

## 12 WATERFALL PARK RESORT ZONE

### 12.1 Waterfall Park Resort Zone Purpose

The purpose of the Waterfall Park Resort Zone is to provide for the development of a visitor resort comprising a range of potential facilities, sympathetic to the natural setting.

The site lies within a high quality scenic environment adjacent to the Millbrook Resort Zone. In terms of natural features the focus of the site is the waterfall located towards the centre of the site. The existing recreational areas and amphitheatre are located adjacent to the waterfall and continue along part of Mill Creek.

Development limits are imposed in the zone given its scenic and environmental qualities.

### 12.2 Other Relevant Provisions

#### 12.2.1 District Wide Provisions

Attention is drawn to the following District Wide provisions that may apply in addition to the Waterfall Park Resort Zone section. Objectives and policies from these sections are applicable as relevant to the Waterfall Park Resort Zone. If District Wide Rules are not met then resource consent will be required in respect of that matter.

12.2.1.1	Transport	Refer Section 14
12.2.1.2	Subdivision, Development and Financial Contributions	Refer Section 15
12.2.1.3	Hazardous substances	Refer Section 16
12.2.1.4	Utilities	Refer Section 17
12.2.1.5	Signs	Refer Section 18
12.2.1.6	Relocated Buildings and Temporary Activities	Refer Section 19
12.2.1.7	Earthworks	Refer Section 22
12.2.1.8	Noise	Refer Section Xxx
12.2.1.9	Heritage	Refer Section Xxx

### 12.3 Objectives and Policies

#### Objective

- 12.3.1 Objective 1 – Visitor, residential and recreation facilities and activities developed in an integrated manner with particular regard for the natural and scenic values of the setting.

#### Policies

- 12.3.1.1 Ensure that the external appearance of buildings and other structures are appropriate to the location with particular regard to the site's natural and scenic values.
- 12.3.1.2 Require all development to be located in accordance with the Structure Plan.
- 12.3.1.3 To protect and enhance the important natural feature on the site.

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## Objective

12.3.2 Objective 2 – Development will avoid adverse effects on Mill Creek and ecological values.

## Policies

12.3.2.1 Ensure sewage disposal, water supply and refuse disposal services are provided so as not to adversely impact on water or other environmental qualities on or off the site.

12.3.2.2 Protect and enhance Mill creek as an important brown trout spawning habitat.

## 12.4 Rules

### 12.4.1 Activity Tables

#### Clarification

- (a) Refer to the definitions in Section X for the clarification of terms.
- (b) Applications for building approval for permitted activities shall include information to ensure compliance with these standards.
- (c) The following abbreviations are used in the tables.

P	Permitted	C	Controlled
RD	Restricted Discretionary	D	Discretionary
NC	Non Complying	PR	Prohibited

- (d) Any activity listed as a permitted activity is subject to compliance with the performance standards detailed in Table 2 and any relevant District Wide provisions.

**Table 1 – Activity Table**

	<b>Activities – Waterfall Park</b>	<b>Status</b>
12.4.1.1	<b>Any activity</b> which complies with the rules for permitted activities and is not listed as a controlled, discretionary, non-complying or prohibited activity	P

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	<b>Activities – Waterfall Park</b>	Status
12.4.1.2	<p><b>Recreation facilities in all Structure Plan Activity Areas</b> (noting that in areas shown as O/P on the Structure Plan recreation facilities shall not include buildings or structures)</p> <p><b>Visitor Accommodation in the Village Area of the Structure Plan</b></p> <p><b>Administration activities in all Structure Plan Activity Areas</b> (administering and servicing of facilities, including storage, maintenance and depot facilities)</p> <p><b>Community Activities in the Village Area of the Structure Plan</b> (limited to creches and other child care facilities, conference and theatre facilities)</p> <p><b>Education Facilities in the Village Area of the Structure Plan</b></p> <p>*With the exercise of control limited to:</p> <ul style="list-style-type: none"> <li>- Location and external appearance of buildings</li> <li>- Setback from roads</li> <li>- Setback from internal boundaries</li> <li>- Vehicle access and street layout</li> <li>- Outdoor living space</li> <li>- Street scene including landscaping</li> <li>- Enhancement of ecological and natural values</li> <li>- Provision for internal walkways, cycle ways and pedestrian linkages</li> <li>- Noise</li> </ul>	C*
12.4.1.3	<p><b>Buildings in all Structure Plan Activity Areas (with the exception of the Open Space, Landscaping and Passive Recreation Activity Area)</b></p> <p>* With the exercise of Council's control limited to:</p> <ul style="list-style-type: none"> <li>- the external appearance of the building and coherence with surrounding buildings.</li> </ul>	C*
12.4.1.4	<b>Residential activity</b>	D
12.4.1.5	<b>Buildings in the Open Space, Landscaping and Passive Recreation Activity Area</b>	NC
12.4.1.6	<b>Visitor Accommodation in Activity Areas other than the Village Area of the Structure Plan</b>	NC

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	Activities – Waterfall Park	Status
12.4.1.7	Community Activities in Activity Areas other than the Village Area of the Structure Plan	NC
12.4.1.8	Education Facilities in Activity Areas other than the Village Area of the Structure Plan	NC
12.4.1.9	Commercial Activities	NC
12.4.1.10	Airports	NC
12.4.1.11	Mining	NC
12.4.1.12	Industrial Activities	NC
12.4.1.13	Panelbeating, spray painting, motor vehicle repair or dismantling.	NC
12.4.1.14	Forestry Activities	NC
12.4.1.15	Fibreglassing, sheet metal work, bottle or scrap storage, motorbody building or wrecking, fish or meat processing (excluding that which is ancillary to a retail premises such as a butcher, fishmonger or supermarket), or any activity requiring an Offensive Trade Licence under the Health Act 1956.	PR
12.4.1.16	Factory Farming	PR

## 12.5 Rules

- 12.5.1 The rules detailed in Table 2 apply to Permitted activities and activities that require Resource Consent.
- 12.5.3 Permitted activities that do not achieve the standards listed in Table 2 result in the status categories as shown in column 3 of the tables.

**Table 2 – Rules – Waterfall Park zone**

	Rules – Waterfall Park	Non-compliance status
12.5.1.1	<b>Setbacks</b>  No building or structure shall be located closer than 6m to the Zone boundary, and <u>in addition</u> :  No building shall be located closer than 7m to Mill Creek.	D

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	Rules – Waterfall Park	Non-compliance status
12.5.1.2	<b>Residential Capacity</b>  In the Waterfall Park Resort Zone the maximum number of residential units shall be limited to 100.	NC
12.5.1.4	<b>Building Height</b>  The maximum height of buildings shall be: <ul style="list-style-type: none"> <li>- Accommodation, clubhouses, conference and theatre facilities restaurants, and residential buildings - 8m</li> <li>- Filming towers, aerials, chimneys - 12m</li> <li>- All other buildings and structures - 4m</li> </ul>	NC
12.5.1.6	<b>Glare</b>  (a) All fixed lighting shall be directed away from adjacent roads and properties, and so as to limit effects on the night sky. (b) Any building or fence constructed or clad in metal, or material with reflective surfaces shall be painted or otherwise coated with a non-reflective finish. (c) No activity shall result in a greater than 3.0 lux spill, horizontal and vertical, of light onto any property located outside of the Zone, measured at any point inside the boundary of the adjoining property.	NC
12.5.1.9	<b>Maximum Total Site Coverage</b>  The maximum site coverage shall not exceed 5% of the total area of the Zone. For the purposes of this Rule, site coverage includes all buildings, accessory, utility and service buildings but <b>excludes</b> weirs, filming towers, bridges and roads and parking areas.	NC
12.5.1.10	<b>Fire Fighting</b>  A fire fighting reserve of water shall be maintained. The storage shall meet the New Zealand Fire Service Firefighting Water Supplies Code of Practice 2008.	NC
12.5.1.11	<b>Atmospheric Emissions</b>  There shall be no indoor solid fuel fires, <u>except for</u> : <ul style="list-style-type: none"> <li>- feature open fireplaces in the clubhouse and other communal buildings including bars and restaurants.</li> </ul> Note – Council bylaws and Regional Plan rules may also apply to indoor and outdoor fires.	NC

## 12.6 Non-Notification of Applications

- 12.6.1 Except as provided for by the Act, all applications for controlled activities and restricted discretionary activities will be considered without public notification or the need to obtain the written approval of or serve notice on affected persons.

