

Section 3.6 Eweburn Zone

Objective EWB.1

To maintain, and where appropriate, enhance rural amenity and ecological values, while providing for well-designed visitor, residential and recreational facilities.

Explanation: The Eweburn Zone Outline Development Plan (Schedule 5.16) has been approved to outline how development occurs within the Eweburn Zone. The site is identified as having high rural character and ecological aspects during the Plan Change process which is worthy of being retained and enhanced. Ecological values within the Eweburn Zone such as the soil and water resource should be maintained or enhanced.

Policy EWB.1

Give effect to the Outline Development Plan and ensure that land development avoids or mitigates adverse effects on open space, landscape, ecological, rural character and amenity values of the locality.

Policy EWB.2

Enhance waterways and that part of the Zone fronting State Highway 94 through indigenous plantings.

Policy EWB.3

Ensure that buildings and structures do not dominate or detract from the landscape by restricting residential, visitor and/or commercial activities to defined Activity Areas and Activity Clusters as well as controlling the density, bulk and location of built form in accordance with the Outline Development Plan.

Policy EWB.4

Ensure infrastructural requirements such as roads, water, stormwater wastewater disposal, electricity and telecommunications etc are appropriately provided for within the Zone.

Policy EWB.5

Avoid adverse economic impact on the Te Anau community.

Eweburn Zone Rules

Rule EWB.1

All methods, rules and performance standards within Section 2 of the Plan (the General Rules) apply to all activities within the Eweburn Zone. Where there is a conflict between the General Rules and any provision in this Section the provisions of this Section shall prevail.

The Outline Development Plan for the Eweburn Zone is provided in Schedule 5.16 of the Plan.

Rule EWB.2

Except for earthworks associated with a golf course under Rule EWB.4(1) all earthworks shall be assessed under Section 3.1 of the Plan.

Rule EWB.3 - Permitted Activities

1. Except as provided for in Rule EWB.7(4), agriculture and horticulture activities within the Eweburn Zone.
2. Planting of indigenous species in the Eweburn Zone and the planting of Buffer Landscape Strips and ecological enhancement areas in accordance with Rule EWB.8 - “Performance Standards” (11) and (12).
3. Fencing for agricultural and horticultural purposes.
4. The repair or replacement of existing farm buildings provided that any repair or replacement to farm buildings in the Eweburn View Corridor does not exceed the building footprint or height of the original.

Rule EWB.4 - Controlled Activities

1. The construction and operation of a golf course in Activity Area 1 and Eweburn View Corridor (excluding buildings). The matters over which control is reserved are:
 - (a) The effects of associated earthworks.
 - (b) Landscaping.
2. In Activity Areas 1, 2 and 3, buildings for the primary purpose of agriculture and horticulture, dwellings and visitor accommodation which comply with Rule EWB.8 “Performance Standards” and are not discretionary or non-complying activities.

The matters over which control is reserved are:

 - (a) Design, appearance and location.
 - (b) Landscaping.
 - (c) Curtilage areas.
 - (d) Fencing.
 - (e) Signage.
 - (f) Lighting.
 - (g) The provision and adequacy of services for access, sewage, water, stormwater, electricity and telecommunications (landline or otherwise).
3. In Activity Clusters A and B, buildings and structures for commercial activities which comply with Rule EWB.8 “Performance Standards” and are not discretionary or non-complying activities.

Commercial Activities are limited to the following:

 - Catering, restaurants,
 - Café/bar facilities,
 - Conference facilities,
 - Visitor accommodation,
 - Recreational facilities,
 - Visitor amenities - toilets and associated services, inclusive of showers,
 - Car parking,
 - Utility buildings and storage,
 - Convenience stores,
 - Administration activities.

The matters over which control is reserved are:

 - (a) Design, appearance and location.
 - (b) Landscaping.
 - (c) Curtilage areas.
 - (d) Materials and colours used on the exterior of the building or structure.

- (e) Fencing.
 - (f) Signage.
 - (g) Lighting.
 - (h) The provision and adequacy of services for access, sewage, water, stormwater, electricity and telecommunications (landline or otherwise).
 - (i) Design and location of parking and loading areas.
4. The installation of an entranceway at Crossing Point 39 or 41.
Matters over which control is reserved are:
- (a) Size and character.
 - (b) Design, appearance (including colours, materials and lighting).

Note:

- Any resource consent applications under Rule EWB.4 will be processed non-notified with no affected party approvals from adjoining landowners.
- The Eweburn Guidance Information outlines matters which should be considered for all future resource consent applications to Council.

Rule EWB.5 - Discretionary Activities

1. Any activity that is not otherwise provided for in Rules EWB.1 - 4, and 6 - 8 is a discretionary activity.
2. The establishment of any building or structure in Activity Cluster A before the remediation of the old sheep dip within Cluster A has been completed.
3. Any plantings within the Buffer Landscape Strips which do not comply with Rule EWB.8 “Performance Standards”.
4. Any retail activities within Activity Clusters “A” and “B”.
5. The construction of any residential, visitor accommodation or commercial/retail activities in Activity Area 1 and/or Activity Cluster A prior to the commencement of the planting in the area identified as ‘Activity Area 1 State Highway Buffer Landscape Strip’ on the Outline Development Plan (Schedule 5.16).
6. The construction of any residential, visitor accommodation or commercial/retail activities in Activity Area 2 and/or Activity Cluster B prior to the commencement of planting in the area identified as ‘Activity Area 2 State Highway Buffer Landscape Strip’ as identified on the Outline Development Plan (Schedule 5.16).

Rule EWB.6 - Non-Complying Activities

1. Buildings and Structures within the Activity Areas or Activity Clusters which:
 - (a) Exceed the maximum height controls for that Area or Cluster.
 - (b) Exceed the maximum site coverage for that Area or Cluster.
2. Any structure or activity not otherwise provided for under Rules EWB.3 to 5 or prohibited by Rule EWB.7.
3. Any development within Activity Area 1 or Activity Cluster A prior to the upgrading of Crossing Point 39 and the closure of Crossing Point 40 shall be a non-complying activity.
4. Any development within Activity Area 2 or Activity Cluster B prior to the upgrading of Crossing Point 41 shall be a non-complying activity.
5. The removal of the existing shelterbelts prior to the plantings within the State Highway Planting Strip for Activity Areas 1 or 2 or Activity Clusters A and B attaining 5 metres in height or having been established for five years, whichever is first.

6. The construction of new buildings or structures within Activity Cluster “A” prior to an Ecological Management Plan for the Ecological Enhancement Area in Activity Areas 1 and 3, as identified on the Outline Development Plan (Schedule 5.16), being prepared by a suitably qualified ecologist and provided to the consent authority.
7. The construction of new buildings or structures within Activity Cluster “B” prior to an Ecological Management Plan for the Ecological Enhancement Area in Activity Area 2, as identified on the Outline Development Plan (Schedule 5.16), being prepared by a suitably qualified ecologist and provided to the consent authority.

Rule EWB.7 - Prohibited Activities

1. All buildings, structures and activities within the Eweburn View Corridor unless provided for under Rules EWB.3 and EWB.4(1) and (4).
2. Industrial or trade processes.
3. Planting of any pest plants as set out in the Regional Pest Management Strategy and the National Pest Accord.
4. With the exception of grazing for the purposes of assisting with weed and vegetation control, any grazing, agriculture and horticulture activities within an Ecological Enhancement Area or State Highway Buffer Landscape Strip if planting in that area has commenced.
5. The provision of access to the Activity Areas and Activity Clusters, other than from existing NZTA Crossing Points 39 and 41.

Rule EWB.8 - Performance Standards

The following Performance Standards shall apply in the Eweburn Zone.

1. **Buildings and Structures in Activity Cluster A:**
Shall not exceed a maximum height of 6 metres.
 - (a) Total site coverage over all allotments shall not exceed 10,000 m² (approximately 13%) of the total area of Activity Cluster A.
 - (b) All materials and colours shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
 - (c) Shall not exceed a maximum of one residential dwelling.
2. **Buildings and Structures in Activity Area 1:**
 - (a) Shall not exceed a maximum height of 6 metres.
 - (b) Shall not exceed a maximum of 20 dwellings and a cumulative total site coverage of 10,000 m².
 - (c) All materials and colours shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
3. **Buildings and Structures in Activity Cluster B:**
 - (a) Shall not exceed a maximum height of 6 metres.
 - (b) Total site coverage over all allotments shall not exceed 5,000 m² (approximately 6%) of the total area of Activity Cluster B.
 - (c) All materials and colours shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
 - (d) Shall not exceed a maximum of one residential dwelling.
4. **Buildings and Structures in Activity Area 2:**
 - (a) Shall not exceed a maximum height of 6 metres.
 - (b) Shall not exceed a maximum of 20 dwellings and a cumulative total site coverage of 10,000 m².

- (c) All materials and colours shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
5. **Buildings and Structures in Activity Area 3:**
- (a) Shall not exceed a maximum height of 8 metres.
- (b) Shall not exceed a maximum of 20 dwellings and a cumulative total site coverage of 10,000 m².
- (c) All materials and colours shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
6. **Lighting**
- (a) No access road lighting will be permitted other than at intersection points.
7. **Design**
- (a) All buildings shall have eaves of greater than 750 mm.
8. **Plantings**
- (a) Other than within curtilage areas, native plant species endemic to the Ecological district only, shall be used for planting proposals.
9. **Fencing**
- (a) Except for screen fencing around building curtilage areas or privacy screening associated with residential or commercial buildings, all fencing shall be of open, rural post and wire construction with a natural material and unpainted finish.
- (b) All materials and colours for screen fencing shall have a light reflectivity value not exceeding 30% and shall be of recessive, muted colour tones compatible with the surrounding landscape setting.
10. **Fire Fighting Water Supply**
- (a) A fire fighting reserve of water shall be maintained. The storage shall meet the NZ Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 or superseding documents.
- (b) All access widths will comply with the minimum requirements of the NZ Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 or superseding documents.
11. **Planting of native species within the Buffer Landscape Strips shown on the Outline Development Plan (Schedule 5.16).**
- (a) Species to be planted must follow the recommended species lists as set out below:
- | | |
|--------------------|---------------------------------|
| Manuka | <i>Leptospermum scoparium</i> |
| Mingimingi | <i>Coprosma propinqua</i> |
| Leafy coprosma | <i>Coprosma parviflora</i> |
| Broadleaf | <i>Griselinia littoralis</i> |
| Cabbage tree | <i>Cordyline australis</i> |
| Kohuhu | <i>Pittosporum tenuifolium</i> |
| Lancewood | <i>Pseudopanax crassifolius</i> |
| Korokio | <i>Corokia cotoneaster</i> |
| Koromiko | <i>Hebe salicifolia</i> |
| Kowhai | <i>Sophora microphylla</i> |
| Weeping matipo | <i>Myrsine divaricata</i> |
| Haumakaroa | <i>Raukawa simplex</i> |
| Prickly mingimingi | <i>Cyathodes juniperina</i> |
| Bog pine | <i>Halocarpus bidwillii</i> |
| Mountain totara | <i>Podocarpus hallii</i> |
| Matagouri | <i>Discaria toumatou</i> |
| Silver beech | <i>Nothofagus menziesii</i> |

Mountain beech *Nothofagus solandri var. cliffortioides*

Except for along stream banks and on wetter soils, where the following species may be planted:

Toe toe *Austroderia richardii*

Harakeke/NZ flax *Phormium tenax*

Pukio *Carex secta*

12. The vegetation within the State Highway planting strip along the State Highway frontage shall be trimmed and maintained so that it does not create shading of State Highway 94 between the hours of 1000 and 1400 on the shortest day of the year.

Eweburn Zone Guidance Information

This guidance note outlines matters which should be considered or addressed in applications for resource consents within the Eweburn Zone.

1. Landscape Treatment

- (a) The extent to which planting and landscape treatments reinforce and enhance the natural character and values of the site and area, and contribute to restoration of natural processes and indigenous biodiversity.
- (b) The extent to which proposed planting will be effective in mitigating adverse effects of buildings and other development on natural character rural amenity values.
- (c) The extent to which built landscape elements are appropriate to the local landscape character in terms of their materials, forms and design.
- (d) The extent to which proposed planting proposals include provisions to ensure successful and timely establishment.
- (e) New planting should integrate with existing vegetation where possible.
- (f) Plantings and grouped plantings should be informally laid out avoiding lines or rows.

2. Curtilage Areas

- (a) The extent to which service/storage curtilage areas are screened from adjacent roadways and surrounding public viewpoints. (Note: curtilage areas refer to areas containing all domestic elements such as storage areas, water tanks, rubbish bins, clotheslines and heating units, as well as vehicle and boat parking).

3. Access and Road Design

Access and Roding design shall be in accordance with Council's Subdivision, Land Use and Development Bylaw 2012. Further, consideration shall be given to:

- (a) The extent to which the location and design of roads and accessways minimises earthworks and disruption to natural landforms and areas of indigenous vegetation, and follows the natural landform.
- (b) The extent to which the presence and impact of roading is minimised, for example through the use of common driveways, minimising width, and/or location associated with changes in landform or areas of visually significant vegetation.
- (c) The extent to which road design minimises adverse effects on rural character.

4. Signage

- (a) The extent to which any signage avoids being visually dominant in the landscape, has a backdrop of vegetation, landform or built form and is derived from locally appropriate materials.
- (b) Lighting of signs.

5. Visitor Accommodation and Commercial Activities

- (a) The extent to which the apparent scale of large buildings or structures is minimised eg through modular clustering.
 - (b) The number of guests accommodated with the activity.
6. **Buildings and Structures**
- (a) The extent to which the building or structure integrates with and minimises disruption to the natural landforms.
 - (b) The extent to which the building or structure is sited to appear recessive in the landscape.
 - (c) The extent to which the scale, form, materials and colours of the building or structure integrates and harmonises with the natural landforms and vegetation patterns.
 - (d) The extent to which locally appropriate materials are used for the building or structure.
 - (e) The extent to which the design of the building or structure includes features to minimise glint from windows.
 - (f) The extent to which the landscape impact of buildings and structures is minimised by clustering, associated planting and the use of rooflines, built forms and shapes that relate to the landforms.
 - (g) The extent to which a high standard of environmentally sustainable design is achieved.
7. **Lighting**
- (a) The extent to which outdoor lighting associated with buildings is screened from beyond the site.
8. **Infrastructure**
- (a) The provision and adequacy of services for access, sewage, water, stormwater, electricity and telecommunications (landline or otherwise).
9. **Subdivision**
- (a) Any future subdivision within Activity Areas “A”, “B” and “C” and Activity Clusters “1” and “2” shall be submitted outlining how the remaining site coverage allowance will be apportioned to each new allotment created. Council will then issue a Consent Notice on the Computer Freehold Register for each respective allotment which outlines the site coverage allowance.