETZ-O2 The character and qualities of the Settlement zone comprise:

1. small, low density rural settlements that have a mixture of activities including *residential*, small-scale commercial, community and *home business*; ~~and~~
2. a pleasant *residential environment*; ~~and~~
3. open space around *buildings*; and
4. limited reticulated servicing.

~~SETZ-~~PREC8-O1 Activities within the Mandeville Aviation and Rail Precinct enable and support historic *aviation* and railway activities.

Policies

SETZ-P1 Enable *residential activities* and complementary non-*residential activities* that:

1. will support the economic needs of the settlement community whilst providing for social well-being; ~~and~~

2. are compatible with the purpose, character and qualities of the Settlement Zone; and
3. contribute to the social needs of the people in the surrounding area.

SETZ-P2 Require development to be of a *height* and bulk and have sufficient *setbacks* and open space to:

1. maintain the open character and spaciousness of the zone; ~~and~~
2. ~~maintain the underlying relationship Ngāi Tahu hold with the natural *environment*~~ maintain greenspace, natural drainage patterns and riparian margins [1]; ~~and~~
3. protect river and stream values from inappropriate development, and
4. maintain sufficient open space to provide for landscaping, and, where needed, on-*site* water, *wastewater* and *stormwater* disposal.

SETZ-P3 Enable *home business* activities where:

1. they are compatible with the character and qualities of the surrounding area; and
2. nuisance *effects* on adjacent *sites* are avoided; and
3. traffic *effects* are managed to ensure the safety and efficiency of the *road* network; and
4. the hours of operation are compatible with *residential* character and do not compromise *residential* amenity.

SETZ-P4 Enable *visitor accommodation* and *homestay* activities where they are contained within a *residential unit* and adverse *effects* on *residential* character and amenity is managed through limiting the scale and frequency of activity.

SETZ-P5 Enable the use of *reserve land* where the activity and/or development is consistent with the relevant Reserve Management Plan.

SETZ-P6 Manage *light industrial activities* to ensure:

1. adverse *effects* on the *residential amenity values* of adjoining *residential* properties and the surrounding area are avoided; and
2. any *light industrial* activities are of a scale and design that maintains the character of the surrounding area; and
3. there is adequate provision for vehicle manoeuvring on-*site*, and *road* safety and efficiency is maintained; and
4. any *light industrial activity* is adequately serviced.

SETZ-P7 ~~Ensure development does not compromise existing roading and water *infrastructure* networks.~~ Require developments to demonstrate sufficient *infrastructure* capacity or implement appropriate upgrades so that development does not compromise existing *infrastructure*,

[1] Decision 18, paragraph 3.2.3

including transportation networks and other critical services.[2]

SETZ-P8 ~~Where practicable, incorporates low impact approaches to *stormwater* management.~~ Recognise the positive *effects* of low-impact *stormwater* management in enhancing environmental quality and sustainable development outcomes, while ensuring that such approaches do not increase the risk of flooding or erosion. [3]

SETZ-P9 Avoid activities that are incompatible with the character, qualities and purpose of the Settlement Zone.

SETZ-P10 [4] ~~Only allow~~ Avoid new activities within the Settlement Zone where ~~the effects of~~ *natural hazards* ~~can be adequately mitigated so the risk~~ create a danger to life and property. ~~is low,~~.

~~SETZ~~-PREC8-P1 Enable and support historic, *vintage aviation and transport activities*, and *ancillary activities* which contribute to the overall *aviation* and rail experience within the Mandeville Aviation and Rail Precinct and maintain and enhance the purpose of the Precinct.

~~Notes~~[5]

~~Note 1~~	~~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 Mana Whenua.~~
~~Note 2~~	~~Other Legislation~~
	~~• The provisions of the National Environmental Standard for *Plantation Forestry* which apply for forestry activities and permits both *plantation forestry* and harvesting except in certain circumstances such as where the District Plan have has [HS3] more restrictive rules on Forestry on Outstanding Natural Landscapes or *Significant Natural Areas*. In those circumstances resource consent will be required from the Gore District Council.~~ ~~• The provisions of the National Environment Standard for Assessing and Managing *Contaminants* in Soil to Protect Human Health which apply where a HAIL activity has been undertaken on the *land* subject to specified activities and *subdivision*. In certain circumstances resource consent will be required from the Gore District Council. In the first instance reference should be made to the register of HAIL activity *sites* held by the Gore District Council.~~ ~~• The provisions of regional plans prepared by Environment Southland. This includes the taking, use and *discharge* of *water*, the~~

[2] Decision 18, paragraph 3.2.11
[3] Decision 18, paragraph 3.2.11
[4] Decision 18, paragraph 3.2.16
[5] Decision 18, paragraph 4.2.1

~~*discharge* of *contaminants* to *land*, *water* or air and the erection of *structures* in *river beds*. In certain circumstances resource consent or permits will be required from Environment Southland.~~

- ~~The relevant rules and requirements prepared by the Civil Aviation Authority for the safe operation of the Mandeville Aerodrome.~~

Rules

SETZ-R1	***Community Facility***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
SETZ-R2	***Residential Activity***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. For *residential units* and *minor residential units*, Settlement Zone Standard SETZ-S1 ~~Density~~ is met; ~~and~~ 2. For *minor residential units*, the maximum floor area ~~shall~~ must be 60 m^2; ~~and~~ 3. For *residential units* and *minor residential units*, Settlement Zone Standard SETZ-S2 Servicing is met; and 4. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	**Activity status where compliance not achieved with:** **SETZ-R~~1~~2(1) and (2):** Non-Complying **SETZ-R~~1~~2(3):** Restricted Discretionary **Matters of discretion:** **1.** The matters of discretion of any infringed standard. **SETZ-R~~1~~2(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
SETZ-R3	***Home Business***	
All areas except PREC8 Mandeville Aviation and	**Activity status:** Permitted Where: 1. The activity occupies no more than 50m^2 of the gross floor	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:**

Rail Precinct	area of the *buildings* on the *site;* ~~and~~ 2. Goods, materials or equipment associated with the activity must be stored within a *building*; ~~and~~ 3. The activity must be undertaken by a person(s) residing on the *site* and employ no more than one full-time equivalent person who does not reside on the *site*; ~~and~~ 4. The *home business* does not involve the repair, alteration, restoration or maintenance of motor vehicles; and 5. Unloading or loading of vehicles or the receiving of customers or deliveries only occur between the ~~0730~~ 7:30 am and ~~1900~~ 7:00 pm Monday to Saturday.	1. Potential nuisance *effects* on the *amenity values* of adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding *residential* area. 3. Impacts on street parking and neighbours. 4. Hours of operation. 5. Servicing including low impact design.
SETZ-R4	***Visitor Accommodation***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The activity is undertaken in a *residential unit* or *minor residential unit*; ~~and~~ 2. The maximum occupancy is ~~6~~ six guests per night; ~~and~~ 3. The activity does not exceed a cumulative total of 90 nights occupation by paying guests on a *site* per 12 month period; and 4. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	**Activity status where compliance is not achieved with:** **SETZ-R4(1):** Discretionary **SETZ-R4(2) and SETZ-R4(3):** Restricted Discretionary **Matters of discretion:** 1. Nature and scale of the activity 2. *Effect* on *residential* character and amenity of people in the surrounding *residential* area 3. Servicing including low impact design **SETZ-R4(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
SETZ-R5	***Homestay***	
All areas except PREC8	**Activity status:** Permitted 1. The activity is undertaken in a *residential unit* or *minor*	**Activity status where compliance is not achieved:** Restricted Discretionary

Mandeville Aviation and Rail Precinct	*residential* *unit*; ~~and~~ 2. A person resides at the property full time; and 3. The maximum occupancy does not exceed five ~~5~~ persons.	**Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of the adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding residential area. 3. Impacts on street parking and neighbours. 4. Servicing including low impact design.
SETZ-R6	***Educational Facility***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The *educational facility* is within a *residential unit*; and 2. The activity Is for home-based child care services and the maximum number of children on the *site* does not exceed eight ~~8~~; and 3. The hours of operation are between 7:00 am and 7:00 pm; Monday to Friday; and 4. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone Standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9. *Note: These requirements do not apply to children who normally reside at the site*	**Activity status where compliance is not achieved:** Discretionary
SETZ-R7	***Emergency Services Facility***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity Status:** Permitted Where: 1. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2,	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The extent to which the activity may limit or constrain the

	SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9.	establishment and use of *land* for activities that are permitted in the zone. 2. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.* 3. Servicing including low impact design. 4. The matters of discretion for the relevant infringed standard.
SETZ-R8	**Use of *Reserve Land***	
All areas	**Activity status:** Permitted **Where:** 1. All *land* use activities in areas administered under the Reserves Act 1977 are permitted where they comply with a Management Plan that has been approved by the Minister under that Act.	**Activity status where compliance is not achieved:** Discretionary
SETZ-R9	***Commercial Activity***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity Status:** Restricted Discretionary Where: 1. The activity is limited to one or more of the following: (a) *retail activity* where the maximum retail area accessible by the public does not exceed 100 m^2; (b) *food and beverage activity*; and (c) *commercial Service activity;* and 2. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7 and SETZ-S8. **Matters of discretion:** 1. Potential nuisance *effects* on the *amenity values* of	**Activity status where compliance is not achieved:** Discretionary

	adjacent *sites.* 2. Compatibility with the character and amenity of the surrounding *residential* area. 3. Impacts on street parking and neighbours. 4. Hours of operation. 5. Services. 6. The matters of discretion of any infringed standard.	
SETZ-R10	***Light Industrial Activity***	
All areas except PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Restricted Discretionary Where: 1. Any on-*site* service area, including rubbish collection areas, must be fully screened by a 1.8 metre *fence* or landscaping from view of: (a) public *roads;* (b) adjoining *sites; and* (c) other public spaces; ~~and~~ 2. Any on-*site* parking must be fully screened by a 1.8 metre *fence* or landscaping, from view of adjoining *sites*; and 3. Any new, relocated or extended *buildings*, *structure* and activity complies with Settlement Zone standards SETZ-S2, SETZ-S3, SETZ-S4, SETZ-S5, SETZ-S6, SETZ-S7, SETZ-S8 and SETZ-S9. **Matters of discretion:** 1. Any potential *reverse sensitivity effects* and/or conflict with existing activities, and the ability to mitigate these *effects.*	**Activity status where compliance is not achieved:** Discretionary

	2. Nuisance *effects* on adjacent *sites.* 3. *Functional need* for the activity to locate in the Settlement Zone. 4. Any adverse *effects* on the visual amenity and character of the streetscape and adjoining *sites.* 5. Servicing including low impact design. 6. The matters of discretion for the relevant infringed standard.	
SETZ-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 is not achieved:** N/A

PREC8 Mandeville Aviation and Rail Precinct Rules

~~SETZ~~ **PREC8-R1**	***Commercial Activity***	
~~SETZ~~ **PREC8-R2**	***Community Facility***	
~~SETZ~~ **PREC8-R3**	***Industrial Activity*** **(including** ***Light Industrial Activity*****)**	
~~SETZ~~ **PREC8-R4**	***Aviation Activity*** **(including** ***Agricultural Aviation*****)**	
~~SETZ~~ **PREC8-R5**	***Vintage Aviation and Transport Activity***	
PREC8 Mandeville Aviation and Rail Precinct	**SETZ-PREC8-R1 to SETZ-PREC8-R5** **Activity status:** Permitted Where: 1. The activity is *ancillary* to or associated with a *Vintage Aviation and Transport Activity* or a *temporary event*; and 2. Any new, relocated *buildings* or *structures* comply with Settlement Zone Standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards	**Activity status where compliance not achieved with:** **SETZ-PREC8-R1 to SETZ-PREC8-R5(1):** Discretionary **SETZ-PREC8-R1 to SETZ-PREC8-R5(2):** Restricted Discretionary **Matters of discretion:** 1. The matters of any infringed standard

	SETZ-S10 and SETZ-S11.	
~~SETZ~~ **PREC8-R6**	***Agricultural, Horticultural and Pastoral Activities***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted	
~~SETZ~~ **PREC8-R7**	***Temporary Events***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The are no more than 12 *temporary events* per year with no more than ~~3~~ three events per calendar month; and 2. The maximum number of persons attending the event does not exceed 1,000 per day; and 3. The duration of the *temporary event* (excluding set up and take down periods) must not exceed three consecutive days with the exception of Easter when an event may span four consecutive days; and 4. The event takes place between the hours of 7:00 am and 10:00 pm; and 5. *Structures* and equipment associated with the event are not installed or erected (set up) more than ~~2~~ two days prior to the start of the event; and 6. All *structures* and equipment associated with the event are removed from the precinct within three ~~3~~ working days of the completion of the event, except for when there is another event being held within five ~~5~~ working days when the *structures* and equipment may remain; and 7. All *structures* and *buildings* associated with the event comply with Settlement Zone Standards SETZ-6, SETZ-S7 and	**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. The matters of discretion for the infringed standard(s).

	SETZ-S11. *Note: Rail days / events associated with the historic railway included within the precinct are not a temporary activity but a commercial activity and therefore assessed under ~~SETZ~~ PREC8-R1.*	
~~SETZ~~ PREC8-R8	***Food and Beverage Activity***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The maximum floor area accessible to the public within any one *building* is no greater than 200m²; and 2. Any new, relocated *buildings* or *structures* comply with Settlement Zone Standards SETZ-3 to SETZ-S9.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:** 1. The *effects* on the function and purpose of the Mandeville Aviation and Rail Precinct. 2. Any cumulative *effects* from multiple *food and beverage activities.* 3. The matters of any infringed standard.
~~SETZ~~ PREC8-R9	***Conference Facility***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. Any new, relocated *buildings*, *structure* and activity complies with Settlement Zone Standards SETZ-S3, SETZ-S6, SETZ-S7, and SETZ-S10 to SETZ-S12.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard.
~~SETZ~~ PREC8-R10	***Visitor Accommodation***	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Permitted Where: 1. The *visitor accommodation* is *ancillary* to a *temporary event;* and 2. *Visitor accommodation ancillary* to a *temporary event* complies with ~~SETZ~~ PREC-S12; Or	**Activity status where compliance is not achieved with:** **SETZ-PREC8-R10(1) to (3):** Discretionary **SETZ-PREC8-R10(4):** Restricted Discretionary **Matters of discretion:** 1. The matters of discretion of any infringed standard

	3. The accommodation is being utilised by persons arriving and/or departing by *aircraft* at the airfield within the precinct; and 4. Any new, relocated *building* or *structure* not providing *visitor accommodation ancillary* to a *temporary event* complies with the Settlement Zone Standards SETZ-S3, SETZ-S6 and SETZ-S7 and the Mandeville Aviation and Rail Precinct Standards SETZ-S10 and SETZ-S12.	
~~SETZ~~ PREC8-R11	**All other activities**	
PREC8 Mandeville Aviation and Rail Precinct	**Activity status:** Non-complying 1. Any activities, including associated buildings, not otherwise provided for in the list of rules.	**Activity status where compliance is not achieved:** N/A

Standards

SETZ-S1	**Density**	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. There ~~shall~~ must be a maximum density of one *residential unit* per 2,000m^2. OR 2. For *sites* under 2,000m^2 with an area of 1,000m^2 or more, existing on 30 January 2026, connected to a reticulated sewerage scheme; and [6] ~~2~~3 There ~~shall~~ must be a maximum density of one *minor residential unit* per *residential unit.*	**Activity status where compliance is not achieved with SETZ-S1(1):** Where: 4. There ~~shall~~ must be a maximum density of one *residential unit* per 1,000m^2. Restricted Discretionary **Matters of discretion:** 1. The provision of on-*site* services. **Activity status where compliance is not achieved with SETZ-S1(3) and SETZ-S1(4).**[7] Non-Complying
SETZ-S2	**Services**	

[6] Decision 18, paragraph 3.5.8
[7] Decision 18, paragraph 3.5.8

All activities	1. Where available any *residential unit, minor residential unit* and *buildings* for non-*residential activities* ~~shall~~ must be connected to a Council reticulated water supply. 2. Where available any *residential unit, minor residential unit* and *buildings* for non-*residential activities* ~~shall~~ must be connected to a Council reticulated *wastewater* network. 3. Where Council reticulated water supply is unavailable, any *residential unit, minor residential unit* and *buildings* for non-residential activities must: (a) be connected to a community *drinking water* supply; ~~or~~ (b) be connected to a private *drinking water* supply; or (c) provide ~~store45,000 litres of~~ potable water on-*site* from another source.[8] 4. Where Council reticulated *wastewater* is unavailable, any *residential unit, minor residential unit* and *buildings* for non-*residential activities* must: (a) be provided with an on-*site wastewater* treatment and disposal system.	**Activity status where compliance with not achieved:** Restricted Discretionary **Matters of discretion:** 1. The ability to provide suitable on-*site* alternative services
SETZ-S3	**Height**	
All activities	1. The maximum *height* of any *building* or *structure* ~~shall~~ must be 8 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 1 metre and is no more than 1 metre in width or length. *Note: Rule TRANS-R3 also applies to height of buildings, other*	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The *effects* on the character and *amenity values* of the

[8] Consequential to Decision 23, Paragraph 3.7.10

	structures and trees within airfield approach vectors.	surrounding *environment* and streetscape. 3. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.* 4. The reason for the increase in *height*.
SETZ-S4	***Height in Relation to Boundary***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. No part of any *building* ~~shall~~ must project beyond the *height in relation to boundary* plane measured from points 2.6 metres above *ground level* at *site boundaries*. See Appendix 2 for *boundary* plane angles Except that: (a) this standard does not apply to *road boundaries*; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 m^2 ~~square metres~~ when viewed in elevation; and (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1m above *height* limit in SETZ-S~~2~~3 and not more than 1m in width or length. Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects*

SETZ-S5	***Setback* from side and rear *boundaries***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. Any *building* or *structure* is *setback* a minimum of ~~4~~ 2 metres[9] from any side or rear *boundary*. Except that: (a) fences are permitted within the setback; (b) water tanks provided they are screened from public views from the road and from directly adjacent neighbouring sites; (c) eaves, gutters and associated downpipes on any *building* may intrude into the setback by a maximum of 600 mm; and (d) an *accessory building*, either stand alone or attached to the *residential unit*, may intrude into the setback by a maximum of 2 metres provided that the maximum length of the *building* adjacent to the side or rear *boundary* does not exceed 10 metres and does not contain any windows or openings.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site.*
SETZ-S6	***Setback* from *Roads***	
All activities	1. Any *building* or *structure* ~~shall~~ must be *setback* a minimum of ~~6~~ 4 metres [10]from any *road boundary.* Except that: (a) fences are permitted within the setback. (b) eaves, gutters and associated downpipes on any *building* may intrude into the *setback* by a maximum of 600mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The safety and efficiency of the *road* network. 2. *Effects* on the character and amenity of the streetscape including dominance.

[9] Decision 18, paragraph 3.5.13
[10] Decision 18, paragraph 3.5.13

		3. Compatibility with the surrounding *environment.* 4. The reason for the reduced *setback.*
SETZ-S7	***Setback* from *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); or ~~and~~ (c) 5 metres for low order *rivers* or *streams* (order 1 and 2). (d) 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. (e) Flat deck bridges are permitted within the *setback* of lower order *rivers* and *streams* (order 1 and 2) where these are:	**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* or *stream* bed and banks, including erosion and *sedimentation control measures.* 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* through a *Biodiversity Management Plan*. [12] 4. 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 Natural Character~~

[12] Decision 16, paragraph 6.8.11

	(i) not constructed within an area of Actual or Potential Inundation as identified within the *Natural Hazards* layer of the Planning Maps; or (ii) of a width that does not exceed 3 metres. Refer to Appendix 3 for *river* and *stream* orders and guidance on *river bed* extents and the location of banks for measuring *setbacks*. [11]	~~Values of Rivers and Streams - Appendix 6 in regard to natural character values for all *rivers* and *streams*.~~ and in regard to the Mataura River, Appendix 6 - Mataura River Natural Character - NATC APP.[13] 5. Impacts on Ngāi Tahu cultural values~~, including those~~ listed in ~~MW-2.3~~ MW-1.2. 6. The *effects* on public and customary *access* to the ~~stream or~~ *river* or *stream*. 7. 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*.
SETZ-S8	***Building Coverage***	
All activities except those within PREC8 Mandeville Aviation and Rail Precinct	1. The maximum *building coverage* ~~shall~~ must not exceed 35 percent per *site.* Except that eaves, gutters and downpipes are not considered within the calculation.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The *effects* on the character and amenity the surrounding area and streetscape. 2. The *effects* on *stormwater* management. 3. Adverse *effects* on *amenity values* of adjoining *sites* including visual dominance.
SETZ-S9	***Landscaped Permeable Area***	
All activities except those within PREC8 Mandeville Aviation and	1. At least 30% ~~percent~~ of the *net site area* must ~~shall~~ comprise *landscaped permeable area*.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of Discretion:**

[11] Decision 16, paragraph 6.8.7
[13] Consequential to Decision 46, paragraph 7.7.10

Rail Precinct		1. External appearance, location and visual dominance of the *building*(s) as viewed from the street(s) and adjacent properties. 2. *Stormwater* management.

PREC8 Mandeville Aviation and Rail Precinct Standards

SETZ-S10	***Height in Relation to Boundary***	
PREC8 Mandeville Aviation and Rail Precinct only	1. Within Area A no part of any *building* must ~~shall~~ project beyond the *height in relation to boundary* plane measured from points 2.6 metres above *ground level* at *site boundaries* 2. Within the remainder of the precinct no part of any *building* must ~~shall~~ project beyond the *height in relation to boundary* plane from points 2.6 metres above *ground level* at the precinct *boundaries* See Appendix 2 for *boundary* plane angles. Except that: (a) this standard does not apply to *road boundaries*; (b) the following intrusions are permitted: (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the *boundary*, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5m^2 ~~square metres~~ when viewed in elevation; and (ii) roof mounted *structures* such as panels, architectural features, satellite dishes or antennas, aerials, flues as long as these are not more than 1 metre above *height* limit in SETZ-S~~2~~3 and not 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 values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. Whether the *structure* can be more appropriately located to minimise adverse visual amenity *effects.*

	Note: Where a boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the rule applies from the farthest boundary of that legal right of way.	
SETZ-S11	***Setbacks***	
PREC8 Mandeville Aviation and Rail Precinct only	1. Within the remainder of the precinct any *building* or *structure* must ~~shall~~ be *setback* at least 4 metres from the precinct *boundaries*. Except that: (a) eaves, gutters and associated downpipes on any *building* may project into a *yard* by up to 600 mm.	**Activity status where compliance is not achieved:** Restricted Discretionary **Matters of discretion:** 1. The adverse *effects* on the *amenity values* of adjoining *sites* including privacy, shading, outlook and dominance. 2. The ability to mitigate adverse *effect* on adjoining *sites* through layout, *building* design and landscaping. 3. The extent to which the reduction in the *setback* is necessary due to the shape or natural and physical features of the *site*.
SETZ-S12	***Visitor accommodation ancillary* to a *Temporary Event***	
PREC8 Mandeville Aviation and Rail Precinct only	1. The accommodation must be in a temporary *structure* such as a campervan, caravan or tent; ~~and~~ 2. The accommodation may only be used for the duration of the activity and one night either side of the start and end date; ~~and~~ 3. No accommodation is located within 10 metres of the precinct *boundary*; ~~and~~ 4. No accommodation is located within 20 metres of any *water body*; and 5. Toilet facilities are provided at the rate of one toilet per 40 persons accommodated.	**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 ability to provide adequate sanitation facilities.
SETZ-S13	***Helicopter Landing Area***	
PREC8 Mandeville	1. The *helicopter landing area* is *setback* the minimum	**Activity status where compliance is not achieved:**

Aviation and Rail Precinct only	distances as follows: (a) 30 metres from the precinct *boundary*. (b) 50 metres from a road *boundary*.	Discretionary