

Appendix A – Recommended Amendments to the Field Days Zone Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

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 recognises the ethic of ki uta ki tai; and Minimises effects on the mauri of the land, and protects mahinga kai sites.~~
- 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~~, visual amenity, and outlook from neighbouring properties; and reduce the impact on the mauri, mahinga kai and other cultural values associated with waterbodies.
- 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 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.
- FDZ-P11 Provide for the operation, maintenance, upgrading or development of the critical infrastructure.

Notes

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. Whilst temporary events are provided for in this Chapter, the remaining Temporary Activities rule apply.

Rules

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

FDZ-R3	<i>Community Facility</i>	
FDZ-R4	<i>Conservation Activity</i>	
All areas	FDZ-R3 to FDZ-R4 Activity status: Permitted Where: - Any new, <u>relocated</u>, or extended <i>building or structure</i> complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5. ~~The activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower.~~	Activity status where compliance not achieved with: FDZ-R4(1) Restricted Discretionary Matters of discretion: 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~~
FDZ-R5	<i>Commercial Activity</i>	
All areas	Activity status: Permitted Where: - The activity is ancillary to an event; and/or <i>Office activities</i> for the purposes of facilitating events; and - Any new, <u>relocated</u>, or extended <i>building or structure</i> complies with 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: The matters of discretion for the infringed standard(s).

FDZ-R6 <i>Rural Commercial Recreation Activity</i>		
All areas	Activity Status: Permitted Where: 1. The activity is undertaken on <i>land</i>, 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~~ 4. Any new, <u>relocated</u>, or extended <i>building or structure</i> complies with zone standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5.	Activity status where compliance is not achieved: Discretionary
FDZ-R7 <i>Residential Activity</i>		
All areas	Activity status: Permitted Where: 1. There is a single <i>residential unit</i> exclusively used by a caretaker or manager. 2. Any new, <u>relocated</u>, or extended <i>building or structure</i> complies with 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 <i>Visitor Accommodation</i>		

All areas

Activity status: Permitted

Where:

1. The *visitor accommodation* is ancillary to a *Temporary Event*.
2. The activity complies with the following:
~~(a) the activity must not take place within 12 metres of the base of any High Voltage Network Transmission Tower~~
 - (b) the accommodation must be in temporary *structures*, for example, campervans, caravans or tents.
 - (c) the accommodation may only be used for the duration of the event and one night either side of the start and end date.
 - (d) no accommodation is located within 50 metres of the zone *boundary*.
 - (e) no accommodation is located within 20 metres of any *water body*.
 - (f) 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).

Activity status where compliance is not achieved with:

FDZ-R8(1): Non-complying

FDZ-R8(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 ability to provide adequate sanitation facilities.

FDZ-R9

Emergency Services Facility

All areas

Activity Status: Restricted Discretionary

Where:

1. Any new, relocated, or extended buildings, structure and activity complies with standards FDZ-S1, FDZ-S2, FDZ-S3, FDZ-S4, and FDZ-S5

Matters of discretion:

Activity status where compliance not achieved: ~~N/A~~

Discretionary

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, including those listed in MW-2.3
7. The matters of discretion for the infringed standard(s).

FDZ-R10

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	<i>Height</i>	
All activities	2. The maximum height of any <i>building</i> or <i>structure</i> is 12 metres above <i>ground level</i>. Excluding any roof mounted <i>structures</i> such as: panels, architectural features, satellite dishes or antennas, aerials or flues, provided these do not exceed the <i>height</i> 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 <i>effects</i> on the amenity and character of the locality and adjoining <i>sites</i> including outlook and dominance. 2. Impact on views of the Mataura Falls, Hokonui Hills, and/or Tukurau 3. Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>. 4. The reason for the increase in <i>height</i>.
FDZ-S2	<i>Building Coverage</i>	
All activities	1. The maximum <i>building coverage</i> shall not exceed 5 percent of the total zone area.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: 1. The <i>effects</i> on the character and amenity the surrounding area. 2. The <i>effects</i> on <i>stormwater</i> management. 3. Adverse <i>effects</i> on <i>amenity values</i> of adjoining <i>sites</i> including visual dominance.

FDZ-S3 <i>Setback to road boundary</i>		
All activities	Any <i>building</i> or <i>structure</i>, excluding fencing, is <i>setback</i> a minimum of 40 metres from any <i>road boundary</i>.	Activity status where compliance not achieved: Restricted Discretionary Matters of discretion: - The adverse <i>effects</i> on the amenity and character of the locality and adjoining <i>sites</i> including outlook and dominance. - Whether the <i>structure</i> can be more appropriately located to minimise adverse visual amenity <i>effects</i>. - The reason for the reduced <i>setback</i>.
FDZ-S4 <i>Setback from zone boundary</i>		
All activities	- Any <i>building</i> or <i>structure</i> is <i>setback</i> from any zone <i>boundary</i> the minimum distance as follows: - Residential <i>buildings</i> are setback at least 30m - Dairy sheds and <i>buildings</i> that house animals are setback at least 50m - Permanent <i>buildings</i> greater than 500m² are setback at least 200m - Permanent <i>Buildings</i> associated with Event Activities are setback at least 25m - All other <i>buildings</i> and <i>structures</i> are setback at least 15m Except that: - this standard does not apply to road boundaries; - fences are permitted within the setback	Activity status where compliance is not achieved: Restricted Discretionary Matters of discretion: - The adverse <i>effects</i> on the amenity and character of the <i>site</i> and locality, including views from the <i>road</i>. - The adverse <i>effects</i> on nearby <i>sites</i>, including outlook, privacy, shading and sense of openness. - The <i>height</i>, bulk and location of the <i>building</i> or <i>structure</i>. - 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 set back from the top of the closest bank of any *stream* or *river* the minimum distance as follows:
 - (a) 20m for high order rivers or streams (order 5 and above)
 - (b) 10m for middle order rivers or streams (order 3 and 4)
 - (c) 5m for low order rivers or streams (order 1 and 2).

Refer to Appendix 3 for river and stream orders

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 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.
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. Refer to Natural Features and Landscapes – Appendix 5 in regard to the Mataura River.
5. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
6. The *effects* on public and customary *access* to the stream or *river*.
7. The potential for flooding and to create new or exacerbate existing *natural hazards*, impact natural drainage patterns, redirect overland flow paths or flood flows, including on to other *sites*.

FDZ-S6	Events
All activities	For events accommodating more than 2500 people, the following must be approved by the Gore District Council: 1. <i>Events Management Plan</i>; and 2. <i>Traffic Management Plan</i> And the following works are complete: 3. The Main Site Access and Site Access 1 entranceways detailed in the Field Days Site Access Plan shall be sealed in an asphaltic surface from the edge of the <i>carriageway</i> to ten (10) metres inside of the property <i>boundary</i>; and 4. A right turning bay and flush median lane on Waimumu Road to serve the Main Site Access, 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 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 <i>amenity values</i> of the area. 2. The ongoing <i>effects</i> on the <i>amenity values</i> of surrounding properties and any cumulative <i>effects</i>. 3. The safety and efficiency of the roading network. 4. Potential impacts on Ngāi Tahu cultural values, including those listed in MW-2.3 5. The matters of discretion for the infringed standard(s).

FDZ-S6 Field Days Site Access Plan

