

Proposed Selwyn District Plan



Section 32 Report

Community Facilities

1.0 Overview and Purpose

This s32 is for a minor topic and therefore contains limited analysis and needs to be read in conjunction with the land-use s32s. Minor topic s32 were designed to provide a consistent integrated approach for certain activities across all land-use zones.

It is important, though, that the facilities and activities are analysed in a consistent manner across the district. This topic is considered to be of a low scale and significance that does not justify an economic evaluation.

This topic covers the following:

- Community facilities – this includes churches and places of worship, community centres, libraries, Council service centres and public swimming pools. Community facilities also includes recreation facilities such as, golf clubs, bowling clubs, private tennis courts and clubs, motor sport facilities, and other private sports court providers;
- Public amenity – this includes recreation reserves, sports fields (including artificial turf), playgrounds, public toilets, public squares and monuments, and memorials.
- Firearms Range
- Education facilities – this includes private and state schools, outside of those designated;
- Pre-schools;
- Home based child care;
- Health care facilities – this includes general and specialist health care facilities;
- Hospitals, outside of those designated; and
- Community Corrections facilities, outside of those designated.

Private swimming pools used for private lessons or hire would be more appropriately considered a home business. Gyms could be classified as a commercial activity or community facilities and so the definitions will need to be explicit. More examples of activities can be found in Appendix 1.

The key changes from the operative Selwyn District Plan are the revision of definitions of activities to provide greater clarity and reduce overlap, including the introduction of community corrections activities.

2.0 Resource Management Issues

The evaluation of the appropriateness of community facilities sub-section is based on the following issue:

Issue 1 – Community, recreation, education, health, and corrections activities and facilities within residential and rural areas provide for the community’s needs but potentially affect the environment.

Communities have always contained a range of non-residential activities, especially those that serve the community. These include schools, churches, health care, pre-schools, and recreation activities, as well as some commercial services. These facilities enable residents to conveniently meet their day-to-day needs within their local community, potentially reducing car travel and promoting walking or cycling. It can also, to some degree, shape what constitutes that community.

Many of these facilities could also potentially detract from the viability of commercial centres, for example a school locating within a commercial centre takes up a large area that doesn’t generate retail spending.

Further, health services establishing in a residential area could undermine the sustainability of commercial centres.

However, these facilities need to be of an appropriate size and scale so as to not detract from the coherence of the neighbourhood. The scale can potentially affect the amenity of the area through increased traffic generation, noise, and additional activity occurring on site.

There is also potential that the location of community, recreation, education, health, and corrections activities and facilities could result in reverse sensitivity impacts on existing or establishing industrial areas.

3.0 Regulatory and policy direction

3.1 Part 2 of the RMA

In carrying out an s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA. Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources. Sustainable management includes managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety. In achieving this purpose, authorities need also to recognise and provide for the matters of national importance identified in s6, have particular regard to other matters referred to in s7 and take into account the principles of the Treaty of Waitangi referred to in s8.

Managing community and recreation facilities allows people and communities to provide for the well-being and their health and safety (s5), and helps the maintenance and enhancement of amenity values (s7c).

3.2 National Instruments

The following national legislation / regulations are relevant to this topic / issue:

National Planning Standards

The National Planning Standards contain a definitions that are listed below.

Term	Definition
Community corrections activity	means the use of <u>land</u> and <u>buildings</u> for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
Community facility	means <u>land</u> and <u>buildings</u> used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any <u>ancillary activity</u> that assists with the operation of the community facility.
Educational facility	means <u>land</u> or <u>buildings</u> used for teaching or training by child care services, schools, and tertiary education services, including any <u>ancillary activities</u> .
Land	has the same meaning as in section 2 of the RMA (as below) <ul style="list-style-type: none"> a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and

	c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
Buildings	means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed, and b. is fixed or located on or in land, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
Ancillary activity	means an activity that supports and is subsidiary to a primary activity
Commercial activity	means any activity trading in goods, equipment or services. It includes any <u>ancillary activity</u> to the commercial activity (for example administrative or head offices).

3.3 Regional Policy/Plans

The following regional planning documents are relevant to this topic:

1. Canterbury Regional Policy Statement

The Canterbury Regional Policy Statement 2013 (CRPS) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Canterbury region in an integrated and co-ordinated manner. Under the RMA, authorities must give effect to the CRPS.

Chapter 5 of the CRPS sets out resource management issues associated with development which results in changes to urban, rural-residential, and rural areas. Development can enable people and communities to provide for their social, economic and cultural well-being and can promote positive changes to the environment. However, if not appropriately managed, development can result in changes to natural and physical resources that do not promote sustainable management.

3.4 Local Policy/Plans

The following local regulations/policies are relevant to this topic / issue:

Selwyn 2031 – District Development Strategy

This strategy identifies the need for the District to create destinations and iconic events which will encourage people to visit, stay and contribute to the local economy. Its vision is “to grow and consolidate Selwyn District as one of the most loveable, attractive, and prosperous places in New Zealand for residents, businesses and visitors”. Tourism has not played as much of a significant economic role as anticipated in the 2005 Economic Development Strategy. This is particularly relevant to camping grounds which cater to the needs of tourists.

3.5 Other

Iwi Management Plan

When preparing or changing a district plan, Section 74(2A)(a) of the RMA states that Council’s must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

The Iwi Management Plan does not have any specific reference to Community and Recreation Facilities.

4.0 Issue Analysis

4.1 Evidence Base

The Council has reviewed the current District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

Title	Baseline Report to District Plan Committee (Topic Name: Community and Recreation).
Author	Barker Planning
Brief Synopsis	This report reviews current provisions, compares neighbouring council district plans, analyses the current facilities within the district and the range of associated effects.
Conclusion	This report recommends the development of consistent definitions of activities and these are managed in a coordinated way across the district.
Link to Document	https://www.selwyn.govt.nz/_data/assets/pdf_file/0020/260444/DW003-Community-and-Recreation-Facilities-Final-Report-21-December-2017.pdf

Title	Preferred Option Report to District Plan Committee (Topic Name: Community and Recreation).
Author	Barker Planning
Brief Synopsis	This report reviews the operative provisions of the District Plan relating to the community and recreation facilities in order to ensure the existing rules package remains relevant and appropriate.
Conclusion	That community and recreation facilities and activities are managed by amended definitions, objectives, policies and rules or designations within the Proposed District Plan to enable better and continued management of other facilities.
Link to Document	https://www.selwyn.govt.nz/_data/assets/pdf_file/0004/279022/Community-and-Recreation-PO-Report-FINAL-2.pdf

4.2 Operative District Plan Provisions

This section provides an overview of the existing provisions. The Operative Selwyn District Plan (District Plan) contains objectives, policies, rules and definitions in both the Township and Rural Volumes relating to community facilities and activities. Most facilities and activities rely on zoning and the associated zone and district-wide provisions; however, some facilities, such as education facilities, are also designated.

The non-council owned community facilities currently designated in the District Plan include: state schools designated by the Minister of Education; a custodial facility (Rolleston Prison) designated by the Minister of Corrections; and a Youth Justice Residential Centre designated by the Minister of Social Services and Employment (now Minister of Social Development).

The objectives and policies in the Township Volume focus on community facilities and reserves and residents having adequate access to community facilities (and reserves), and that such facilities do not adversely affect residential amenity values or other parts of the environment. Co-location and multiple

uses of community facilities is encouraged. Noise, the scale and nature of activities (operating hours), traffic generation and the effects of non-residential activities on amenity values are also policy considerations.

In the Rural Volume the objectives require consideration of the efficient use and maintenance of community facilities, and that the use of areas for recreation and camping do not detract from amenity values. The corresponding policies encourage new uses for community facilities, that they be exempt from site coverage requirements, and that they be located in or adjoining townships and be accessible.

There are a range of zone and district-wide rules that apply to managing environmental effects with respect to both community activities. The key rules include: landscaping, site coverage, height, building position (recession planes and/or setbacks), transport, signs, noise, lighting, scale of activities (activities and vehicle movement in the Rural zones), and hours of operation.

There are currently a number of community related definitions including: community facilities/facility; recreational facility/activity; community infrastructure; spiritual activity; place of assembly; education facility; pre-school; and health care services.

The current Operative District Plan does provide a framework for community facilities, though some minor changes to definitions and to improve consistency is required.

4.3 Analysis of Surrounding Local Authorities

This section outlines approaches to definitions of community activities in the three surrounding districts – Ashburton, Waimakariri, and Christchurch. For more detail, read the preferred option report [https://www.selwyn.govt.nz/_data/assets/pdf_file/0004/279022/Community-and-Recreation-PO-Report-FINAL-2.pdf]. This covered whether certain activities were defined, such as community activity, recreational activity, and spiritual activity, place of assembly, educational activity, and preschool. The analysis shows it varies between plans though it is critical to clearly distinguish between activities.

4.4 RMA First Schedule Consultation

The RMA requires councils to undertake pre-notification consultation with those parties identified in Schedule 1, clause 3, during the preparation of a proposed district plan. These parties include:

- the Minister for the Environment;
- those other Ministers of the Crown who may be affected by the proposed plan;
- local authorities who may be so affected; and
- the tangata whenua of the area who may be so affected, through iwi authorities.

As a result of this consultation, written feedback was received from Christchurch City Council, Environment Canterbury and Department of Conservation. An overview of their feedback and a summary of recommended amendments to draft provisions is contained in a report that was presented to the District Plan Committee on 18 March 2019, as per details below.

Title	First Schedule Consultation (March 2019)
Author	Justine Ashley, District Plan Review Project Lead, with input from Topic Leads, Selwyn District Council

Brief Synopsis	This report provides a summary of the pre-notification feedback received from RMA First Schedule consultation on the draft Proposed District Plan provisions and the subsequent amendments recommended by Topic Leads.
Link to Document	https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/352196/First-Schedule-Consultation-Report-to-DPC.pdf

4.5 Iwi Authority Advice

Clause 4A of Schedule 1 of the RMA sets out the specific requirements for local authorities to consult with iwi authorities before notifying a proposed plan and to have particular regard to any advice received from those iwi authorities. Access to the draft ePlan and Planning Maps was provided to the iwi authority (Te Rūnanga o Ngāi Tahu) on 17 December 2019 and feedback was invited until 28 February 2020. While no formal response was received from the iwi authority during this pre-notification consultation period, Te Rūnanga o Ngāi Tahu had previously indicated that they were satisfied that Mahaanui Kurataiao Limited were providing the necessary input into draft provisions on behalf of Te Taumutu Rūnanga and Ngāi Tūāhuriri Rūnanga. In addition, the detailed feedback that has been provided by Te Taumutu Rūnanga Advisory Group is also acknowledged in this context.

4.6 Summary of Issue Analysis

This analysis shows that the Operative District Plan has some minor issues and requires minor amendments. This has resulted in the identification of key issues for the development of the Proposed District Plan. These issues are whether there is appropriate objectives and policies and whether the activities are clearly defined and that the provisions match the types of activities.

The National Planning Standards definition of community facilities is broad and can lead to a lack of distinction between these and commercial activities. This needs to be managed through the consenting process and can be directed by bulk standards.

5.0 Scale and Significance Evaluation

The level of detail undertaken for the evaluation of the Proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of these provisions. The scale and significance assessment considers the environmental, economic, social and cultural effects of the provisions. In making this assessment regard has been had to the following, namely whether the provisions:

	Low	Low-Moderate	Moderate	Moderate-High	High
Degree of change from the Operative Plan		✓			
Effects on matters of national importance (s6 RMA)	✓				
Scale of effects – geographically (local, district wide, regional, national)				✓	

Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)		✓			
Scale of effects on those with particular interests, e.g. Tangata Whenua	✓				
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	✓				
Likelihood of increased costs or restrictions on individuals, businesses or communities.	✓				

The level of detail of analysis in this report is low. This is because the degree of change and effect are small and therefore the overall impact is small. The matter is not explicitly directed by higher order documents though generally covered in the CRPS.

6.0 Proposed Objective

This section of the report evaluates the proposed objectives as to whether they are the most appropriate to achieve the purpose of the Act.

6.1 Strategic Objectives

The strategic objectives that are of particular relevance to the camping grounds sub-section include:

- *SD-DI-O1 – Sensational Selwyn*
- *SD-DI-O2 – District Well-being and Prosperity*
- *SD-DI-O3 – Integration of Land Use, Ecosystems and Water – Ki Uta Ki Tai*
- *SD-DI-O4 – Our Environment*

6.2 Evaluation of Proposed Objective

The introduction of a specific Community and Recreation Facility objective is only required if the proposed land-use objectives are not appropriate.

Proposed Land Use Objectives

Objectives	
Residential – General	<p>Objective 1 - Safe, convenient, pleasant, and healthy living environments that meet the needs and preferences of the community.</p> <p>Objective 6 - The role, function, and predominant character of the residential zones is not compromised by non-residential activities.</p> <p>Objective 7 - Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.</p>
Large Lot Residential Zone	<p>Objective 1 – The Large Lot Residential Zone provides for residential activity on large sites, in a manner compatible with the retention of an open and spacious peri-urban character at the rural interface.</p>
Low Density Residential Zone	<p>Objective 1 – The Low Density Residential Zone provides for residential activity and is characterised by low density and spacious housing typologies consistent with a suburban character.</p>
General Residential Zone	<p>Objective 1 – The General Residential Zone provides a quality, urban residential amenity and a range of residential unit typologies to meet the diverse needs of the community, at higher densities than anticipated in all other residential zones.</p>
Settlement Residential Zone	<p>Objective 1 – The Settlement Zone provides primarily for suburban residential activities and small-scale non-residential activities that serve the needs of the local community.</p>
General Rural Zone	<p>Objective 1 – Subdivision, use, and development in rural areas that:</p> <ol style="list-style-type: none"> 1. supports, maintains, or enhances the function and form, character, and amenity value of rural areas; 2. prioritises primary production, over other activities to recognise its importance to the economy and wellbeing of the district; 3. allows primary production to operate without being compromised by reverse sensitivity; and <p>retains a contrast in character to urban areas.</p>
Commercial – General	<p>Objective 1 – The 'Commercial and Mixed Use Zones' provide for the District's commercial needs based on a hierarchy that has the Town Centre Zone as the prime commercial and community focal point, supported by the Local Centre Zone, Neighbourhood Centre Zone, and Large Format Retail Zone..</p>
Neighbourhood Centre Zone	<p>Objective 1 – The Neighbourhood Centre Zone provides for small-scale commercial activities and community activities that service needs of residents in the surrounding area.</p>
Local Centre Zone	<p>Objective 1 – The Local Centre Zone provides primarily for commercial and community activities that service the convenience needs of residents of the town and the surrounding rural area.</p>
Large Format Retail Zone	<p>Objective 1 – The Large Format Retail Zone provides primarily for retail activities with large floor or yard areas.</p>
Town Centre Zone	<p>Objective 1 – The Town Centre Zone is the primary focus for commercial activities within the District and provides a diverse range of commercial activities, along with recreation, cultural and community activities and civic services, with associated residential activity.</p>
General Industrial Zone	<p>Objective 1 – The General Industrial Zone contains a range of industrial and other compatible activities, as well as activities that support the functioning of industrial areas.</p>

	Objective 2 – The amenity values of residential and rural areas adjoining the General Industrial Zone are maintained, while recognising the functional and operational requirements of industrial activities.
Dairy Processing Zone	Objective 1 – Dairy processing activities and facilities are recognised as important infrastructure which contributes to the economic vitality and wellbeing of the district and region, while managing their adverse effects.
Grasmere Zone	Objective 1 – Grasmere is a unique development with a mix of tourism and residential activities that recognise Grasmere’s historical significance and the values of the surrounding natural environment.
Knowledge Zone	Objective 1 – The Knowledge Zone contributes to the social and economic wellbeing of the District, region and nation by providing primarily for tertiary education and research activities. Objective 2 – The scale and proportion of buildings and spaces in the Knowledge Zone reflects the characteristics of high density education and research facilities, including associated accommodation activities.
Maori Purpose Zone	Objective 1 – Ngai Tahu mana whenua are able to use and develop Māori land to provide for their economic, social, and cultural wellbeing; and are able to exercise rangatiratanga and kaitiakitanga to the fullest extent practicable; while: 1. adverse effects on the health and safety of people and the natural environment are avoided or mitigated; and the use and development of land for rural activities is enabled, while maintaining its amenity values.
Port Zone	Objective 1 – Recognise and provide for the strategic importance of inland ports and their contribution to the social and economic wellbeing of the District.
Porters Ski Zone	Objective 1 – The Porters ski and recreation area is a high-quality year-round tourist destination that provides for a range of alpine and outdoor recreation activities supported by an alpine village.
Terrace Downs Zone	Objective 1 – Terrace Downs is a high quality development that provides a mix of tourism, recreational, and residential activities that integrates with and protects the surrounding natural environment.

General Direction Options and Recommendations	
<ol style="list-style-type: none"> 1. Rely on proposed land-use objectives 2. Provide a specific objective <p>Option 1 is the preferred option. It is considered most likely to address the key resource management issues identified above and give effect to the relevant statutory planning documents.</p>	
Objective Most Appropriate Way to Achieve the Purpose of the RMA	
Proposed Objective	Summary of Evaluation
Rely on land-use objectives outlined above, with specific Residential objective - Objective 7 - Residents have access	<p>The objective is considered the most appropriate way to achieve the purpose of the Act because it:</p> <ul style="list-style-type: none"> • enables communities to meet their social and economic well-being while managing adverse effects on the environment; • managing the use, development, and protection of natural and physical resources;

to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.	<ul style="list-style-type: none"> • addresses the identified resource management issues; • enables people and communities to provide for their health and safety; • sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; • avoiding, remedying, or mitigating any adverse effects of activities on the environment; • supports the Strategic Objectives; • realistically able to be achieved within the Council’s powers, skills and resources; and • Achieves the outcomes sought in s7 of the Act, specifically the maintenance and enhancement of amenity values, and the quality of the environment.
Status Quo	Summary of Evaluation
Develop activity specific objectives	This approach is not preferred as the most appropriate way to achieve the purpose of the Act because it is less effective in achieving outcomes within the scope of Council’s responsibilities and does not address the issues identified.

7.0 Evaluation of Proposed Policies, Rules, and Methods

This section is only required if there is no appropriate policy covering these types of activities.

7.1 Summary of Issues

Issue 1 – Community, recreation, education, health, and corrections activities and facilities within residential and rural areas provide for the community’s needs but potentially affect the environment.

7.2 Quantification of benefits and costs

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified.

Given the assessment of the scale and significance of the proposed changes in Section 4 above, it is considered that quantifying costs and benefits would add significant time and cost to the s32 evaluation processes, which does not correspond to the scale and significance. Therefore exact quantification of the benefits and costs in this report was not considered necessary, beneficial or practicable. Rather, this report identifies where there may be additional cost(s) and focuses on identifying costs and benefits.

7.3 Policies and Rules relating to Issues

Summary of Policies

Policies	
Residential – General	Policy 15 – Provide for non-residential activities and community facilities that:

	<ol style="list-style-type: none"> 1. are of a nature and scale that meet the needs of the the local community; 2. are consistent with the amenity values and character of the locality; 3. encourage co-location and shared use of community facilities where practicable; and <p>do not undermine the viability of commercial centres.</p>
Large Lot Residential Zone	<p>Policy 1 – Provide for a very low density and spacious residential character by:</p> <ol style="list-style-type: none"> 1. managing the density of development; and <p>managing the height, bulk and form of development.</p>
Low Density Residential Zone	<p>Policy 1 – Enable activities that support and maintain a suburban character by managing the number of residential units that can be accommodated on each site and requiring:</p> <ol style="list-style-type: none"> 1. a generally low rise built form consisting of single and two storey detached residential units; and <p>appropriate levels of openness around residential units which provides for residents on-site amenity. .</p>
General Residential Zone	<p>Policy 1 – Enable residential development which provides a range of housing typologies that are consistent with a compact urban character by managing the density of development and the scale and on-site amenity of the built form.</p>
Settlement Residential Zone	<p>Policy 2 – Non-residential development are of a scale and function consistent with the role of the township as a local service centre supplying a range of goods and services to the local community, the surrounding district and visitors to the area.</p>
General Rural Zone	<p>Policy 4 – Provide for the economic development potential of the rural area by enabling a range of activities that:</p> <ol style="list-style-type: none"> 1. have a direct relationship with, or are dependent on, primary production; 2. have a functional need, or operational need to locate in the rural area; 3. represent an efficient use of natural and physical resources; and 4. maintain or enhance the character and amenity values of the surrounding area. <p>Policy 5 – Avoid the establishment or expansion of any industrial activity or commercial activity where the scale of the activity is greater than that of a rural home business, unless the activity has a functional need, or operational need to locate within the rural area.</p>
Commercial – General	<p>Policy 1 – Avoid activities locating within any 'Commercial and Mixed Use Zone' that are incompatible with the character and function of that zone; and where located in a Local Centre, Large Format Retail, or Neighbourhood Centre Zone are of a scale or nature that would adversely affect the viability and function of the Town Centre Zone, including individual and cumulative adverse distributional and urban form effects.</p> <p>Policy 2 – Enable low density commercial and retail activities in commercial zones that contribute to the function, amenity, and vitality of the zone.</p>
Neighbourhood Centre Zone	<p>Policy 1 – Enable a limited range and scale of commercial activities, visitor accommodation, and community facilities.</p>
Local Centre Zone	<p>Policy 1 – Enable a range of commercial, visitor accommodation, recreational, cultural, community activities, and public amenities to</p>

	establish and operate within the Local Centre Zone, provided that they are of a scale and nature that does not detract from the role and function of the Town Centre Zone.
Large Format Retail Zone	Policy 3 – Avoid compromising the function, role and vitality of the Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competition by managing the scale and type of commercial activities, visitor accommodation, and community activities within the Large Format Retail Zone.
Town Centre Zone	Policy 1 – Enable a range of commercial activities, visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Town Centre Zone.
General Industrial Zone	Policy 2 – Provide for other activities to establish and operate within the General Industrial Zone where they are: <ol style="list-style-type: none"> 1. of a similar scale and nature to industrial activities; or 2. ancillary to the main industrial activity on site; or 3. necessary to support the needs of workers within the zone. Policy 3 – Avoid activities that are incompatible with the character and function of the industrial area. Policy 4 – Avoid commercial activities that will undermine the viability and function of the Town Centre and Local Centre Zones.
Dairy Processing Zone	Policy 2 – Manage the adverse effects of dairy processing activities and facilities by ensuring: <ol style="list-style-type: none"> 1. activities that are not associated with the processing of milk are avoided in the Dairy Processing Zone, unless ancillary to dairy processing activities and facilities or a specified rural activity; 2. development within the Dairy Processing Zone is in accordance with the relevant Outline Development Plan; specific development controls apply to minimise adverse effects beyond the Dairy Processing Zone.
Grasmere Zone	Policy 1 – Avoid use and development where it does not comply with the outline development plan, shown in Schedule 1 or the anticipated development within the Sub-Areas. Policy 2 – The development of the lodge and associated buildings for tourism and accommodation activities are developed and designed in a manner that complements the character of the natural environment and existing lodge within the tourist accommodation area shown on the outline development plan, shown in Schedule 1.
Knowledge Zone	Policy 2 – Provide for activities within the Knowledge Zone which are compatible with, and support tertiary education and research activities. Policy 3 – Avoid activities that: <ol style="list-style-type: none"> 1. are incompatible with the efficient and effective operation of tertiary education and research activities; or would undermine the viability and function of the Lincoln Town Centre.
Maori Purpose Zone	Policy 1 – Enable use and development of Māori land for kāinga nohoanga, in accordance with tikanga Māori, to support the aspirations of manawhenua to live and work on Māori land. Policy 2 – Require land use and development for kāinga nohoanga to be undertaken in a way that: <ol style="list-style-type: none"> 1. integrates land use and infrastructure; 2. supports tikanga and matauranga values, identity, relationship with the environment, and characteristics of the location;

	<p>3. recognises the cultural values of Māori Purpose Zoned land, including land not held in Māori ownership; and</p> <p>4. maintains the amenity values of adjoining general and rural land and minimises the potential for reverse sensitivity effects on existing rural activities.</p> <p>Policy 4 – Enable rural activities in a manner consistent with the provisions of the Rural Chapter.</p>
Port Zone	<p>Policy 2 – Provide for other industrial activities within the Port Zone, where such activities do not adversely affect port activities.</p> <p>Policy 3 – Avoid activities locating within the zone that would adversely effect the efficient operation of port activities, including those likely to result in reverse sensitivity effects.</p>
Porters Ski Zone	<p>Policy 1 – Avoid ongoing use and development of the Porters ski and recreation area where it does not comply with the outline development plans, shown in Schedule 1 or the anticipated development within the Sub-Areas, including staging.</p> <p>Policy 2 – Manage the establishment of an alpine village within the Village Base Sub-Area shown on the Outline Development Plan in Schedule 1, for accommodation, community, and commercial activities whilst ensuring the layout, design, and development of the alpine village complements the landscape values of the locality.</p>
Terrace Downs Zone	<p>Policy 1 – Avoid use and development where it does not comply with the outline development plan, shown in Schedule 1 or the anticipated development within the Sub-Areas.</p> <p>Policy 2 – Enable the development of tourism, hospitality, and accommodation activities within the Tourist Accommodation Sub-Area shown on the outline development plan in Schedule 1.</p>

Provisions (Policy, Rule, Method) Most Appropriate Way to Achieve the Objectives

Relevant objective(s) and policy(ies):

As above

Summary of the proposed rules, definitions and assessment matters that give effect to the objective(s) relevant to this issue:

- Rely on the land-use policies with specific policies or policy adjustments:
 - RESZ Policy 15 – Provide for non-residential activities and community facilities that:
 - are of a nature and scale that meet the needs of the the local community;
 - are consistent with the amenity values and character of the locality;
 - encourage co-location and shared use of community facilities where practicable; and
 - do not undermine the viability of commercial centres.
 - NCZ Policy 1 – Enable a limited range and scale of commercial activities, visitor accommodation, and community facilities.
 - LCZ Policy 1 – Enable a range of commercial, visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Local Centre Zone, provided that they are of a scale and nature that does not detract from the role and function of the Town Centre Zone.

- LFRZ Policy 3 – Avoid compromising the function, role and vitality of the Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competition by managing the scale and type of commercial activities, visitor accommodation, and community activities within the Large Format Retail Zone.
- TCZ Policy 1 – Enable a range of commercial activities, visitor accommodation, recreational, cultural, community activities, and public amenities to establish and operate within the Town Centre Zone.
- SKIZ Policy 2 – Manage the establishment of an alpine village within the Village Base Sub-Area shown on the Outline Development Plan in Schedule 1, for accommodation, community, and commercial activities whilst ensuring the layout, design, and development of the alpine village complements the landscape values of the locality.
- Rules relating to Community Facility, Public Amenity, Community Corrections Activity, Health Care Facility, Educational Facility, Firearms Range, and Motor Sports .
- Activities defined with an appropriate activity status and bulk and location provisions. This also is subject to noise, and parking and traffic generation.

Efficiency and Effectiveness

Benefits	Costs
<p>Environmental: Provides for reserves and parks to enhance the natural landscape</p>	<p>Environmental: Potential to undermine the residential character. The adverse impact on amenity values through higher noise, increased traffic generation and hours of operation. There is also a potential cumulative adverse effects of the location of non-residential activities.</p>
<p>Economic: Provides the ability for a range of activities to appropriately locate near the community. Supports the local economy. Limits locations for activities to reduce potential reverse sensitivity issues.</p>	<p>Economic: Potentially difficult to find suitable land sizes within existing commercial areas for these facilities. May undermine the vibrancy of town centres by allowing these activities to locate in other zones.</p>
<p>Social: Promotes locations within business areas and some activities within residential areas to enable public access and use. Enables spaces for communities to meet together. Allows these activities to locate where they are needed to support the local community.</p>	<p>Social: Potential for facilities locating in areas that aren't appropriate for the local community. Potential for facilities that are of a scale and intensity that change the character of the area.</p>
<p>Cultural: Maximises availability and access to facilities. Provides a focus for communities, where social interaction can improve.</p>	<p>Cultural: None identified</p>

The ability to improve physical well-being of community.	
Summary of Efficiency Assessment	
The benefits outweigh the cost, as the costs can be appropriately managed.	
Effectiveness Assessment	
<p>The proposed provisions are considered to be the most effective means of achieving the objective as together they will:</p> <ul style="list-style-type: none"> • Meet the social and cultural needs of the community. • ensure that adverse effects on the surrounding environment are managed appropriately by rule requirements such as limiting size of building, and hours of operation. • enable the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner. 	
Options less or not as appropriate to achieve the objective(s)	
<p>Option 1: Status quo</p> <p>This option involves making no changes to the District Plan, therefore retaining the existing objectives, policies and methods.</p>	<p>Appropriateness</p> <p>The current provisions are not considered the most appropriate way in which to achieve the objective because they would continue the issues identified with the operative district plan in this report, and are therefore ineffective.</p>
Risk of acting or not acting	
<p>The Council has sufficient information to determine the provisions. As the Council is a large provider of community facilities, the Council has a good understanding of the nature of the activities, their operational requirements, and their associated effects on the environment. In addition, feedback on the draft provisions did not raise any fundamental issues with acting in the manner proposed. Therefore, there is a low risk of acting in the manner proposed.</p>	

Rules

Policies	Community Facility	Public Amenity	Community Corrections Activity	Health Care Facility	Educational Facility	Firearms Range	Motor Sports
Large Lot Residential Zone	Discretionary	Permitted	Catch All Status	Discretionary as Community Facility	Catch All Status	Non-complying	Non-complying
Low Density Residential Zone	Permitted with hours Building rule still applies Discretionary otherwise	Permitted	Permitted with hours Building rule still applies Discretionary otherwise	Permitted as Community Facility	Permitted with hours Building rule still applies RDIS otherwise	Non-complying	Non-complying
General Residential Zone	Discretionary	Permitted	Catch All Status	Discretionary as Community Facility	Permitted with hours Building rule still apply RDIS otherwise	Non-complying	Non-complying
Settlement Residential Zone	Permitted with hours Building rule still apply Restricted Discretionary otherwise	Permitted	Permitted with hours Building rule still apply DIS otherwise	Permitted as Community Facility	Permitted with hours Building rule still apply RDIS otherwise	Non-complying	Non-complying
General Rural Zone	Discretionary	Permitted	Non-complying	Non-complying	Non-complying	Discretionary as Community Facility	Discretionary as Community Facility
Neighbourhood Centre Zone	Permitted Building rule still apply	Permitted	Permitted Building rule still apply	Permitted as Community Facility	Permitted Building rule still apply	Non-complying	Non-complying

Local Centre Zone	Permitted Building rule still apply	Permitted	Permitted Building rule still apply	Permitted as Community Facility	Permitted Building rule still apply	Non-complying	Non-complying
Large Format Retail Zone	Discretionary below 450m ²	Permitted	Non-complying	Non-complying	Non-complying	Non-complying	Non-complying
Town Centre Zone	Permitted Building rule still apply	Permitted	Permitted Building rule still apply	Permitted as Community Facility	Permitted Building rule still apply	Non-complying	Non-complying
General Industrial Zone	Non-complying	Permitted	Non-complying	Non-complying as Community Facility	Non-complying	Discretionary	Non-complying as Community Facility
Dairy Processing Zone	Catch All Status	Catch All Status	Catch All Status	Catch All Status	Catch All Status	Catch All Status	Catch All Status
Grasmere Zone	Catch All Status	Permitted	Catch All Status	Catch All Status	Catch All Status	Catch All Status	Catch All Status
Knowledge Zone	Permitted	Permitted	Non-complying	Permitted as Community Facility	Permitted	Non-complying	Non-complying
Maori Purpose Zone	Permitted	Permitted through Rural Mirror	Permitted	Permitted as Community Facility	Permitted	Non-complying	Non-complying
Port Zone	Non-complying	Catch All Status	Non-complying	Non-complying as Community Facility	Non-complying Noise Sensitive Activity	Non-complying as Community Facility	Non-complying as Community Facility
Porters Ski Zone	Permitted	Permitted	Catch All Status	Permitted as Community Facility	Catch All Status	Non-complying	Non-complying
Terrace Downs Zone	Catch All Status	Permitted	Catch All Status	Catch All Status	Catch All Status	Catch All Status	Catch All Status

Summary of Proposed Definitions

To help clarify the intent of the provisions and align with the National Planning Standards the following definitions have been introduced for:

- Public Amenity means publicly-owned (either SDC, ECan, or DoC) land, buildings and/or structures used to provide amenity services for the public. It includes:
 - a. public toilets;
 - b. changing rooms;
 - c. visitor information kiosks;
 - d. erection of information and directional signs (excluding billboards);
 - e. shelters and shade structures;
 - f. exterior security and amenity lighting (excluding training or flood lights);
 - g. outdoor furniture and structures, such as seats, picnic or barbecue area equipment, rubbish bins, pergolas, fences (including predator and animal enclosure fences), steps, retaining walls, viewing platforms and boardwalks;
 - h. walking, cycling and maintenance tracks, including cycle ways;
 - i. bridges;
 - j. playground and outdoor fitness equipment;
 - k. public memorials, water features, or art;
 - l. publicly-owned reserves and parks;
 - m. public squares; and
 - n. landscaping.
- Firearms Range is a community facility where a club uses land and/or buildings for the controlled practice of shooting
- Health Care Facility is a community facility that uses land and/or buildings for the provisions of physical and mental health services, or health-related welfare services, for people by registered health practitioners (approved under the Health Practitioners Competence Assurance Act 2003), when the capacity is for less than 50 people at any one time and does not have surgery or emergency treatment facilities.
- Motor Sports is a community facility where land and/or buildings is used for organized activities involving motorized vehicles.

8.0 Conclusion

This evaluation has been undertaken in accordance with Section 32 of the Act in order to identify the need, benefits and costs arising from the District Plan Review relating to community activities and the appropriateness of the current and proposed methods and rules having regard to their effectiveness and efficiency relative to other means in achieving the purpose of the Act.

This evaluation has determined that several activities need to be separately defined in order to provide for the public good for community facilities and address the topic in the most appropriate way. This builds upon the existing provision in the Operative District Plan to provide a more comprehensive approach to community activities. This allows for community facilities within zones where the bulk and location may be larger than the surrounding development.

Appendix 1: Examples of Activities/Facilities

Activity in Selwyn	Definition
Private Schools (if not designated)	Education Facility
State Schools (if not designated)	Education Facility
Pre-Schools	Education Facility
Hospitals (if not designated)	Hospitals
General Health Care Facilities	Health Facility
Specialist Health Care Facilities	Health Facility
Community Corrections Facilities	Community Corrections Facilities
Churches	Community Facility
Community Centres	Community Facility
Fitness Studios/Gyms	Commercial
Shooting Ranges	Firearms Range
Golf Course	Community Facility
Bowling Club Facilities	Community Facility
Tennis Courts	Community Facility
Motor Sports	Community Facility
Equestrian Facilities	*See Training for Horses
Recreation Reserves / Sports fields	Public Amenity
Public Playgrounds	Public Amenity
Public Toilets	Public Amenity
Libraries	Community Facility
Public Swimming Pools	Community Facility
Council Service Centres	Community Facility
Citizen Advice Bureau	Community Facility
Skate Park	Public Amenity
Clubrooms	Community Facility
Outdoor Artificial Sports Courts	Public Amenity
Indoor Courts	Community Facility
Museums	Community Facility
Public Square	Public Amenity
Cemeteries	Public Amenity
Monuments/Memorials/Art Work/Water Features	Public Amenity
Camping Ground	*See Camping Ground Topic