

# Firefighting Water Supply and Access Variation

**Key:**

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## Variation to Chapter 21 – Rural Zone

### 21.7 Rules – Standards for Buildings

	<p><b>Table 4 – Standards for Structures and Buildings</b></p> <p><b>The following standards apply to structures and buildings, other than Farm Buildings.</b></p>	<p><b>Non-compliance Status</b></p>
	<p>Firefighting water and access</p> <p><del>All n</del><u>New buildings for residential activities, where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting water supply, must make the following provision for fire fighting have one of the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>21.7.5.1 <del>A w</del><u>Water supply storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</li> <li>b. the accessibility of the firefighting water connection point for fire service vehicles;</li> <li>c. whether and the extent to which the building is assessed as a low fire risk.</li> </ul>

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	<p><b>Table 4 – Standards for Structures and Buildings</b></p> <p><b>The following standards apply to structures and buildings, other than Farm Buildings.</b></p>	<p><b>Non-compliance Status</b></p>
	<p>21.7.5.2 A hardstand area <del>adjacent to</del> <u>with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicles.</u></p> <p>21.7.5.3 <del>Firefighting water</del> <u>The connection point within for the firefighting water supply must be located more than 6m of the hardstand, and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events of the dwelling.</u></p> <p>21.7.5.4 Access from the property <u>road</u> boundary to the <del>firefighting water connection</del> <u>hardstand area</u> capable of accommodating <del>and supporting</del> <u>a 20 tonne fire service vehicles.</u></p>	

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## Variation to Chapter 22 – Rural Residential and Rural Lifestyle:

### 22.5 Rules - Standards

Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non- compliance Status
	<p>Fire-fighting water and access</p> <p>New buildings <u>for residential activities, where there is no reticulated water supply or it, or any reticulated water supply is not sufficient for firefighting water supply must provide the following provision for fire fighting have one of the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or water supply and access for firefighting that meets the following requirements:</u></p> <p>22.5.13.1 <u>A wWater supply storage of 20,000at least 45,000 litres shall be maintained-(excluding potable water storage-for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</u></p> <p>22.5.13.2 <u>A hardstand area adjacent tewith a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicles.</u></p>	<p>RD</p> <p>Discretion is restricted to <del>all of the</del> following:</p> <ul style="list-style-type: none"> <li>a. the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</li> <li>b. the accessibility of the firefighting water connection point for fire service vehicles;</li> <li>c. whether and the extent to which the building is assessed as a low fire risk.</li> </ul>

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Table 2	Standards - Rural Residential and Rural Lifestyle Zones	Non- compliance Status
	<p>22.5.13.3 <del>Firefighting water</del><u>The</u> connection point for the firefighting water supply must be located more than <u>within 6m of the handstand and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events,</u> and 90m of the dwelling.</p> <p>22.5.13.4 Access from the property <u>road boundary to the firefighting to the handstand area capable of accommodating a 20 tonne fire service vehicle.</u></p>	

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## Variation to Chapter 23 - Gibbston Character Zone:

### 23.2 Objectives and Policies

#### Policies

23.2.1.14 Provide adequate firefighting water and fire service vehicle access to ensure an efficient and effective emergency response.

### 23.5 Rules - Standards

	Table 2: Standards for buildings	Non- compliance
23.5.9	<p><u>Firefighting water and access</u></p> <p><u>New buildings for residential activities and visitor accommodation, where there is no reticulated water supply, or any reticulated water supply is not sufficient for firefighting, must have one of the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p><u>23.5.9.1 Water-storage of at least 45,000 litres shall be maintained (excluding potable water storage-for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings.</u></p> <p><u>23.5.9.2 The connection point for the firefighting water supply must be located more than 6m and less than 90m from the building for</u></p>	<p><u>RD</u></p> <p><u>Discretion is restricted to:</u></p> <ul style="list-style-type: none"> <li>a. <u>the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</u></li> <li>b. <u>the accessibility of the firefighting water connection point for fire service vehicles;</u></li> <li>c. <u>whether and the extent to which the building is assessed as a low fire risk.</u></li> </ul>

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	<p><u>residential activities or visitor accommodation and be accessible by emergency service vehicles during fire events.</u></p>	
23.5.9.3	<p><u>A hardstand area with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne fire service vehicle.</u></p>	
23.5.9.4	<p><u>Access from the property road boundary to the handstand area capable of accommodating a 20 tonne fire service vehicle.</u></p>	

# Firefighting Water Supply and Access Variation

## Variation to Chapter 24 - Wakatipu Basin:

### 24.5 Rules - Standards

The following standards apply to all activities.

	Table 24.3 - Standards	Non-compliance status
24.5.19	<p><b>Firefighting water and access</b></p> <p><del>New buildings for residential activities, where there is no that do not have reticulated water supply, or where there is insufficient fire fighting water supply must provide the following provision</del> <u>any reticulated water supply is not sufficient for firefighting, must have one of the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <ul style="list-style-type: none"> <li>a. <del>A water supply storage of 20,000</del> <u>at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings;</u></li> <li>b. <del>A hardstand area adjacent to</del> <u>with a minimum width of 4.5m and length of 11m located within 6m of the firefighting water supply connection point and capable of supporting a 20 tonne</u> fire service vehicles;</li> </ul>	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> <li>a. the extent to which SNZ PAS 4509: 2008 can be met including the adequacy of the water supply;</li> <li>b. the accessibility of the firefighting water connection point for fire service vehicles;</li> <li>c. whether and the extent to which the building is assessed as a low fire risk.</li> </ul>

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	Table 24.3 - Standards	Non-compliance status
	<p>c. <del>Firefighting water</del>The connection point <del>within 6m of the hardstand, and 90m of the building for the</del> <u>firefighting water supply must be located more than 6m and less than 90m from the building for residential activities and be accessible by emergency service vehicles during fire events;</u></p> <p>d. Access from the property <u>road</u> boundary to the <del>firefighting water connection</del><u>hardstand area</u> capable of accommodating <del>and supporting</del> <u>a 20 tonne</u> fire service vehicles.</p> <p><b>Advice note:</b> <del>excludes non-habitable accessory buildings</del></p>	



# Firefighting Water Supply and Access Variation

## Variation to Chapter 38 - Open Space and Recreation:

### 38.10 Rules - Standards for Open Space and Recreation Zones

	Table 38.2: Standards for Activities in the Open Space and Recreation Zones	Non-compliance Status
38.10.11	<p><del>Firefighting w</del><u>Water supply and access for firefighting</u></p> <p>All new buildings over 20m<sup>2</sup> in area <del>that are not connected to the,</del> where there is <u>no</u> reticulated water supply <del>must make the following provision for firefighting,</del> or any reticulated water supply is <u>not sufficient for firefighting,</u> must have one of <u>the following:</u></p> <p><u>either a sprinkler system installed and plumbed with a maintained static water storage supply of at least 7,000 litres available to the system, or</u></p> <p><u>water supply and access for firefighting that meets the following requirements:</u></p> <p>38.10.11.1 <del>A w</del><u>Water supply storage of at least 45,000 litres shall be maintained (excluding potable water storage for domestic use) with an outlet connection point that can provide 1500L/min (25 L/s) and any necessary couplings; and.</u></p> <p>38.10.11.2 <del>A hardstand area adjacent to the firefighting water supply connection of</del><u>with a minimum width of 4.5metres and a minimum length of 11metres located within 6m of the firefighting water supply connection point and</u></p>	<p>RD</p> <p>Discretion is restricted to:</p> <ol style="list-style-type: none"> <li><del>the extent of non-compliance with any national standards for firefighting</del>to which SNZ PA5 4509: 2008 can be met <u>including the adequacy of the water supply;</u></li> <li>the accessibility of the firefighting water connection point for fire service vehicles;</li> <li><del>whether and the extent to which the building is assessed as a low fire risk.</del></li> <li><del>Any advice that may have been received from Fire and Emergency New Zealand.</del></li> </ol>

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	<p><u>capable of supporting a 20 tonne fire service vehicle.;</u> and</p> <p>38.10.11.3 <del>A firefighting water</del><u>The connection point for the firefighting water supply must be located more than 6metres and but not less than 90metres away from the building and be accessible by emergency service vehicles during fire events.;</u> and</p> <p>38.10.11.4 Access from the property <u>road</u> boundary to the <del>firefighting water connection</del><u>handstand area capable of accommodating a 20 tonne fire service vehicle of a minimum width of 4.5 metres.</u></p>	
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# Glare Variation

**Key:**

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## Variation to Chapter 7 Lower Density Suburban Residential:

### 7.5 Rules - Standards

	Standards for activities in the Lower Density Suburban Residential Zone	Non-compliance status
7.5.13	<p><u>Lighting and Glare</u></p> <p>7.5.13.1 All exterior lighting shall be directed downward and away from <del>the</del> adjacent sites and roads.</p> <p>7.5.13.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p><del>NCRD</del></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p><u>a. amenity values of adjoining sites;</u></p> <p><u>b. the safety of the Transport Network;</u></p> <p><u>c. the night sky; and</u></p> <p><u>d. the navigational safety of passenger carrying vessels operating at night.</u></p>

# Glare Variation

## Variation to Chapter 8 Medium Density Residential:

### 8.5 Rules - Standards

	Standards for activities located in the Medium Density Residential Zone	Non-compliance status
8.5.11	<p><u>Lighting and Glare</u></p> <p>8.5.11.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>8.5.11.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p><u>a. amenity values of adjoining sites;</u></p> <p><u>b. the safety of the Transport Network;</u></p> <p><u>c. the night sky; and</u></p> <p><u>d. the navigational safety of passenger carrying vessels operating at night.</u></p>

# Glare Variation

## Variation to Chapter 9 High Density Residential:

### 9.5 Rules – Standards

	Standards for activities located in the High Density Residential Zone	Non-compliance status
9.5.101	<p><u>Lighting and Glare</u></p> <p>9.5.101.1 All exterior lighting shall be directed downward and away from the adjacent sites and roads.</p> <p>9.5.101.2 No activity on any site shall result in greater than a 3.0 lux spill (horizontal or vertical) of lights onto any other site measured at any point inside the boundary of the other site.</p>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <ul style="list-style-type: none"> <li><u>a. amenity values of adjoining sites;</u></li> <li><u>b. the safety of the Transport Network;</u></li> <li><u>c. the night sky; and</u></li> <li><u>d. the navigational safety of passenger carrying vessels operating at night.</u></li> </ul>

# Glare Variation

## Variation to Chapter 12 Queenstown Town Centre:

### 12.5 Rules – Standards

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
12.5.13	<p><u>Lighting and Glare</u></p> <p>12.5.13.2 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects on views</u> of the night sky.</p> <p>12.5.13.2 No activity <del>in this zone</del> shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the <u>Z</u>zone, measured at any point inside the boundary of any adjoining property.</p> <p>12.5.13.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned <u>residential High-Density Residential</u> measured at any point more than 2m inside the boundary of the adjoining property.</p>	<p><del>NCRD</del></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p>a. <u>amenity values of adjoining sites;</u></p> <p>b. <u>the safety of the Transport Network; and</u></p> <p>c. <u>the night sky.</u></p>

# Glare Variation

## Variation to Chapter 13 Wanaka Town Centre:

### 13.5 Rules – Standards

	Standards for activities located in the Wanaka Town Centre Zone	Non-compliance status
13.5.11	<p><u>Lighting and Glare</u></p> <p>13.5.11.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects</u> on the night sky.</p> <p>13.5.11.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p>13.5.11.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned residential measured at any point more than 2m inside the boundary of the adjoining property.</p> <p><del>13.5.11.4 External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper.</del></p> <p>Except that:</p> <ul style="list-style-type: none"> <li>a. <del>Architectural features, including doors and window frames, may be any colour; and</del></li> <li>b. <del>Roof colours shall have a reflectance value of between 0 and 20%.</del></li> </ul>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <ul style="list-style-type: none"> <li><u>a. amenity values of adjoining sites;</u></li> <li><u>b. the safety of the Transport Network; and</u></li> <li><u>c. the night sky.</u></li> </ul>

# Glare Variation

## Variation to Chapter 14 Arrowtown Town Centre:

### 14.5 Rules – Standards

	Standards for activities located in the Arrowtown Town Centre Zone	Non-compliance status
14.5.9	<p><u>Lighting and Glare</u></p> <p>14.5.9.1 All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, <u>and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on views of the night sky.</u></p> <p>14.5.9.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the <u>zone</u>, measured at any point inside the boundary of any adjoining property.</p> <p>14.5.9.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is zoned <u>Residential</u> measured at any point more than 2m inside the boundary of the adjoining property.</p> <p><del>14.5.9.4 All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.</del></p>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p><u>a. amenity values of adjoining sites;</u></p> <p><u>b. the safety of the Transport Network;</u></p> <p><u>and</u></p> <p><u>c. the night sky.</u></p>



# Glare Variation

## Variation to Chapter 15 Local Shopping Centre Zone:

### Policy 15.2.3.3

Ensure that the location and direction of lights does not cause significant glare to other properties, roads and public places, ~~and~~ promote lighting design that mitigates adverse effects on views of the night sky, and provide a safe and well-lit environment for pedestrians.

### 15.5 Rules - Standards

	Standards for activities located in the Local Shopping Centre Zone	Non-compliance status
15.5.9	<p><u>Lighting and Glare</u></p> <p><del>a-15.5.9.1</del> All exterior lighting, other than footpath or pedestrian link amenity lighting, installed on sites or buildings within the zone shall be directed away from adjacent sites, roads and public places, and <del>directed downward</del> so as to limit the effects <u>on the amenity of adjoining sites, the safety of the transport network and the effects on views of the night sky.</u></p> <p><del>b-15.5.9.2</del> No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the Zone, measured at any point inside the boundary of any adjoining property.</p> <p><del>c-15.5.9.3</del> No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is <del>in any Residential zone or Township Zone</del> <u>zoned residential</u> measured at any point more than 2m inside the boundary of the adjoining property.</p> <p><del>d. All roofs of buildings shall be finished or treated so they do not give rise to glare when viewed from any public place or neighbouring property.</del></p>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p><u>a. amenity values of adjoining sites;</u></p> <p><u>b. the safety of the Transport Network; and</u></p> <p><u>c. the night sky.</u></p>

# Glare Variation

## Variation to Chapter 16 Business Mixed Use Zone:

### 16.5 Rules – Standards

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
<p>16.5.10 <u>1</u></p>	<p><u>Lighting and Glare</u></p> <p>16.5.101.1 All exterior lighting, <u>other than footpath or pedestrian link amenity lighting</u>, installed on sites or buildings <u>within the zone</u> shall be directed away from adjacent sites, roads and public places, <del>except footpath or pedestrian link amenity lighting and directed downward</del>, <u>and so as to limit the effects on the amenity of adjoining sites, the safety of the transport network and the effects on views of the night sky.</u></p> <p>16.5.101.2 No activity shall result in a greater than 10 lux spill (horizontal or vertical) of light onto any adjoining property within the <del>business mixed use</del> Zone, measured at any point inside the boundary of any adjoining property.</p> <p>16.5.101.3 No activity shall result in a greater than 3 lux spill (horizontal or vertical) of light onto any adjoining property which is <del>in a Residential Zone</del> <u>zoned residential</u> measured at any point more than 2m inside the boundary of the adjoining property.</p> <p><del>16.5.10.3 External building materials shall either be coated in colours which have a reflectance value of between 0 and 36%; or consist of unpainted wood (including sealed or stained wood), unpainted stone, unpainted concrete, or copper.</del></p> <p>Except that:</p>	<p><u>NCRD</u></p> <p><u>Discretion is restricted to the effects of lighting and glare on:</u></p> <p><u>a. amenity values of adjoining sites;</u></p> <p><u>b. the safety of the Transport Network; and</u></p> <p><u>c. the night sky.</u></p>

# Glare Variation

	Standards for activities located in the Business Mixed Use Zone	Non-compliance status
	<p>a. <del>Architectural features, including doors and window frames, may be any colour; and</del></p> <p>b. <del>Roof colours shall have a reflectance value of between 0 and 20%.</del></p>	

# Location Specific Subdivision Variation

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## Variation to Chapter 27 – Subdivision and Development

### 27.3 Location specific objectives and policies

#### Peninsula Bay

**27.3.1 Objective - Ensure effective public access is provided throughout the Peninsula Bay land.**

~~27.3.1.1 Ensure that before any subdivision or development occurs within the Peninsula Bay LDRZ, a subdivision consent has been approved confirming easements for the purposes of public access through the Open Space Zone.~~

#### Wyuna Station Rural Lifestyle Zone

**27.3.5 Objective - Provision for a deferred rural lifestyle zone on the terrace to the east of, and immediately adjoining, the Glenorchy Township.**

- 27.3.5.1 Prohibit or defer development of the zone, until such time that:
- a. the zone can be serviced by a reticulated wastewater disposal scheme within the property that services both the township and the proposed zone. This may include the provision of land within the zone for such purposes; or
  - b. the zone can be serviced by a reticulated wastewater disposal scheme located outside of the zone that has capacity to service both the township and proposed zone; or
  - c. the zone can be serviced by an on-site (individual or communal) wastewater disposal scheme no sooner than two years from the zone becoming operative on the condition that should a reticulated scheme referred to above become available and have capacity within the next three years then all lots within the zone shall be required to connect to that reticulated scheme.