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PART A

A1 THE DISTRICT PLAN

A1.1 WHAT IS THE DISTRICT PLAN?

The Selwyn District Plan has been prepared under the Resource Management Act 1991 ("the Act"). The purpose of the District Plan is to assist the Council to carry out its functions in order to achieve the purpose of the Act.

The sustainable management of natural and physical resources is the purpose of the Act. In general terms the District Plan is the means by which the use, development and protection of the District's natural and physical resources will be sustainably managed into the future.

In addition to achieving the purpose and principles of the Act, the District Plan must address the following functions of the Council, as defined in section 31:

"(a)	The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district,
(b)	The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of the avoidance or mitigation of natural hazards and the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances,
(c)	The control of subdivision of land,
(d)	The control of the emission of noise and the mitigation of the effects of noise,
(e)	The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes;
(f)	Any other functions specified in this Act."

A1.2 CONTENT OF THE DISTRICT PLAN

The District Plan sets out the manner in which the Council intends to deal with its functions under the Act. In doing this, the district plan specifies objectives, policies and methods, in relation to the resource management issues of the District, to achieve the integrated and sustainable management of the District's resources. The District Plan is a legal document, with the power of regulation, and is binding on all persons within the District, including businesses, Government bodies (including the District Council) and any other organisation or group.

Section 75 of the Act prescribes the contents of any district plan, which must include, among other matters:

- The significant resource management issues of the District:
- The objectives sought to be achieved by the Plan:
- The policies in regard to the issues and objectives, and an explanation of those policies:
- The methods being or to be used to implement the policies, including any rules:
- The environmental results anticipated from the implementation of these policies and methods:
- The procedures to be used to review the matters above, and to monitor the effectiveness of the Plan as a means of achieving its objectives and policies.

Volumes of the District Plan

The Selwyn District Plan comprises two volumes.Volume 1 is for the townships of the District and Volume 2 is for the rural areas. This volume deals with the townships. It comprises the following parts:

– Part A Introduction

– Part B Issues, Objectives and Policies

– Part C District Plan Rules

– Part D Definitions

– Part E Appendices

The Township Planning Maps are contained separately.

Under Section 73 of the RMA, a territorial authority shall at all times have one District Plan, but that Plan may be prepared in territorial sections. This District Plan is prepared in two territorial sections, townships and the rural area. The two volumes are not separate District Plans, they are two sections of the same Plan.

The territorial boundaries of the sections are shown on the planning maps, with all land zoned Living or Business being administered through rules for the Township Volume and all land zoned Rural through rules for the Rural Volume. Where effects of activities extend across the boundary into zones administered under the other volume of the Plan, then all relevant objectives and policies of both volumes will apply to any resource consents, and in terms of relevant objectives and policies, for Plan Changes and Variations. The Township Volume also has a policy framework for dealing with urban expansion and the growth of townships. This process can affect the surrounding rural area where it involves rezoning land from Rural to a Living or Business zone. Therefore, the Township Volume includes policies to manage the effects of such change and to ensure patterns of residential development that achieve the purpose of the RMA. These policies apply to land which is being considered for rezoning for urban growth. The District Plan does not contain policies for rezoning land from Living or Business to Rural, because this is not a resource management issue which requires managing in the District. However, this does not preclude the land from being rezoned from a Living or Business zone to Rural, using the provisions in the RMA, if that zoning better suits the existing or intended land uses on the site.

As the territorial sections of this District Plan are based on zones, rather than geographic areas, it is possible for land to move from one volume to another as it is rezoned. Therefore, any change to the Plan to rezone land is a change to both volumes of the District Plan, in the same way as it would be a change to the entire plan should it be

bound as one document.

As stated above, the District Plan sets out the issues that have been identified by the Council, and the objectives and policies of the District Plan to address those issues. The objectives are framed as the end state or situation that the district plan aims to achieve. The policies are the course of action being followed through the district plan to achieve the objective. The District Plan also specifies the environmental results anticipated to be achieved by the implementation of the objectives and policies.

To achieve the objectives and policies of the Plan, rules are included which allow, control or prohibit activities. To recognise that different areas of the District will have different resources, character and levels of amenity, and that the community will seek different environmental results for those areas, the Council has adopted the method of zoning. The zones provide opportunities for future development in keeping with the character and amenity sought for these different areas. Any particular activity must comply with the rules applicable to the zone in which it is situated.

A1.3 CHANGING AND REVIEWING THE DISTRICT PLAN

Section 73 of the Act requires the Council to have a District Plan for its District at all times. The Council is obliged to commence a full review of its District Plan not later than 10 years after the plan becomes operative. It is, therefore, envisaged that this document will provide the guidelines for the management of the natural and physical resources of the Selwyn District over the next 10 years. The Council is committed to a plan that is current and relevant, and which address issues and concerns as they arise. Therefore, the provisions of the Plan will be subject to continuous review by the Council, and may be changed (including within the 10 year full review period if necessary), so that on-going and evolving resource management requirements of the community may be acknowledged and provided for.

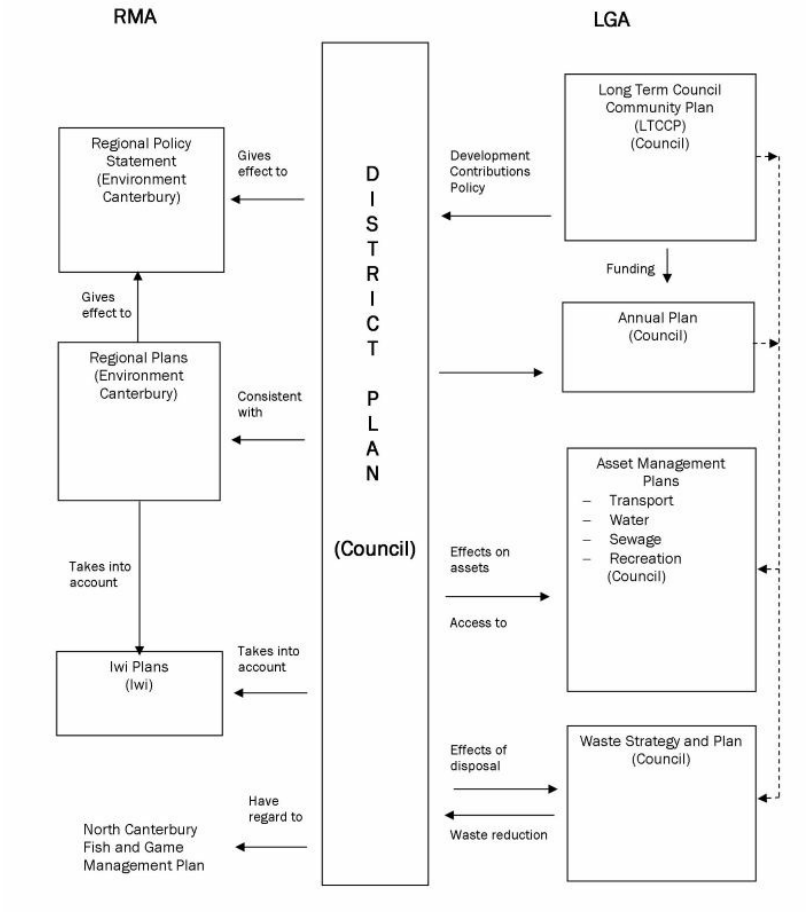
In addition to Council initiated changes, any person may formally request the Council to change the Plan. The procedure is set out in the First Schedule of the Act. Requests must clearly define the proposed change, so that it can be readily understood, and describe the environmental results anticipated from implementation of the change.

Requesters must also provide the following information in support of their Plan Change, to the satisfaction of the Council:

- The extent to which the change is necessary in achieving the purposes of the Act, and any relevant objective or policy in this Plan;
- Alternative means of achieving the purpose of the Act, or any objective or policy of this Plan;
- Reasons for and against the adoption of the plan change and the outcome of taking no action;
- An evaluation of the likely benefits and costs of the principle alternative means and the likely implementation and compliance costs if the plan change is adopted.

A1.4 RELATIONSHIPS WITH OTHER DOCUMENTS

Figure A1.1 – Relationship Between Plans



Explanation

The Council is required to produce plans to help it carry out its functions under both the Act and the Local Government Act 1974 2002 ("the LGA").Figure A1.1 shows the relationships between the various strategies, policies and plans the Council produces and those produced by Environment Canterbury (the Regional Council) and Iwi.

Resource Management Act 1991 ("the Act")

Under the Act, Regional Councils must produce a regional policy statement (RPS) (section 60). Regional Councils must also have a regional coastal plan at all times (section 64(1)). They may also produce regional plans to address issues that are mostly under their control (section 65). District Councils must produce a District Plan (section 73). Regional plans must be consistent with the RPS (section 66(2)(a)); District Plans must be consistent with both the RPS and any relevant regional plan (section 74(2)(a)). The Council must also have regard to plans recognised by Iwi, in preparing a District Plan (section 74(2)).

Local Government Act 2002 ("the LGA")

In New Zealand the powers of local Government are set by Parliament and are contained in the LGA, and other specific statutes, such as the Resource Management Act 1991. The LGA reflects a departure from the way in which powers and functions have traditionally been codified in legislation. Instead of prescribing all the functions that local Government should undertake, the LGA has instead provided local Government with a general form of empowerment. The LGA encourages local authorities to focus on promoting the social, economic, environmental and cultural well-being of their communities, consistent with the principles of sustainable development.

Under the LGA, District Councils are required to prepare a Long Term Plan (LTP) and an Annual Plan. The LTP covers a period of ten years and outlines the Council's medium to long term priorities. It describes how the Council intends to contribute to the community well-being over the life of the plan. The Annual Plan sets out the budget for each year and includes:

- a funding impact statement;
- forecast financial statements;
- statements setting out service levels and performance measures; and
- details of any changes from the information in the LTP.

The LTP and Annual Plan allocate funds for all Council's activities, including funds for non-regulatory methods, environmental monitoring in the District Plan and Asset Management Plans.

The District Plan sets the policies and rules under which everyone (including the Council) must carry out their activities to protect the environment.

Other Legislation

The Council has functions, powers and duties under other statutes. Some of these functions and powers are used along with, or instead of, rules in the District Plan to provide sustainable management of natural and physical resources. The district plan states where other legislation is used. Examples include:

- Building Act 1991: safe and structurally sound buildings.
- Historic Places Act 1993: protection of archaeological sites.
- Hazardous Substances and New Organisms Act 1996: health and safety in use of hazardous substances.

The Resource Management Act 1991 does not apply to:

- Activities necessary for national security (section 4(2)).
- Activities by the Crown on land held under the Conservation Act 1987, or any act listed in the First Schedule of that Act, if the activity is consistent with a conservation management plan or strategy or other management plan prepared under those Acts (section 4(3)).

Section 68(6) of the Act requires the Regional Council (Environment Canterbury) to notify the Council of any regional rules that affect the use of particular areas of land in the District. These regional rules may cover such matters as the carrying out of earthworks, burning and clearance of vegetation, the discharge of contaminants onto land, and gravel extraction. The Selwyn District Council will ensure that any such rules are annexed to, and appropriately annotated in, the copies of the District Plan which are held by the Council.

These rules are not to be regarded as rules in the Selwyn District Plan, therefore they will be updated as and when necessary without further formality. Only regional rules of proposed or operative regional plans, and those regional rules contained in various instruments (plans, by-laws and legislation) deemed to be regional plans under the transitional provisions of the Act, are annexed to the Plan.

Strategic Plan (1977) – Mandate under LGA

Section 223(d) of the LGA 1974 allows the Council to set out its broad policies and objectives through an annual plan, providing a clear statement of the goods and services produced by the Council. The District Plan, through its rules, is principally a regulatory method of achieving the sustainable management of the natural and physical resources of the District. Service delivery and regulation are however complementary procedures, and the delivery of goods and services by the Council can also be used to achieve sustainable resource management. To this extent the Council's District and Annual Plans ought to be consistent with each other, in order to work together to achieve the purposes of the Act.

A1.5 CROSS-BOUNDARY ISSUES WITH OTHER COUNCILS

A District Plan must identify issues which cross territorial boundaries and methods to address these issues, under the Act (section 75(2)(f)). Table A1.1 includes a list of

cross-boundary issues and methods to address each issue. The cross-boundary issues relate to both townships and the rural area in the Selwyn District, and are repeated in both volumes of the Plan.

Table 1 Cross-Boundary Issues in the Selwyn District

Issues	Local Authorities	Methods
Effects on the strategic and arterial road network from people commuting between Selwyn and Christchurch.	Christchurch City Council (CCC) and Environment Canterbury (EC)	Identified as an effect of residential growth in the Plan. CCC can submit on proposals to re-zone land for more growth.
Effects on "rural character" of small allotments on the boundary with Christchurch and the management of rural residential growth.	CCC, EC, Waimakariri District Council (WDC) and New Zealand Transport Agency (NZTA)	Consistent provisions in plans for residential density in the District and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.
Effects of stormwater run-off in Christchurch on flood flows and water quality in the Halswell River.	CCC and EC	Submissions on proposals for residential development in Halswell catchment. Lobby EC to model flood flows.
Air pollution across the boundary with Christchurch.	CCC and EC	Submissions on Regional Air Plan.
Effects of land uses on groundwater supplies for Christchurch.	CCC and EC	Require reticulated sewage for West Melton township. Encourage EC research and monitoring.
Noise effects from aircraft utilising Christchurch International Airport.	CCC, EC and Waimakariri District Council (WDC)	Consistent approach between plans.
Disposal of sewage from some townships to Christchurch.	CCC	Disposal agreements between two Councils.
Region-wide approach to disposal of solid waste and hazardous waste.	CCC, WDC, Hurunui District Council (HDC) Ashburton District Council (ADC) and EC	Joint working party. RMA process to determine if a site is appropriate.
Recreational use and natural values of Port Hills	CCC and EC	Summit Road (Canterbury) Protection Act 2001. Consistent provisions between plans. Joint projects, reserve purchase and management.
Management of Te Waihora/Lake Ellesmere	CCC, EC and Ngāi Tahu	Te Waihora/Lake Ellesmere Department of Conservation/Ngāi Tahu Joint Management Plan. Consistent provisions between Statutory Planning Documents.
Recreational use (including activities on the surface of the river) and natural values of the Waimakariri River.	WDC, CCC and EC	Consistent provisions between district plans and with regional plans. Monitor recreational use and effects.
Flooding from Waimakariri River	CCC, WDC and EC	Management through EC.
Water take from Waimakariri River	WDC and EC	Proposed Waimakariri River Regional Plan.
Recreational use and natural values of Rakaia River	ADC and EC	Consistent provisions between District Plans and with regional plans.
Management of Puketeraki Ranges	HDC and WDC	Consistent approaches between district plans.
Management of Southern Alps/ Ka Tiritiri o te Moana	Westland District Council and EC	Other legislation ensure consistent management: National Parks Act 1980, Crown Pastoral Lease Act 1998.
Development on or near the boundary of Selwyn District and Christchurch City Council.	CCC	Notify the Christchurch City Council of Plan Changes, Variations and significant resource consents for residential development near the city boundary and including Rolleston and Lincoln.
Management of the Coastal Environment.	EC	Consistency between the District Plan and the Proposed Regional Coastal Environment Plan.
Proposals affecting the road link between Selwyn and Waimakariri Districts.	WDC	Consistent approach between plans. Submissions on proposals involving new or amended road linkages.
Activities within the landscape corridor shared by Selwyn and Waimakariri Districts affecting qualities of the outstanding landscape identified in the District Plans of both Councils.	WDC	Consistent approach between district plans.
The provision of, and effect of, utilities crossing the territorial boundaries.	WDC and EC	Consultation between Councils and other utility providers.
Hazardous Substance thresholds and controls	CCC, Westland District Council, WDC, ADC, HDC, EC and West Coast Regional Council	Liaison with relevant staff and representatives of other local authorities on hazardous substances issues of local and regional concern, with due consideration to relevant legislation and local and regional environmental issues. Submissions and cross references on variations of hazardous substances provisions in District Plans and the NRRP to aim for consistent approach between plans, with due consideration to relevant legislation and local and regional environmental issues. Submissions on changes to hazardous substances legislation and standards of relevance to the District Plan.

Of these issues, the provision of land for residential and rural-residential development is the most complex and the most significant in terms of cross-boundary issues. Policies concerning the need for further residential development and rural subdivision within Christchurch City will directly affect the demand for residential development and rural subdivision in Selwyn District and vice versa. Where proposed residential development is of a scale which has cross boundary significance (through resource consents, variations or plan changes) the Christchurch City Council will be advised.

It is appreciated that in some areas different rules may apply on either side of territorial boundaries. However, while the Council recognises that it is preferable that consistent provisions apply where possible, it also considers that differences will occur due to differing objectives and policies of each Council.

To deal with issues that cross territorial boundaries, the processes to be used shall include:

- Meetings with other Canterbury Councils as agreed under the triennial agreement to discuss common issues.
- Meetings and discussions at staff and Councillor level regarding specific issues.
- Joint project teams/working parties as required from time to time.
- Joint project teams.
- Regular meetings of Environment Canterbury/Territorial Local Authorities Liaison Group.
- Liaison with the Summit Road Protection Committee.

A1.6 MONITORING

The Council has duties to gather information, monitor and maintain records on resource management matters. These duties will allow the Council to consider refinements of the content of the Plan, as well as enable the community to be informed about how the Plan's provisions are performing.

The monitoring process of the Council has three components:

- Compliance with the provisions of the Plan and compliance with conditions of consents. In particular, the Council will monitor compliance with approved resource consents. If provided for in the consent, the consent conditions will be reviewed in accordance with section 128 of the Act;
- The state of the environment;
- The suitability and effectiveness of the provisions of the Plan. If necessary, the provisions of the Plan will be updated or improved by way of Plan Change procedures.

The procedures for monitoring the effectiveness of the district plan are set out in Part E, Appendix 1.

PART A

2 THE PLANNING PROCESS

A2.1 NEED TO COMPLY WITH THE DISTRICT PLAN

No person may use land in a manner that contravenes a rule in the District Plan, unless they have existing use rights or a resource consent granted by the Council (sections 9 and 10). In the context of the Act, such use includes the use of the surface of lakes and rivers (section 10A). In addition, no person may subdivide land unless expressly allowed by a rule in the District Plan or a resource consent (section 11).

A2.2 EXISTING USES

The Act provides for the existing and continued use of land and the surface of water in a manner which contravenes a rule in the district plan, subject to the following:

- The use was lawfully established (including by designation) before the rule became operative or the proposed Plan was notified; and
- The effects of the use are the same or similar in character, intensity and scale to those which existed before the Plan became operative, the proposed Plan was notified or the designation was removed; and
- If the activity involves the use of the surface of water in lakes and rivers, the person carrying out the activity applies for resource consent within 6 months of the rule in the Plan becoming operative.

Existing use rights do not apply if:

- The use of land has been discontinued for a continuous period of more than 12 months, unless the Council has granted an extension by way of application; or
- Reconstruction, alteration, or extension to any building that contravenes a rule in the district plan increases its degree of non-compliance.

A2.3 STATUS OF ACTIVITIES

Within the context of this District Plan, 'activity' includes the use and subdivision of land (and the surface of water), and/or the erection and/or use of buildings or structures thereon.

Within each zone, the status of activities under the Act; that is, as permitted, controlled, discretionary or non-complying; is assessed through consideration of 'listed' activities and effects based rules.

The following is not intended as a complete explanation of these activities, which can be found in the Act.

Permitted activities means an activity that is allowed without a resource consent because it complies in all respects with the conditions specified in the Plan.

Controlled activities require resource consent. A controlled activity shall comply with any standards and terms specified in the Plan and will be assessed according to those matters in the District Plan over which the Council has reserved control. The Council must grant its consent to a controlled activity, but in granting consent the Council may only impose conditions relating to those matters specified.

Discretionary activities require resource consent, and may be subject to standards and terms in the Plan. Restricted discretionary activity status applies where the Council has restricted the exercise of its discretion to those matters specified in the Plan. The Council may grant or refuse consent to a discretionary activity and, if granting consent, may impose conditions.

Non-complying activities require resource consent. The Council may grant or refuse consent to a non-complying activity and, if granting consent, may impose conditions. A resource consent for a non-complying activity may be considered for approval if either; the adverse effects on the environment will be minor, or if granting the consent would not be contrary to the objectives and policies of the Plan. The final Council discretion regarding approval of a non-complying activity is under section 104 of the Act.

Prohibited activities are those which a rule in the Plan expressly prohibits in the District or a particular zone. No application may be made for such activities and no resource consent will be granted. The only avenue open to a person wanting to carry out a prohibited activity is to request a plan change.

A2.4 CERTIFICATES OF COMPLIANCE

Where an activity is permitted by the District Plan and/or can be lawfully carried out without a resource consent, any person may request a certificate of compliance from the Council certifying that a particular proposal or activity can be carried out without a resource consent at that location.

A2.5 RESOURCE CONSENTS

The Act provides for two types of resource consent: land use consent and subdivision consent. Discharge, water and coastal permits are resource consents which are issued by Environment Canterbury.

An application for resource consent from the Selwyn District Council must be made in accordance with the Act. Forms for land use and subdivision consent applications, and an explanation of the information to be submitted with an application are available from the Selwyn District Council offices. Applications must include an assessment of effects of the environment, prepared in accordance with the Fourth Schedule of the Act.

The Act prescribes when applications need not be publicly notified. In many situations this requires the written approval of affected persons. The rules of the District Plan specify those resource consent applications which shall be non-notified, and those resource consents which do not require the written approval of any persons.

The Act sets out those matters to which the Council must have regard, in considering a resource consent application:

"(1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to -

(a) Any actual and potential effects on the environment of allowing the activity; and

(b) Any relevant regulations; and

(c) Any relevant national policy statement, New Zealand coastal policy statement, regional policy statement, and proposed regional policy statement; and

(d) Any relevant objectives, policies, rules, or other provisions of a plan or proposed plan; and

(e) Any relevant regional plan or proposed regional plan, where an application is made in accordance with a district plan; and

(f) Any relevant district plan or proposed district plan, where the application is made in accordance with a regional plan; and

(g) Any relevant regional plan or proposed regional plan, where the application is made in accordance with a district plan; and

(h) Any relevant water conservation order or draft water conservation order; and

(i) Any relevant designations or heritage orders or relevant requirements for designations or heritage orders; and

(j) Any other matters the consent authority considers relevant and reasonably necessary to determine the application."

The Council will reach a decision on the application in accordance with the requirements of the Act. The District Plan includes objectives, policies and assessment matters to which the Council will have regard when considering resource consents. The Act specifies circumstances whereby the Council shall not grant subdivision consent; this being for any land, structure on that land, or subsequent use of the land, subject to, or likely to cause or accentuate, material damage by erosion, falling debris, subsidence, slippage or inundation from any source.

The Council may impose conditions on consents in accordance with the Act, in restricting or prohibiting certain aspects of a proposal, to ensure it complies with the Act and the District Plan.

A resource consent lapses after a period of five years if it has not been given effect to. An applicant may request a longer period if required. A land use, once established, may continue at the same character, scale and intensity without time restriction, unless the consent states otherwise. Other consents (apart from subdivisions) may be limited in time, with a maximum life of 35 years.

A2.6 DESIGNATIONS AND HERITAGE ORDERS

Designations

A designation is a provision made in the District Plan to give effect to a requirement made by a requiring authority. These requirements apply to a public work or a particular project or utility operation.

The effect of a designation is that:

- The requiring authority may do anything in accordance with the designation; and

- Nobody may do anything that would hinder or prevent the public work, project or work to which the designation relates.

Any Minister of the Crown or local authority is automatically a requiring authority. Other network utility operators may apply to the Minister for the Environment for approval as a requiring authority. A requiring authority may give notice to the Council in respect of a requirement. Although the Council has called for such notices in preparing the District Plan, the Act makes provision for similar procedures throughout the life of an operative District Plan.

Designations are shown on the planning maps. Further information regarding the designations is given in Appendix 2 of the District Plan.

Designations limit the use of the land and override the provisions of the Plan and resource consents. The underlying zone indicates the purposes for which the land may be used, other than for the designated work.

Designations are not the only means of providing for public works or utility operations. The District Plan contains rules for utilities, which are not designated.

Heritage Orders

A heritage order is a provision in the District Plan to give effect to a requirement made by a heritage protection authority.

A heritage order is issued to protect features of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the Tāngata whenua, and such land surrounding these places as is necessary to protect and afford reasonable enjoyment of them. A place may be of special interest by having architectural, historical, archaeological, scientific, ecological or other interest. No person may undertake work in a manner contrary to a heritage order.

The Act establishes several heritage protection authorities which include any Minister of the Crown, a local authority (eg: District Council) and the New Zealand Historic Places Trust Pouhere Taonga. Any body corporate having an interest in the protection of a place can apply to the Minister of Conservation to become a Heritage Protection Authority under section 188 of the Act.

The effect of a heritage order is that no person may, without first obtaining the written consent of the Heritage Protection Authority named in the order, do anything that would wholly or partly nullify the effect of the heritage order.

A2.7 ENFORCEMENT

The Council will use its powers under Part XII of the Act to require persons to cease or not commence activity which is or is likely to:

- Contravene the Act, any regulations, a rule in the district plan, or any resource consent; or

- Be noxious, dangerous, offensive, or objectionable to such an extent that it has or is likely to have an adverse effect on the environment.

Under Part XII of the Act, the Council has recourse to several enforcement tools.These include enforcement orders, abatement notices, infringement notices, prosecutions for offences, and the power to entry and inspection of land to ascertain compliance, seize and obtain evidence or carry out emergency works.

PART A

3 PREPARING THE PLAN

A3.1 BACKGROUND

This Plan replaces the following District Schemes prepared under the Town and Country Planning Act 1977:

- Paparua County District Scheme: Operative 1 July 1985
- Ellesmere County District Scheme: Operative 1 January 1982
- Malvern County District Scheme: Operative 6 August 1990

As a result of local government restructuring in October 1989, the former Ellesmere and Malvern Counties, and part of the former Paparua County, were amalgamated to form Selwyn District. The District Schemes relevant to the previous local authorities have remained in force and with the introduction of the Act on 1 October 1991 were deemed to be the Selwyn Transitional District plan.

A3.2 SECTION 32

Section 32 of the Act requires that certain duties be performed in the preparation of any objective, policy, rule or other method in the district plan. The following are the three main components of section 32:

- To address the extent to which the provision is needed at all, to explore other possible means, and to provide reasons for and against the proposed and principal alternative means;
- To evaluate the benefits and costs of the proposed method and the principal alternative means; and
- To decide whether the proposed method is needed to achieve the purpose of the Act, and is the most appropriate in terms of efficiency and effectiveness.

The Council considers that it has fulfilled its section 32 duties in the preparation of this Plan. The Council's Section 32 assessment may be viewed by appointment at the Rolleston Council Offices. A Section 32 assessment is also required when any changes are made to the District Plan.

A3.3 CONSULTATION

The Act clearly requires consultation to be undertaken by councils exercising responsibilities under the Act. The Selwyn District Council is concerned to ensure that the plan fully reflects the concerns and aspirations of the District's community.

Prior to the preparation of this plan, considerable public consultation was undertaken with the general public, government agencies, the Tāngata whenua, land care groups and special interest groups. The Council's initial mechanisms for consultation were the three public discussion papers to which submissions were received.

These comments, and the results of other consultation undertaken have, where possible, been considered and incorporated into this plan.

The Act also provides opportunity for public participation or input into changes to the District Plan and resource consent applications having potential adverse effects beyond the boundary of the property to which they relate.

PART A

4 FINDING MATERIAL IN THE PLAN

A4.1 INTRODUCTION

This section of the Plan outlines where and how the Plan addresses resource management issues associated with Māori, conservation values and energy. The District Plan does not have specific sections devoted to these matters. They are addressed throughout the Plan in the relevant sections dealing with natural and physical resources, and people's values.

A4.2 MĀORI ISSUES AND VALUES

Introduction

The Act recognises the inextricable links between Māori culture and natural resources. The Act provides a special role for Māori in resource management. Section A4.2 discusses:

- The role of Māori under the Act,
- The Tāngata whenua of Selwyn District, and
- The resource management issues for Tāngata whenua in the District and where they are addressed in the Plan.

Role of Māori Under the Act

Part of promoting sustainable management of natural and physical resources includes specific duties:

- To recognise and protect "the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga". (section 6(e));
- To have particular regard to "kaitiakitanga"(guardianship). (section 7(a)); and
- To take into account the principles of the Treaty of Waitangi/Te Tiriti O Waitangi (section 8)

Many of the general duties to promote sustainable management are of particular interest to Māori, too. For example:

- "The preservation of the natural character of the coastal environment wetlands, and lakes and rivers and their margins" (section 6(a));
- Recognising and protecting "significant indigenous vegetation and significant habitats of indigenous fauna". (section 6(c)); and
- "Safeguarding the life-supporting capacity of air, water, soil, and ecosystems." (section 5(2)(b)).

The Act also provides a special role for Māori in resource management processes through Tāngata whenua. Tāngata whenua means " … the iwi or hapū that holds mana whenua over that area". (section 2).

Tāngata whenua are involved in the following ways:

- They may be an affected party in the processing of resource consent applications.
- They must be consulted in the preparation of any plan which affects them (clause 3 First Schedule).
- District Councils must have regard to relevant planning documents recognised by an iwi authority affected by a District Plan (section 74 (2A(a))).
- The consent authority must consider the specific duties in section 6(e), 7(a) and 8 (and all other matters in Part II of the Act) when making decisions on resource consent applications and preparing plans.

Tāngata Whenua of the Selwyn District

In Te Wai Pounamu (the South Island), one tribe, Ngāi Tahu[1] occupies all but the most northern part of the island. The entire Selwyn District lies within the rohe (area) of Ngāi Tahu.

[1] In this plan the term "Ngāi Tahu" and "Ngāi Tahu Whanui" have the same meaning.

Ngāi Tahu Whanui is Tāngata whenua within the rohe of Ngāi Tahu. The iwi is made up of whānau and hāpu (family groups) who hold traditional authority – manawhenua, over particular areas. Manawhenua is determined by whakapapa – genealogical ties, and confers traditional political authority over an area. Once acquired, manawhenua is secured by ahi ka – continued occupation and resource use. Selwyn District Council recognises manawhenua through its relationship and consultation with Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu.

Through the Papatipu Rūnanga the Tāngata whenua who hold manawhenua over a particular area or resource will be able to determine the characteristics of kaitiakitanga (guardianship) and how it should be given expression.

Te Rūnanga o Ngāi Tahu represents the tribal collective of Ngāi Tahu Whanui[2] . It was established by the Te Rūnanga o Ngāi Tahu Act (1996) to give a legal identity to the tribe. This Act also establishes Te Rūnanga o Ngāi Tahu as the 'iwi authority' for the purposes of the Resource Management Act 1991[3] .

[2] Ngāi Tahu Whanui refers to the collective of the individuals who descend from the primary hāpu of Waitaha, Ngati Mamoe and Ngāi Tahu, namely Kati Kuri, Irakehu, Kati Huirapa, Ngai Tuahuriri and Kai Te Ruahikihiki as described in Section 2 of the Te Rūnanga O Ngāi Tahu Act (1996).

[3] Subsection 2 of Section 15 of the Te Rūnanga O Ngāi Tahu Act (1996) "Where any enactment requires consultation with any iwi or with any iwi authority, that consultation shall, with respect to matters affecting Ngāi Tahu Whanui, be held with Te Rūnanga O Ngāi Tahu.

Selwyn District Council in its liaison and consultation with Ngāi Tahu deals with both Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga within the district.

In 1998 the Ngāi Tahu Claims Settlement Act was passed to achieve full and final settlement of historical Ngāi Tahu claims against the Crown.This Act, amongst other things, identifies taonga species and establishes topuni, statutory acknowledgements and nohoanga sites[4] . These instruments recognise the special association of Ngāi Tahu with these areas and species for the purpose of improving the effectiveness of Ngāi Tahu participation in resource management. There are also other sites of significance that are important to local Rūnanga, but are not included in the statutory areas. This highlights the need for consultation with Papatipu Rūnanga.

[4] See "Deed of Settlement — Ngāi Tahu and the Crown" in this section.

The Treaty of Waitangi, and legislative responsibilities under the Resource Management Act, the Te Rūnanga o Ngāi Tahu Act, and the Ngāi Tahu Claims Settlement Act, obligate the Selwyn District Council to consult with and consider resource management decisions from the perspective of Papatipu Rūnanga as well as Te Rūnanga o Ngāi Tahu, the iwi authority.

Ngāi Tahu Whanui, represented by Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu, comprise people of Ngāi Tahu, Ngati Mamoe and Waitaha descent, and hold customary tribal authority over an area that includes the entire Selwyn District.

Papatipu Rūnanga (Rūnanga) are modern representative bodies of the whānau and hāpu of traditional marae based communities.Each Rūnanga has its own area, determined by natural boundaries such as mountain ranges and rivers. These areas are called takiwa or rohe and are defined in the Te Rūnanga o Ngāi Tahu Act (1996)[5].

[5] Te Rūnanga O Ngāi Tahu Act (1996), Schedule 1. See Appendix TGW1

Papatipu Rūnanga are the modern day representatives of the people who hold manawhenua over a particular area and its resources. Manawhenua encompasses the concept of kaitiakitanga (guardianship). For consultation purposes arising from this plan and the Resource Management Act, initial contact should be through the Papatipu Rūnanga who are the kaitiaki over the areas concerned to ensure their views and values are considered.

A brief pre-European history of the Selwyn District is given below.

The following historical summary has been prepared by Te Taumutu Rūnanga for and on behalf of all hapū (sub-tribes) who hold manawhenua and manamoana of the Selwyn District.

First habitation to Te Wai Pounamu began over 1000 years ago with the arrival of the Waitaha people on the Uruao waka. The captain of this waka was Rakaihautu, a great man credited with creating the alpine lakes of the South Island with his magic ko (digging stick) name Tuwhakaroria. Upon the completion of his deeds he returned to Banks Peninsula and in doing so discovered the great flat plains of Canterbury, which he called Nga Pakihi Whakatekateka o Waitaha, and the great coastal lagoon he described as "te waihora" or flat spread out water. Rakaihautu and his son Te Rakihouia claimed this abundant resource as their mahinga kai and hence named the lake Te Kete Ika a Rakaihautu. Te Rakihouia set about building eel weirs in the lake and tributaries and thus named the spit that divided the lake from the sea Ka Poupou Te Rakihouia (The Eel Weirs of Te Rakihouia).

Some generations later Ngāti Mamoe from the North Island came in search of resources and settled amongst the Waitaha people. A prominent yet mischievous man of this tribe was Tutekawa and in establishing his home at Waikakahi (Birdlings Flat) pronounced Te Waihora as his, hence the lakes second name Te Kete Ika a Tutekawa. Te Rakitamau, a son of Tutekawa, established his pa (village) at Taumutu and from this point set about securing access to the rich resources of the Canterbury and Westland areas.

Generations beforehand, Ngāti Mamoe and Ngāi Tahu had consistently battled for resource and mana. As a consequence of Tutekawa killing two senior Ngāi Tahu women, the Ngāi Tahu kinsmen came in pursuit of Tutekawa and his people, migrating across Cook Strait, down the Kaikoura Coast and into Canterbury. As the leading Rangatira (chiefs) took control of the area they established manawhenua by laying claim to various places and resources. Examples of these claims include Te Ruahikihiki claiming Te Waihora and establishing his pa at Orariki (site of the Hone Wetere Church), and Tanetiki, the eldest son of Tuahuriri, claiming Whatarama, the Torlesse Range as a kakapo reserve.

From their headquarters, the various Ngāi Tahu rangatira sent members of their hapū and whānau north, south and west to secure further resources via conquest and inter-marriage. Given the harsh southern environment, the most important resources were the rights to mahinga kai (food gathering sites).

These rights to waahi tapu and waahi taonga, including mahinga kai, have been passed down from generation to generation, enabling hapū and whānau to undertake cultural rituals and gather their food from the places at which it was abundant and healthy. Since the signing of Te Tiriti o Waitangi, these rights have been maintained under Article 2 and are now commonly referred to as Customary Rights. From the time of the Treaty though, it appeared to European settlers that the traditional rights of Tāngata whenua were extinguished. However, during the ensuing years Ngāi Tahu have maintained their cultural identity within individual whānau (families) and quietly kept their ahi kaa roa – their home fires burning.

Deed of Settlement — Ngāi Tahu and the Crown

Ngāi Tahu and the Crown have settled claims under the Treaty of Waitangi in relation to areas and assets within Te Wai Pounamu (the South Island).The Deed of Settlement between the Crown and Ngāi Tahu is affected in the Ngāi Tahu Claims Settlement Act 1998.Under the Ngāi Tahu Claims Settlement Act 1998, the following areas within Selwyn District are vested in Ngāi Tahu ownership: the bed of Te Waihora/Lake Ellesmere; Greenpark Huts; Whakamātakiuru (Ellesmere Landing) and the bed of Muriwai (Cooper's Lagoon).Ngāi Tahu are granted the lease of two sites at Te Waihora/Lake Ellesmere from the Crown: Pakoau (being Part Section 1, Block X, Res 959), and Waikirikiri (being Part Section 18, Block X, Res 959).In addition, the following areas are identified as Areas of Statutory Acknowledgement: Whakamatau (Lake Coleridge); Moana Rua (Lake Pearson); Kura Tawhiti (Castle Hill).

Ngāi Tahu are considered an affected party under sections 93 and 94 of the Act in relation to activities in Areas of Statutory Acknowledgement (under section 208 of the Ngāi Tahu Claims Settlement Act 1998). There is also one nohoanga site in the District, located at the mouth of the Rakaia River.The site is crown land which Ngāi Tahu may occupy and erect temporary structures for mahinga kai (food gathering).

The areas described above are all located within the rural area of the District. The provisions in the Rural Volume of the District Plan recognise and provide for the Deed of Settlement between the Crown and Ngāi Tahu in the following ways:

- The Areas of Statutory Acknowledgement and the nohoanga site are shown on the planning maps for the rural area (as required under section 220 of the Ngāi Tahu Claims Settlement Act 1998).

- The plan provisions allow for the use of the nohoanga site and the erection of temporary structures on that site, as permitted activities.

- The future management of Te Waihora/Lake Ellesmere and the Joint Management Plan are recognised as a cross-boundary issue in the District Plan (both volumes).

- The identification of Te Waihora/Lake Ellesmere as an Outstanding Natural Feature and Landscape, and provisions to protect these values, developed in consultation with Te Rūnanga O Ngāi Tahu and Te Taumutu Rūnanga.

- The use of dual place names.

The District Plan provides for the recognition and protection of sites of significance to Tāngata whenua (Waahi Taonga Sites and Management Areas, Silent File areas and Mahinga kai sites); and for customary use of Māori land at Taumutu, in particular papakainga housing. These provisions are part of the duties under sections 6(e) and 8 of the Act but are also regarded by Ngāi Tahu as giving effect to the Deed of Settlement.

Tāngata Whenua Issues in the Selwyn District

The Tāngata whenua have cultural, spiritual, historic and traditional association with, and customary rights to, the land and resources of the Selwyn District.The District has an extensive history of Māori settlement, particularly in the coastal areas where food resources were abundant, and consequently there are many places throughout the District which have been used and occupied by Tāngata whenua. The area is spiritually and culturally important to Tāngata whenua, who have specific concerns for the integrity of the District's natural environment. These concerns include but are not limited to:

- Recognition of the rights of Tāngata whenua to be involved in all aspects of natural and resource management in the District, including ongoing involvement in decision making processes;

- Identification and protection of those natural and physical resource of importance, such as coastal and inland waterbodies and areas of indigenous vegetation;

- Protection and, where necessary, restoration of the overall integrity of the District's natural environment;

- Protection of waahi tapu, waahi taonga and mahinga kai (food gathering sites) from any use or development which may threaten the values of these areas, in particular avoidance of waterbody contamination by human, industrial or animal wastes;

- Protection and, where necessary, restoration of continued access to waahi tapu, waahi taonga and mahinga kai sites;

- Protection of culturally significant sites and areas, such as urupā (burial sites) and occupancy sites.

Partnership

In recognition of the statutory provisions of the Act, including the principles of the Treaty of Waitangi, the Council will pursue the following objective:

> An effective partnership between the Council and Te Rūnanga o Ngāi Tahu through its kaitiaki Papatipu Rūnanga, Te Taumutu Rūnanga and Te Ngāi Tuahuriri Rūnanga, in the management of the District's natural and physical resources in recognition of the principles of the Treaty of Waitangi, the relationship of the Tāngata whenua and with their ancestral lands, water, sites, waahi tapu, and other taonga, and in accordance with Kaitiakitanga.

Table A4.1 – Township Resource Management Issues for Tāngata Whenua

Issue		Sections in the District Plan
Land – Natural Resources	Contaminated land	Land and Soil Hazardous Substances Waste Disposal
	Unstable land	Land and Soil
Water	Effluent Disposal	Water Waste Disposal
	Solid Waste Disposal	Waste Disposal
	Water Quality and Run-off	Water Natural Hazards
	Riparian Margins	Water Ecosystems
	Cleaning waterbodies	Utilities
	Protecting Indigenous Vegetation	Ecosystems
Special Sites and Areas	Access to Waterbodies	Community Facilities
	Sites — waahi tapu, waahi taonga and burial sites	Cultural and Heritage Sites Outstanding Natural Features and Landscapes
	Sites — mahinga kai (food gathering)	Water Outstanding Natural Features and Landscapes Cultural and Heritage Sites

Ngāi Tahu are also concerned that the role they play in resource management is meaningful. Local Government, as agents for the Crown, recognise Ngāi Tahu as their Treaty partner and give effect to the spirit and principles of the Deed of Settlement between Ngāi Tahu and the Crown. The Council will do this, in the following ways:

Resource Management

- Participation in the preparation of and review of the District Plan, and relevant variations or Council plan changes.

- Establishing guidelines for referring resource consent applications to Ngāi Tahu and papatipu Rūnanga.

- Consultation with Tāngata whenua when establishing the effects of activities on resources or areas of interest to them.

Council Projects

- Papatipu Rūnanga are invited to participate on project teams for sewerage schemes and other works that are of particular interest to Tāngata whenua.

- Council will continue to consult with papatipu Rūnanga over any concerns they have about the maintenance or upgrades of Council water race, drainage and water supply systems.

A4.3 CONSERVATION VALUES

Introduction

The effects of activities on "conservation values" is a traditional part of resource management. "Conservation values" in a general sense include effects on:

- Plants, animals and their habitats, especially rare species or ecosystems that have not been modified by humans.

- Landforms, landscape and views, especially in areas that are not very modified by humans.

- Pollution of natural resources, such as waterbodies

The Act requires specific "conservation" matters to be addressed as part of promoting sustainable management of natural and physical resources. This section outlines:

- The specific duties under the Act; and

- Where those duties are addressed in the Plan.

"Conservation" Duties Under the Act

There are general duties to sustain resources and to manage adverse effects on the environment within the purpose of the Act, and general duties to maintain and enhance the quality of the environment and amenity values under section 7 of the Act. In addition, there are specific duties associated with the protection of 'conservation values' under the Act. The specific "conservation" duties under the Act, include:

"The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and, development". (section 6(a))

- "The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development". (section 6(b))

- "The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna." (section 6(c))

- "The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers." (section 6(d)).

- Having particular regard to:

- "The ethic of stewardship" (section 7(aa))

- "Intrinsic values of ecosystems" (section 7(d))

- "The protection of the habitat of trout and salmon" (section 7(h))

"Conservation Issues" in the Plan

Table A4.2 outlines where these "conservation issues" are addressed in the District Plan.

Table A4.2 – Conservation Issues in the Plan

Duty under the Act	Sections in the District Plan
Natural Character of waterbodies and their margins section 6(b)	Water Ecosystems Hazardous Substances Waste Disposal
Outstanding Natural Features and Landscapes section 6 (b)	Outstanding Natural Features and Landscapes

	Growth of Townships
Significant areas of indigenous vegetation section 6(c)	Ecosystems
Ethic and Stewardship section 7(aa)	Water (Riparian Margins) Ecosystems Land (Soil Erosion)
Public access along waterbodies section 6(d)	Community Facilities
Intrinsic Values of Ecosystems section 7(d)	Land Air Water Ecosystems
Habitat of Trout and Salmon section 7(h)	Water Outstanding Natural Features and Landscapes

A4.4 ENERGY

Introduction

The quantity of, and rate at which, energy is used is generally a resource management issue. This subsection outlines:

- The extent to which energy use is an issue under the Act; and
- Where and how these matters are addressed in the Plan.

Energy and the Act

Energy is a resource management issue in two ways:

- Most of New Zealand's energy for transport comes from fossil fuels which are a non-renewable resource.This raises issues about whether these energy sources should be conserved for use by future generations.
- The effects on the environment from generating or using energy. This includes:
    - Damming waterbodies for hydroelectricity generation;
    - Localised air pollution and effects on global atmospheric conditions from gases released when fossil fuels are burned; and
    - Visual effects from structures used to generate wind or solar energy or wind power;
    - Radiation risk from nuclear energy; and

Energy issues are more confined under the Act. Part of promoting sustainable management involves:

> "Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations". (section 5(2)(a)); and
>
> "Avoiding, remedying, or mitigating any adverse effects of activities on the environment". (section 5(2)(c))
>
> "Having particular regard to "the efficient use and development of natural and physical resources", and (section 7(b))

Fossil fuels are minerals. The issue of conserving the rate of the use of fossil fuels for future generations is not addressed under the Act. Issues that may be addressed under the Act are:

- Sustaining the potential of renewable energy resources for future generations.
- Addressing adverse effects of generating and using energy on the environment.
- Regard to the efficient use of energy.

Energy and the District Plan

Before adopting any provision in a plan, the Council must be satisfied that the provision is necessary to achieve the purpose of the Act; and is the most appropriate means of exercising this function, having regard to its efficiency and effectiveness relative to other means.

For example, carbon dioxide and other greenhouse gas emissions and the use and effects of nuclear energy are matters addressed by central government. Part of promoting sustainable management can include addressing some aspects of energy issues, but the District Plan is not necessarily the best tool to manage all of those issues.

Table A4.3 – Energy Issues in the District Plan

Issue	Method

Sustaining the potential of energy resources, other than minerals	Not addressed in the Plan Other energy resources are renewable
Effects of generating or using energy on the environment.	As for any activity. Part B, Sections 1.1 to 3.4 address effects of activities on natural and physical resources and people's values.
Efficient use of energy.	No specific provisions. The main factors are cost and convenience, which cannot be controlled through a District Plan. Plan provisions do not prevent energy efficiency by placing unnecessary restrictions on: • Generating new or less commons forms of energy (Section B2.2 - Utilities) • Co-location of residential and business activities or location of business near natural resources (Section B3.4) • Quality of Environment (Section B4 - Growth of Townships) • District Plan provisions ensure all properties have access to sunlight (Section B3.4 - Quality of the Environment)

Other Plans and Documents

The Council's Waste Management Strategy and Plan address options for the efficient collection and disposal of municipal waste (waste collected by the Council) and options for reusing and recycling resources.

The Council's Asset Management Plans are the appropriate documents to address energy efficiency in the management of the Council's own operations and activities.

A4.5 TOWNSHIPS AND ZONES

Introduction

As stated previously, the District Plan is divided into two volumes: Townships and Rural. Areas in the Townships are further divided into: Living and Business zones.

Townships and the Rural Area

Selwyn District has four urban areas of similar size (Leeston, Lincoln, Rolleston and Darfield), and many smaller townships and villages.

The District Plan has classified the 23 largest settlements as 'townships'. All townships have a Living zone(s); some also have a Business zone(s). They are areas where further residential or business development is compatible with the existing built environment and amenity values.

Use of Zones

Zoning is a planning tool to manage large diverse areas by dividing them into smaller areas with common features. In the past, zones were based on the type of activities occurring in the area. Typically these were residential, commercial, industrial or rural.

This District Plan continues to use zones, but in a slightly different way. Zones are based on the characteristics of an area. The Plan's objectives, policies and rules seek to maintain those characteristics.

The township volume of the Plan has two principal zones: Living and Business.In addition there are sub-zones to each of these principal zones. Table A4.4 describes their basic characteristics. Fundamentally, the types of activities occurring in an area contribute to its character. In this plan, any activity may set up in any zone, provided any effects of the activity are compatible with the character of the zone. For example, some business activities may be able to operate in Living zones.

Table A4.4 – Description of Township Zones

Zone	Description
Living 1	Areas that are managed to maintain environments that are most pleasant for residing in. Activities in Living zones have effects which are compatible with residential activities and amenity values.
Living 2	As for Living 1 Zone, but with lower building density and development reflective of the rural character expected of low density living environments. While generally adjoining existing living zones, in some circumstances, low density Living 2 Zones can be located on the edge of townships. Larger sections, more space between dwellings, panoramic views and rural outlook are characteristic of this zone.
Living 3	As for Living 2 zone, but with specific controls and design elements incorporated to ensure development of the land is reflective of and retains elements of rural character expected of the Living 3 zone, which in essence is a rural residential zone, so as to visually set the development apart from the neighbouring urban area. Similar to the Living 2 zone, larger sections (with a lower building density than Living 2), more space between dwellings, panoramic views and rural outlook and/or rural shelterbelts are characteristic of the Living 3 Zone. To achieve this anticipated character and amenity, the Living 3 Zone forms part of existing townships in the form of a peri-urban edge. This proximity promotes the integrated and cost effective provision of infrastructure and reduces adverse effects associated with energy consumption and transportation, while enabling residents to take advantage of nearby community facilities, employment opportunities, social interaction and public services. Strongly developed linkages are encouraged to facilitate connectivity and interaction between the Living 3 Zone and the adjoining urban area. The retention of typically rural features and views to adjoining rural areas are required in subdivision design, along with avoiding visually impermeable fencing. Where appropriate, the provision of kerb and channel, sealed footpaths, and street lighting does not have to be provided, in keeping with a rural-residential character. Subdivision plans should also include the protection, maintenance and enhancement of natural and historic features and Te Taumutu Rununga and Ngāi Tahu values that achieve amenity benefits to residents, while securing ecological, cultural and conservation benefits. The land uses anticipated for the Living 3 Zone remain predominantly residential in nature and are integrated into Townships, with there being sufficient open space and land available to support large gardens, wood lots, orchards, small scale cropping and/or horticulture, the keeping of animals as pets and other semi-rural activities. The location of Living 3 Zone rural residential activities is restricted to the Greater Christchurch area of the District that is subject to Chapter 6 of the Canterbury Regional Policy Statement. Locations are limited to those that are identified in the adopted Rural Residential Strategy 2014, which facilitates some rural residential development where it does not undermine the consolidated growth of Townships or the sustainable managment of the rural environment.
Living X	Areas zoned as Living but not yet developed. The developer may choose the residential density for the zone, but it may not be more dense than that of the Living 1 Zone in the township.
Living Z	Living Z new urban growth areas within or adjacent to the edge of existing townships. These areas are to be subject to an Outline Development Plan to ensure that good standards of urban design and connectivity with existing townships are achieved. The Living Z zone provides for a range of site sizes and living options, including provisions for lower density stand-alone housing and semi-detached or attached medium density housing types. The Living Z zones, where an ODP is not operative in the Plan, are deferred until such time as an Outline Development Plan for the area is made operative in the District Plan. Where the inclusion of an operative ODP is the only reason for the deferral, the deferral will be considered to be lifted upon an ODP becoming operative within the Plan.

	Medium Density areas shown on an Outline Development Plan are subject to the Medium Density rules. The plan distinguishes between 'Small-lot' Medium Density housing and 'Comprehensive 'Medium Density Housing. **Small-lot Medium Density** housing provides for small houses on small lots. The anticipated typologies for small-lot Medium Density housing in the Selwyn District include detached and semi-detached. These lots can be developed individually by separate house builders using a variety of designs. **Comprehensive Medium Density** development will occur where four or more dwellings are designed and developed in a comprehensive manner on one large block of land identified for medium density housing within an Outline Development Plan. The key distinction between small lot and comprehensive medium density is that comprehensive developments have all the houses developed as part of a single overall design. Comprehensive design enables more intensive developments, with a wider range of typologies such as attached and terraced units that are generally two stories in height being the anticipated built forms in comprehensive developments. Comprehensive design also facilitates purpose-built housing for a specific community sector, such as retirement villages and student accomodation. Any Neighbourhood or Local Centres shown on an Outline Development Plan are subject to the Business 1 rules.
Business 1	Business 1 Zones have environments which are noisier and busier than Living zones, with more traffic, people, signs and building coverage. Business 1 Zones are still pleasant areas for people to live or work in, with good amenity/aesthetic values. They are also areas where higher density housing can be established as a permitted activity.
Business 2	Business 2 Zones are areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people's health or well-being. Activities likely to cause 'reverse sensitivity' issues are discouraged in Business 2 Zones e.g. residential activities.
Business 3	The Business 3 Zone includes Lincoln University and the research organisations located at Lincoln. The zone is a 'hybrid' of Business 1 and 2. Some activities in this zone are likely to be considered unpleasant by people. Activities are also likely to be sensitive to effects from activities that would locate in a Business 2 Zone. Reasonably high aesthetic/amenity values are desirable in the Business 3 Zone due to both - Its location - The number of customers/visitors to the site.
"A" or "B" Zones	A number of Living and Business zones have an "A" or "B" after the number, which indicates that the particular zone has some special rules or requirements. These special requirements are identified in the policies and rules for each zone.
Business 1 and Living 1 Zones located in Key Activity Centres (as identified in Appendices 29A and 29B)	Key Activity Centres (KACs) are those existing town centres that have been identified by the Land Use Recovery Plan (LURP) as a focus for commercial and service activities and which are served by strategic transport networks. The Selwyn District has two KACs identified by the LURP, being Rolleston and Lincoln. The focus of these KACs is described as follows: **Rolleston** Rolleston is the larger KAC and will support a mix of uses, including retail, commercial, civic, community, high quality open spaces and pedestrian priority areas. This KAC will act as the primary commercial centre in the Selwyn District and implement the Rolleston Town Centre Masterplan. **Lincoln** The Lincoln KAC will also have a range of retail and commercial activities, but not to the same extent as Rolleston. As such, it will act as a secondary commercial centre to Rolleston. Activities that will support the efficient growth and functioning of the two KACs are prioritised in up to eight precinct areas and are subject to an Outline Development Plan to ensure that a coherent development pattern and a suitable standard of urban design and connectivity within the precinct areas will be achieved. There are a range of provisions that apply to the KAC area that will not apply to other Business 1 or Living 1 zones. It is important to note that only those Living zones identified as Precinct 5 or 6 in Appendices 29A or 29B are subject to the KAC provisions in addition to the Living Zone provisions.

The boundaries of each zone are either based on the existing character of an area or reflect a change in land use in accordance with an approved Outline Development Plan. The Plan was originally prepared on the basis that land was not zoned in anticipation of changes in activities and character except where:

- The zoning had been altered by a plan change; or
- The land was rezoned in the proposed plan 1995 and there was no resource management constraints on the proposed rezoning; or
- Zone boundaries were being rationalised; or
- It was appropriate to encourage a Business zone to consolidate in one area of a township.

The District Plan contemplated the use of private plan change procedures under the Act as the method by which to expand townships. Any person may request a plan change to rezone their land at almost any time. The plan contained a 'private plan change' or 'market-led' policy framework to guide decisions to rezone land, to ensure it promoted 'sustainable management'. The policy framework for rezoning land as Living or Business, and the Councils' reasons for using this method, are outlined in Part B, Section 4.3.

In order to address the issues arising from a continuing population growth rate and an absence of strategic planning in the provision of appropriate affordable infrastructure, including good connectivity and linkages through and between developments, and retaining the character of townships, the Council is now to take a directive role in determining where, and in what fashion, urban growth is to occur (i.e. a change from a 'market-led' to a 'community-led' approach).

In this respect, the Council has been involved in the development of the Greater Christchurch Urban Development Strategy, which is to provide a direction and planning framework for managing population growth and its impacts in the Greater Christchurch area (including Selwyn District) over the next 35 years (to 2041). The change to a community-led approach is being initiated through the preparation of structure plans for those larger townships within the Greater Christchurch area, including Lincoln, Rolleston and Prebbleton.

The Council also intends to adopt a strategic approach to managing growth in other townships in the district (outside the Greater Christchurch area). It will continue to manage the design and layout of subdivision, and the availability of services, within existing zoned areas and assessing any private plan change request to re-zone land for residential or business purposes against the relevant township policy framework, together with the broader objectives and policies of the Plan relating to the overall strategic provision of infrastructure, and the Selwyn Growth Model. This approach is to be applied until such time as a structure plan (or other strategic planning tool) has been prepared for these townships, either individually or collectively.

Some areas in townships which have been zoned as Residential, Commercial or Rural-Residential in the past have not retained these zonings in the Plan. This does not mean that these areas cannot be rezoned as Living or Business if there is a proposal to develop the area for these purposes and such development will not compromise the strategic growth of the township.

Arthur's Pass, Darfield, Springfield and Springston have areas of land which are no longer needed for their designated purpose, but do not have any new, proposed use. Those areas have been excluded from the respective township in the interim, except for an area at Darfield, which has been zoned a combination of Living 1, Business 1 and Business 2.

As with higher density residential areas, rural residential development is provided for through the Rural Residential Strategy, the Living 3 Zone and Chapter 6 of the Canterbury Regional Policy Statement. Accordingly, the District Plan specifically provides for rural residential opportunities as has long been the case in Selwyn District. Rural residential activities are anticipated in locations identified in the adopted Rural Residential Strategy 2014 that adjoin established townships to encourage energy conservation, cost effective provision of infrastructure and convenient access to the amenity, services, employment and social opportunities provided in townships. The intensification of rural land to Living 3 Zone densities is expected to be through a comprehensive plan change process that includes the adopted Selwyn District Council Rural Residential Strategy's consultation process to manage rural residential development in a way that prevents inefficiencies in the provision of infrastructure and services, loss of rural character and adverse reverse sensitivity effects, ensures effective linkages to the adjoining township and protection of Te Taumutu Rununga and Ngāi Tahu values, and ensures that any site specific constraints can be overcome.

PART B

B1 NATURAL RESOURCES

B1.1 LAND AND SOIL — ISSUES

- **Adverse effects of activities on soil.**

- **Irreversible use of land for one activity.**

Land and the soils which comprise it, are resources for a variety of uses. Land provides space to undertake many different activities, and soils are resources for growing plants for food, fibre and other products, and supporting soil organisms that decompose matter.

Land and soil are, for practical purposes, non–renewable resources. The role of soil formation and land aggradation is so slow, compared with human activities, that current land and soil stocks are the only land and soil resources available to people for the foreseeable future. Therefore activities which affect soil or land resources become resource management issues in two ways:

- The direct impacts of activities on the soil or land and the surrounding environment; and

- The cumulative impacts of activities on the land and soil resources available for future activities.

Activities which are most likely to affect land or soil resources in townships are:

- Activities which contaminate soil;

- Activities which create unstable land; and

- Permanent use of land for one activity.

Nuisance effects from dust associated with earthworks is addressed in Section 3.4 Quality of the Environment

The loss of soil through soil erosion is an issue in parts of the District. That issue is addressed in Volume 2, Rural Area.

Contaminated Soil

Soil may become contaminated if it contains chemicals in concentrations which are toxic or harmful to people. Toxicity may occur through either: direct contact with soil; or people absorbing contaminants through plants, animals or drinking water. Contaminated soil is an issue under the Act in three ways:

- Contaminated soil affects the life–supporting capacity of soil (Section 5(2)(b));

- Contaminated soil adversely affects people (Section 5(2)(c)); and

- Allowing soil to become contaminated does not recognise and protect the relationship of Māori with their taonga (Section 6(e)).

Land is taonga (sacred) to Māori. The contamination of land or soil shows a disregard or disrespect for the land.

Contaminated soil is usually caused by activities involving the use, storage or disposal of hazardous substances or goods treated with hazardous substances; the disposal of solid or liquid waste; or the disposal of contaminated soil. Selwyn District Council has a register of sites in the District which have been used for activities that may have contaminated the soil. Please note:

- **THE LIST IS NOT COMPREHENSIVE; AND**

- **NOT ALL SITES ON THE LIST WILL BE CONTAMINATED – they need to be tested.**

Unstable Land

Unstable land is land which is susceptible to erosion, slipping, subsidence, liquefaction or other forms of movement or settling. Unstable land may occur naturally – due to the composition of materials or slope of the land; or artificially – by people digging holes or removing material and not stabilising or filling the area properly. Unstable slopes may also be created by removing or changing vegetation cover.

Selwyn District has areas of unstable land which are:

- Naturally occurring;

- Result from modifying vegetation cover on slopes; and

- Result from earthworks and excavations (digging or filling holes).

Areas in or adjoining townships which are known to be prone to naturally occurring slips or erosion are addressed in Sections B3.1, Natural Hazards, and B4.3, Residential and Business Development.

Permanent Use of Land For One Activity

When land is used to build houses or other buildings it is not able to be used for other activities in the future. This outcome:

- Is a perceived resource management issue by some parties because land and soil are non–renewable resources. Therefore, each house or building erected removes some of the land or soil available for other uses.

- May or may not be a real resource management issue. This depends on several factors, including:

    - The rate at which land is and will continue to be used for houses or other buildings.

    - Whether the land used to build houses is suitable for other activities.

    - The likelihood that this land will be needed for activities in the future and whether those activities are more important than using land for houses.

    - Should a shortage of land or soil for other activities occur in the future, whether economic and social systems will adjust to make it economically feasible to remove the buildings.

    - If buildings are removed, whether the land or soil will still be useful for other activities or whether its structure will have been damaged by the buildings.

The Regional Policy Statement (“RPS”) identifies the “irreversible use of versatile soils” as an issue in Canterbury (Issue 2, Chapter 7). ‘Versatile soil’ is defined in the RPS (p. 87) as soil that has a Land Use Capacity Class of I or II (MOWD, 1971). “Irreversible use” is defined in the RPS (p. 87) as including ‘urban development or expansion’.

The relevant objective and policy of the RPS (Objective 2 and Policy 6, Chapter 7) acknowledge that there may be situations where it is not practical to protect versatile soils from irreversible uses (Objective 2, P.87); and that, in some cases, it may better promote sustainable management of natural and physical resources to use versatile soils for urban expansion (Policy 6, p.81). Policy 6 directs that a decision be made, in each case, as to whether the irreversible use of versatile soils promotes sustainable management.

In Selwyn District, several townships are built on or next to land which contains versatile soils e.g. Prebbleton, Lincoln, Springston, Southbridge and Tai Tapu.Some of these townships are also popular residential areas with high projected demand for residential growth in the next 10 to 20 years.

Landcare Research has mapped the soil types in close proximity to the ten townships in Selwyn District, projected to experience the greatest demand for residential growth in the next 10 years. Residential growth demand for townships within the District has been projected for the Council [Barber (1998) Population Estimates for Selwyn District and Barber (2000) revised Resident Population Projections for Selwyn District 2000].

LAND AND SOIL — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address land and soil issues.

Contaminated Land

- Manage activities to avoid creating contaminated land in the first instance Section 3.2 Hazardous Substances

- Keep and update a register of sites, possibly contaminated from past activities, and record the information on Land Information Memoranda (a “LIM”).

- Control activities on contaminated land in the district plan, to avoid people being exposed to contaminants.

Unstable Land

- Avoid creating unstable land in the first place by controlling large scale earthworks or earthworks on slopes.

- Keep and update a register of potentially unstable sites, and record that information on LIMs.

- Use powers under the Building Act 2004 to control erecting buildings and structures on unstable land.

Permanent Use of Land for One Activity

- Land must be zoned as Living or Business for new residential and business activities at urban densities.

- Before land is rezoned, require soil types on the site to be established; and, any impacts of the use of those soils for residential or business developments, to be assessed.

- District Plan includes a policy which identifies when use of versatile soils for residential or business development may not promote sustainable management.

LAND AND SOIL — OBJECTIVES

Objective B1.1.1

Adverse effects on people, and their activities, ecosystems and land and soil resources from contaminated soil or unstable land, are minimised.

Objective B1.1.2

New residential or business activities do not create shortages of land or soil resources for other activities in the future.

Explanation and Reasons

Objective B1.1.1 seeks to minimise the effects of contaminated soil or unstable land on people and their activities, and broader effects on ecosystems and the potential value of land and soil for other uses. A dual approach is used to implement the objective:

- Measures to avoid creating new sites of contaminated soil or unstable land in the first instance.

- Controls on future uses of sites which already have contaminated soil or unstable land, until the site is treated.

Objective B1.1.2 addresses the issue of irreversible uses of land and soil resources. The objective is to ensure that any use of land or soil achieves section 5(2)(a) of the Act –

"sustains the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations".

The Plan cannot state, conclusively, that irreversible uses of land or soil resources will or will not achieve section 5(2)(a) of the Act because there are many factors that contribute to this matter, as discussed in Section B1.1 – Issues.

Objective B1.1.2 may be achieved two ways:

- In the Rural zone, buildings are kept at a density that ensures land and soil are available for other uses.

- Land must be rezoned for buildings to occur at densities found in urban areas.

Policy B1.1.8 provides some guidance on the type of effects which may not promote sustainable management of natural and physical resources, when rezoning land to allow townships to expand.

LAND AND SOIL — POLICIES AND METHODS

CONTAMINATED LAND

Policy B1.1.1

Ensure activities do not contaminate soil.

Explanation and Reasons

Policy B1.1.1 is to avoid creating contaminated sites in the first instance. This is achieved by managing activities, including the use of hazardous substances and disposal of waste, to minimise the risk of contaminating soil. Regional Councils are responsible for controlling the discharge of contaminants on to land or into water (section 30 of the Act). The District Plan rules are intended to reduce the risk of accidental spills or discharges occurring, particularly in sensitive areas such as near waterbodies and in Living zones.

Method

District Plan Rules

- Use, storage, transport and disposal of hazardous substances (all zones)

- Manufacture of hazardous substances (all zones)

- Disposal of waste (all zones)

- Disposal of contaminated soil (all zones)

Policy B1.1.2

Carry out all legal requirements to record information about possibly contaminated sites on Land Information Memoranda.

Explanation and Reasons

Under the Local Government Official Information and Meetings Act 1987, the Council has a duty to disclose all information it has about a property on any LIM requested for that property. This includes any information the Council has about past activities on the site which may have contaminated soil. Any site listed on the Council's Register of 'possibly contaminated sites' needs to be tested to verify if it is contaminated or not. There may be contaminated sites in the District that are not known about and not on the Register.

The Council acknowledges this policy and the Register system may be unpopular because it may affect property values. The Council has a legal duty to disclose any information it has about a property on a LIM. If the Council does not do this, it risks litigation which may be costly for ratepayers. Once a site is tested and shown not to be contaminated, or a contaminated site is "cleaned up", the Register can be updated to record this information.

Methods

Information

- LIMs and property files

Advocacy

- Information about what to do should a LIM list a site as being 'possibly contaminated'

Policy B1.1.3

Avoid adverse effects on people's health or well–being from exposure to contaminated soil.

Explanation and Reasons

People's health, safety or general well–being may be adversely affected by exposure to contaminated soil directly; or indirectly, through drinking water or eating food grown or reared on contaminated soil. Therefore activities which are likely to involve people making direct contact with soil or growing food are discretionary activities on land which is contaminated.

The rules apply to land which is contaminated, not sites on the Council's register of "possibly contaminated sites" for two reasons:

- If a site on the Register is not contaminated, there is no need to restrict activities on the site.

- There is likely to be other sites in the District, not on the Council's Register, which have contaminated soil.

When a request is made for a plan change to rezone land for new residential development, the Council shall require information on past activities on the site and may require investigation following risk assessment principles in accordance with the appropriate guidelines such as those provided by Australian New Zealand Environment and Conservation Council (ANZECC) and any relevant New Zealand Standard.

For any site on the Council's Register, or any other site that people suspect may be contaminated, the Council may recommend further investigation as outlined above.

Note that existing, lawfully established activities which do not comply with the rules may be 'existing uses' under section 10 of the Act.

Methods

District Plan Rules

- Contaminated Land (all zones)

Plan Changes

- Information included in applications to rezone land.

Policy B1.1.4

Co–operate with Environment Canterbury to encourage people to contain or 'clean up' contaminated sites.

Explanation and Reasons

Regional Councils have a specific function to control the discharge of contaminants into water and on to land. Any leak or spill of a substance (accidental or deliberate) is a discharge. Consequently, it is primarily the role of Regional Councils to address the containment or 'clean up' of 'discharges'. Selwyn District Council will support constructive initiatives by Environment Canterbury and by landowners to contain or 'clean up' contaminated sites. Selwyn District Council is unlikely to provide financial assistance to landowners to 'clean up' contaminated sites. As a general principle, the Council does not support ratepayers funds being used to pay to 'clean up' pollution caused by individuals. However, the Council is aware that some landowners may have unwittingly purchased contaminated sites. The Council maintains its discretion to offer financial assistance in special cases.

Methods

Information

- Testing and cleaning up contaminated sites.

Advocacy

- Support Environment Canterbury initiatives to work with landowners to clean up contaminated sites.

UNSTABLE LAND

Policy B1.1.5

Ensure activities do not create unstable land.

Explanation and Reasons

Policy B1.1.5 is to avoid creating unstable land, in the first instance. Parts II and IV of the Regional Land and Vegetation Management Plan also cover parts of Selwyn District. Part II of the plan is operative and addresses effects associated with earthworks and vegetation clearance on the Port Hills between Christchurch City and Gebbies Pass. Part IV addresses effects associated with high country burning. The proposed Regional Land and Vegetation Plan addresses effects of clearing vegetation on hill and high country and clearing vegetation and earthworks on the Port Hills. The Building Act 2004 requires building consents for the construction of dams over a certain size but not earthworks for other activities. The District Plan rules address effects of large scale earthworks on land stability that are not covered by other regulations.

The policy and rules do not prevent large scale earthworks and earthworks on slopes. The Plan requires these activities be managed through a resource consent, to ensure sites are properly stabilised, filled and recontoured so the land is stable in the future.

Methods

District Plan Rules

- Earthworks (all zones)

Regional plan rules

- Vegetation Clearance – Hill and High Country, Port Hills

- Earthworks (Port Hills)

Policy B1.1.6

Carry out all legal requirements to record information about sites which may have unstable land, on Land Information Memoranda.

Explanation and Reasons

Under the Local Government Official Information and Meetings Act 1987, the Council has a duty to disclose any information it has about a property. This includes any information the Council has about erosion, slips or subsidence on the property, or any activities which may have involved digging pits or holes that may not be properly filled. The Council is keeping a Register of such sites. The Register is not a comprehensive list of all sites with possibly unstable land in the District. The sites listed in the Register may not be unstable. The Register indicates that there is a possibility some land is unstable, which should be investigated.

The Council acknowledges this policy and the Register may be unpopular, because it may affect property values. The Council has a legal duty to disclose any information it has about a property on a LIM. If the Council does not do this, it risks litigation which may be costly for ratepayers.

Methods

Information

- LIMs and property files

Advocacy

- Information about what to do should a LIM list a site as possibly having unstable land.

Policy B1.1.7

Avoid adverse effects from erecting buildings or structures on unstable land or land that is prone to liquefaction.

Explanation and Reasons

The most likely adverse effects from unstable land occur when buildings or structures are located on or close to the unstable area. The Council has powers under the Building Act 2004 to ensure any building site is appropriate for the proposed activity, and to avoid building on land subject to erosion, slippage or subsidence.

When a request is made for a plan change to rezone land for new residential or business development, the Council will require information on past activities on the site. The Council may require the stability of the site (or part of the site) be tested.

Part B, Section 3.1 – Natural Hazards and Part B, Section 4.3 – Residential and Business Development identify areas of land in the District known to have been subject to erosion or slips in the past.

Methods

Building Act 2004

- Erecting buildings and structures on unstable land.

Plan Changes

- Information to accompany plan changes to rezone land.

PERMANENT USE OF LAND FOR ONE ACTIVITY

Policy B1.1.8

Avoid rezoning land which contains versatile soils for new residential or business development if:

- **the land is appropriate for other activities; and**

- **there are other areas adjoining the township which are appropriate for new residential or business development which do not contain versatile soils.**

Explanation and Reasons

The RPS requires District Councils to consider the effects of "irreversible uses" on versatile soils, because these are the soils most readily suited to growing a wide range of plants, with the least inputs.

Policy B1.1.8 sets out a limb stage process for deciding whether erecting buildings on versatile soils promotes sustainable management of natural and physical resources. Stage 1 is to establish whether that site is useful for other activities such as primary production. This depends on the soil types on the site and several other factors such as distance to markets; climate; water resources; and activities on surrounding sites.

If a site is useful for primary production the second limb of Policy B1.1.8 applies. The second limb is to avoid rezoning that site if there are alternative sites adjoining the township which are suitable for erecting new buildings and do not contain versatile soils.

Other sites are only alternatives for erecting buildings if these sites do not have other resource management constrains to urban expansion such as – flooding or 'reverse sensitivity' with surrounding activities. The Act does not recognise adverse effects of activities on soils as having primacy over adverse effects on other parts of the environment.

Policy B1.1.8 confines the comparison of site to those adjoining the same township. The reasons are:

- By promoting residential growth in and adjoining existing townships, versatile soils in the Rural Zone are available for other uses.

- All townships in Selwyn District need an opportunity to expand, to have the population to support services and facilities within the town and reduce demand for transport. This is consistent with Objective 5 and Policy 7 of Chapter 12 of the RPS (p. 198) and Policy 3 of Chapter 15 of the RPS (p. 235).

Method

District Plan policies

- Policy framework for assessing plan changes to rezone land.

Policy B1.1.9

Monitor the rate, quantity and type of soil and land resources being used for irreversible activities in the District.

Explanation and Reasons

As discussed in Land and Soil – Issues, the impact of the irreversible or permanent use of land or soil on future stocks of the resource, depends on many factors. These factors are unknown or speculative. Policy B1.1.9 is to monitor patterns of irreversible or permanent use of land and soil resources to get a better understanding of the extent to which this activity is a potential resource management issue.

Method

Environmental Monitoring

- Type of soils for permanent uses

- Amount and rate of soils used for permanent uses.

LAND AND SOIL — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected from implementing Section B1.1:

- The number of contaminated sites in the District does not increase.

- Land disturbed by earthworks or excavations is stable when earthworks cease.
- Contaminated land is not used for dwellings, to rear crops or animals or for recreation where people have contact with the land or soil.
- Buildings and structures are not erected on unstable land.
- Versatile soils are not used for new residential or business areas, if other appropriate sites are available adjoining the township.
- A stock of soil and land resources in the District is maintained for the reasonably foreseeable needs of future generations.

LAND AND SOIL — MONITORING

See Part E, Appendix 1.

B1.2 WATER — ISSUES

Urban land use can have adverse effects on groundwater and surface water including:

- **The ecological values within the water and along the margins of lakes and rivers;**
- **Tāngata whenua values**
- **Recreational, cultural, social, economic and health values to the Selwyn District Community.**

Water is an important natural resource in Selwyn District. The Canterbury Plains portion of the District is located above a large, unconfined aquifer. This aquifer supplies residents in both Selwyn District and Christchurch City with some of the best untreated drinking water in the world. The District also features many lakes, rivers and streams. It is bounded by the Waimakariri and Rakaia rivers and by Te Waihora/Lake Ellesmere. These waterbodies have: ecological, aesthetic, recreational and cultural values. All are sites of mahinga kai (food gathering) or waahi taonga or waahi tapu (cultural significance) for Ngāi Tahu and local Rūnanga. Most drinking water in Selwyn District is obtained from groundwater. Some waterbodies supply drinking water to townships and to many rural residents.

Activities in townships can affect water resources in the following ways:

- Demand for water supplies can affect the quantity of water in rivers, groundwater, lakes and wetlands;
- Discharge of contaminants can affect water quality; and
- Activities along the edge of waterbodies can affect their natural character, values and public access to them.

Adverse effects of increased stormwater runoff rates on flooding in waterbodies are addressed in Section 3.1 – Natural Hazards.

Water Quantity

All townships need water supplies for domestic and business use, and for firefighting. In all townships in Selwyn District, except Doyleston, water supplies are reticulated. As a township grows:

- Work may be needed to upgrade the current supply and reticulation system to meet increased demand. This issue is addressed in Part B, Section 2.2 – Utilities.

Water supplies are affected by the Waimakariri River Regional Plan. This plan limits the amount of water that can be taken for municipal supplies from waterbodies in accordance with management regimes set by these plans. There are exemptions from restrictions for domestic use (drinking, cooking and washing) and for stockwater. Watering gardens, irrigation use by industry will be restricted from time to time. Consent for the taking and use of water may be required by Environment Canterbury. Changes to the Selwyn District Plan cannot be inconsistent with the Waimakariri River Regional Plan.

The taking and use of water are controlled by Regional Councils under the Act.

Water Quality

The protection of ground and surface water is an issue for Selwyn District. The Council assesses the quality of domestic water by reference to the current Drinking Water Standards for New Zealand (2000). On occasions some water supplies in the District do not comply with these standards, particularly those from shallow aquifers, or from surface water sources. The main contaminants of concern are micro–organisms and nitrates.

Private potable (drinking) water supply wells require potable water under the Health Act 1956 and the Building Act 2004.

Parts of some waterbodies in Selwyn District, particularly the Selwyn River/Waikirikiri and its tributaries, sometimes record concentrations of contaminants that exceed recommended levels for contact recreation (bathing). This usually occurs during very low flows in summer. Often, there is more than one source of contamination of water, and the sources are not easy to detect or manage. The Central Canterbury Plains groundwater resource is mostly unconfined and as a consequence is vulnerable to contamination from activities at the land surface. On the lower plains, the aquifers are confined where the confining layers help protect the groundwater from contaminant sources. The prevention of ground and surface water contamination is an issue for Selwyn District.

Activities in townships that are most likely to affect water quality include:

- Inappropriate design and siting of facilities that use, store or manufacture contaminants;
- Ineffective on–site effluent treatment and disposal;
- Untreated stormwater running off roads and other hardstanding surfaces into waterbodies; and
- Removing or replacing vegetation growing along the edge of waterbodies which can help filter sediments and nutrients out of stormwater runoff.

Adverse effects from the expansion of townships can be remedied or mitigated by:

- Siting facilities appropriately;
- Improving effluent treatment and disposal systems;
- Improving stormwater treatment prior to disposal; and
- Providing for adequate riparian margins and enhancing vegetation planted along the edge of waterbodies.

Activities in Riparian Margins

When land is converted from rural uses into new residential or business areas, the vegetation along the water's edge may be removed to increase the view of the water; to build or widen a road; or to replace scrub and tussocks with trees and lawn. Removing riparian vegetation may affect:

- The stability of the bank and sediment entering the water;
- The ability of the vegetation to filter contaminants out of rainfall runoff; and
- The natural character and habitat values of the edge of the waterbody.

Expansion of townships is also an opportunity enhance the character and values of riparian vegetation by planting suitable species to trap sediment or contaminants and provide ecological habitats. These areas can be set aside as esplanade strips. When appropriate, esplanade reserves may also be set aside. Esplanade reserves also provide for public access along the waterbody. Consequently esplanade reserves will not be appropriate in all areas, for example, if public access will disturb an area with special ecological or cultural values. This section of the Plan deals principally with esplanade strips as a mechanism to help to maintain or improve water quality and the natural character of the edge of waterbodies. Part B, Section 1.3 addresses esplanade reserves for public access along waterbodies.

Activities on the Surface of Waterbodies

Activities on the surface of waterbodies can also affect water quality, disturb wildlife, and affect the aesthetic, recreational or cultural values associated with a waterbody. All waterbodies in or adjoining townships in Selwyn District are subject to the Water Recreation Regulations 1979, except for the Rakaia River at Rakaia HutsThe Water Recreation Regulations 1979 restrict the speed of motorised craft for safety reasons. The ecological and aesthetic values of the waterbodies may also benefit.

Other activities located on the surface of waterbodies and which can affect waterbodies include:

- Building structures from the bank across or over the waterbody; or
- Mooring craft permanently on the waterbody for accommodation or business activities.
- Watercraft whose engines discharge fuel contaminants to waterbodies.

Most waterbodies in Selwyn District are in the rural area and effects of activities on them are addressed in the Rural Volume of the Plan.Some waterbodies flow through townships and erecting structures or moorings on or across them is addressed in this volume of the Plan.

Value of Water to Māori

Water is taonga (sacred) to Māori. Activities which degrade the quality or reduce the quantity of water in waterbodies are of particular concern to Ngāi Tahu and local Rūnanga. All waterbodies in Selwyn District are sites of waahi taonga and waahi tapu, (cultural significance) or mahinga kai (food gathering).The quality of water and ecological values in these areas are particularly important.

While most waterbodies in Selwyn District are in the Rural zone, activities in townships affect them both directly, for example the treatment and disposal of reticulated sewage from a town, and indirectly. The Canterbury Plains are largely an unconfined aquifer. Groundwater and waterbodies from different parts of the District mix, as they flow towards Te Waihora/Lake Ellesmere.

Water quality in Te Waihora/Lake Ellesmere has deteriorated over many years. Te Waihora/Lake Ellesmere is an internationally renowned wetland, significant commercial and recreational fishery, and an area of immense cultural significance to both Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga. Both Rūnanga would like water quality improved and enhanced in Te Waihora/Lake Ellesmere to ensure that the total lake can be used for mahinga kai (food gathering). Ngāi Tahu would like water quality actively improved and enhanced in Te Waihora/Lake Ellesmere to ensure that the total Lake can be used for mahinga kai (food gathering) as it was used in the past.

The discharge or leaching of waste into water, including treated or untreated sewage, is an issue of particular concern to local Rūnanga . This issue is specifically addressed in Part B, Section 2.4 – Waste Disposal.

Issues Under the Act

Effects of activities on water is an issue under the Act, for several reasons:

- Poor water quality or low water quantity may not safeguard the life–supporting capacity of water (Section 5(2)(b));
- The natural character of wetlands, lakes, rivers and their margins, must be recognised and protected (Section 6(a));
- The maintenance and enhancement of public access to and along lakes and rivers must be recognised and protected (Section 6(d));
- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga must be recognised and protected (Section 6(e)); and
- Particular regard must be had to the protection of the habitat of trout and salmon (Section 7(h)).

In addition, some waterbodies may be “significant areas of indigenous vegetation or significant habitats of indigenous fauna” or “outstanding natural features” which must be recognised and protected under sections 6(c) and 6(b) of the Act, respectively. These issues are specifically addressed in Part B, Sections 1.3 – Ecosystems and Section 1.4 – Outstanding Natural Features and Landscapes.

Functions of Regional and District Councils

Control over most of the activities which affect water quality and quantity is a function of Regional Councils under section 30 of the Act, including:

- Taking, damming, diverting and using water;
- Discharges of contaminants into water;
- Land uses affecting water quality or quantity;
- Activities in the beds of lakes and rivers; and
- Activities in the Coastal Marine Area.

District Councils control actual and potential effects of activities on the surface of water (Section 31(l)(e)), taking of esplanade strips and reserves at subdivision, and effects of land uses on the environment (Section 31(l)(b)), in general.

WATER — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues relating to water:

Water Quality

The Plan focuses on maintaining and improving water quality because:

- It is the most significant water issue in Selwyn District; and
- It is not easily managed through controlling discharge permits alone.

The Plan does this by:

- Requiring any proposed activity to demonstrate that it can be supplied with water supplies, and effluent and stormwater treatment and disposal, without adversely affecting the environment.
- Requiring activities to have reticulated sewage treatment and disposal where the Regional Council will not issue discharge permits for on–site effluent disposal.
- Rules to manage effects of activities along the edge of waterbodies – earthworks; structures; hazardous substances.
- Rules to manage effects of erecting structures across waterbodies and permanent moorings.
- Rules to take esplanade strips to protect the natural character of waterbodies, and esplanade reserves to allow public access along specifically identified waterbodies.

- Voluntary programmes to enhance vegetation planted along waterbodies and the opportunity to use esplanade reserves, strips and planting to improve amenity and natural character.

- Focusing on water quality, the Plan provisions should also help:

    - To maintain and enhance the ecological habitat values of the waterbodies and riparian margins; and

    - To protect or enhance the values of sites of mahinga kai, waahi tapu and waahi taonga

WATER — OBJECTIVES

Objective B1.2.1

Expansion of townships in Selwyn District maintains or enhances the quality of ground or surface water resources.

Objective B1.2.2

Activities on land and the surface of water in Selwyn District:

- **Do not adversely affect ground or surface water resources;**

- **Do not adversely affect waahi tapu or waahi taonga;**

- **Maintain or enhance the ecological and habitat values of waterbodies and their margins;**

- **Maintain or enhance the water quality and ecological values of sites of mahinga kai (food gathering); and**

- **Promote public access along rivers and streams, where appropriate.**

Explanation and Reasons

Most activities that directly affect water quality and water quantity are controlled by Regional Councils under section 30 of the Act. Objectives B1.2.1 and B1.2.2 can only relate to activities which District Councils manage under the Act:

- The location of new residential and business areas and, thus, where the demand for –associated water takes and discharges is likely to occur.

- Managing activities on water that do not involve intentional discharges to or near water, but could have accidental effects on water quality;

- Managing activities that impact upon the natural character, ecological, cultural, recreational or aesthetic values of waterbodies.

WATER — POLICIES AND METHODS

GENERAL

Policy B1.2.1

Ensure all activities in townships have appropriate systems for water supply, and effluent and stormwater treatment and disposal to avoid adverse effects on the quality of ground water or surface waterbodies .

Explanation and Reasons

Buildings in townships should have methods to supply water and dispose of effluent and stormwater that minimise adverse effects on the quality of ground or surface water or surface waterbodies. The methods required to comply with this policy may vary between townships depending on: their size; the depth to groundwater; and subsurface conditions.

In order to be habitable under the Building Act 2004, a building is required to have sanitary effluent treatment and disposal. That Act does not specify the standard of treatment and disposal needed to protect groundwater from adverse effects. The Transitional Regional Plan (General Authorisation) sets standards for effluent treatment and disposal, to protect groundwater. The District Plan identifies townships where reticulated effluent treatment and disposal is needed to avoid adverse effects on groundwater (Policy B1.2.5). Policy B1.2.6 identifies townships in Selwyn District where on–site effluent treatment and disposal may require a specialist designed on–site system to comply with the Transitional Regional Plan requirements.

Method

District Plan Rules

- Subdivision – General (all zones)

- Building – Water Supply (all zones)

- Sewage Treatment and Disposal

Policy B1.2.2

Ensure land rezoned to a Living or Business zone can be serviced with a water supply and effluent and stormwater disposal without adversely affecting groundwater or surface waterbodies.

Explanation and Reasons

When land is rezoned, separate resource consents are sometimes required for water supply, and effluent and stormwater disposal, depending on how it is done. These consents are usually not applied for until after the plan change is granted. Therefore, plan change applications must include sufficient information that the District Council and any submitters can be satisfied that the new residential or business area can be supplied with water and with effluent and stormwater disposal, without adversely affecting waterbodies or ground water.

The Council does not think it promotes sustainable management of natural or physical resources to rezone land to expand townships, if that land cannot be serviced with water supplies, and effluent and stormwater disposal in accordance with Part 2 of the Act. The Council has a function to achieve the integrated management of the natural and physical resources of the District (section 31(I)(a). Effects of stormwater disposal on flooding are addressed in Section B3.1 – Natural Hazards.

Method

District Plan Policies

- Matter to be considered when assessing plan change requests to rezone land

WATER SUPPLIES

Policy B1.2.3

Require the water supply to any allotment or building in any township, and the Living 3 Zone, to comply with the current New Zealand Drinking Water Standards and to be reticulated in all townships, except for sites in the existing Living 1 Zone at Doyleston.

Explanation and Reasons

Water supplies in all townships should be reticulated, to minimise the potential for groundwater to become contaminated as the result of land uses. The Plan also requires any extension of new Living or Business zones at Doyleston to have a reticulated water supply.

Part B, Section 2.2 – Utility, Policy B2.2.2 requires connections to water supplies to be available at the boundary of new allotments, before they can be sold.

Method

District Plan Rules

- Subdivision – General (all zones)

- Buildings – Water Supply (all zones)

Policy B1.2.4

Recognise and promote the need for protection zones around water supply bores, to reduce the risk of contamination from land uses.

Explanation and Reasons

Water supply bores need an area around them where any activities which may contaminate groundwater are managed to reduce the risk of contaminating water supplies. This area is known as a Zone of Influence. Its size decreases as the well depth increases because the risk of contamination is reduced by the filtering effect of the subsoil and gravels.

The discharge of contaminants on to land within Zones of Influence that can affect water quality is managed by Environment Canterbury through separation distances between activities discharging to water and activities taking water. However, land uses which do not require discharge permits can also affect groundwater in the Zone of Influence. Conversely, Zones of Influence that extend beyond the boundary of a site, can also affect other people's activities on their own land.

The District Council will advocate for any developer putting in a community water supply well in the future to ensure the Zone of Influence is contained within the land subject to the proposed rezoning or subdivision, or else negotiate an easement with the adjoining landowner(s) for the Zone of Influence on his/her property. The Council will also lobby Environment Canterbury to recognise that Zones of Influence outside property boundaries have potential effects on other landowners.

Methods

Information

- Zones of Influence for existing public and community water supply bores in the District are shown on the Council's GIS

Advocacy

- Use opportunities to promote stronger recognition and management of Zones of Influence with Environment Canterbury

Plan Change

- Requests to rezone land for new residential or business developments include provisions to protect Zones of Influence of any new public water supply base.

Policy B1.2.5

Require any sewage treatment and disposal to be reticulated in the townships of Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton.

Explanation and Reasons

Policy B1.2.5 lists the townships which have reticulated sewerage treatment or disposal, or where it is required to avoid adverse effects on groundwater resources.

Part B, Section 2.2 – Utilities, Policy B2.2.2 requires connections to a reticulated sewage treatment and disposal system to be available at the boundary of any allotment in the towns listed in Policy B1.2.5, before the new allotment is able to be sold.

Doyleston and Leeston

A number of new connections are available as the system has been upgraded and expanded and a new discharge consent was obtained in 2001.

West Melton

A study done for the Council (Lewis and Barrow 1999) indicates reticulated sewerage treatment and disposal is needed on allotments less than 2 hectares in size, to avoid the risk of groundwater contamination.

Other townships are not listed in Policy B1.2.5, for the following reasons:

Darfield and Kirwee

A study done for the Council (Lewis and Barrow 1999) indicates that on–site effluent treatment and disposal at Darfield and Kirwee is unlikely to contaminate groundwater within the life of this District Plan. This result is due to the significant depth to groundwater in this area. The results of the Lewis and Barrow Study (1999) are neither accepted at Environment Canterbury nor supported by an independent review by URS (2000). However, Environment Canterbury has indicated that:

- It will seek the provision of reticulated sewage treatment and disposal for new houses in residential areas in West Melton

- It will continue to issue discharge permits for on–site sewage treatment and disposal for new houses in residential areas at Darfield and Kirwee.

Other Townships

The remaining townships in Selwyn District have reticulated water supplies and on–site effluent treatment and disposal systems. The depth to groundwater or ground conditions in some areas may result in a risk of groundwater contamination. Studies have not been done and Environment Canterbury issues discharge permits for on–site effluent treatment and disposal in these areas.

The control of discharges is a specific function of Regional Councils under section 30 of the Act. Therefore, there is no basis for the district plan to require reticulated sewage, while Environment Canterbury issues permits for on–site effluent treatment and disposal. Should this practice change in the future, reticulated sewage treatment and disposal may be needed in these townships.

Part B, Section 2.2 – Utilities, includes a policy that requires connections to a reticulated sewage treatment and disposal system be available at the boundary of any allotment in the towns listed in Policy B1.2.5, before the new allotment is able to be sold.

Methods

District plan rules

- Subdivision – General (all zones)

- Buildings – Effluent Disposal (all zones)

District plan policies

- For assessing plan changes to rezone land

Policy B1.2.6

Ensure any building erected in the townships of: Arthur's Pass, Coalgate, Dunsandel, Glentunnel, Hororata, Rakaia Huts, Sheffield, Waddington, Springfield and Whitecliffs, has a site large enough to accommodate the type of on–site effluent treatment and disposal system needed to treat effluent, adequately.

Explanation and Reasons

The Transitional Regional Plan sets a standard to which effluent must be treated, before it reaches groundwater. The depth to groundwater and ground conditions in places in and around the townships listed in Policy B1.2.6, mean conventional on–site systems may not treat effluent to that standard. A specialist–designed system or additional treatment may be needed. These systems often need a larger area to operate and, consequently, larger allotment sizes are required.

Policy B1.2.6 applies to rezoning land for new residential or business development; the subdivision of land to create new allotments; and erecting buildings on existing allotments in these townships. The reason is to ensure that new residential areas are not zoned, subdivided and allotments sold, only to find people cannot get discharge permits or building consents for on–site sewage treatment and disposal.

Methods

District Plan Rules

- Subdivision – General (all zones)
- Building – Effluent Disposal (all zones)

District Plan Policies

- To assess plan changes to rezone land

OTHER CONTAMINANTS

Policy B1.2.7

Minimise any potential risk of adverse effects on water quality or bank stability from earthworks; structures; hazardous substances; waste disposal; or tree planting or harvesting in close proximity to waterbodies .

Explanation and Reasons

Control of the discharge of contaminants into water and land uses which affect water quality are specific functions of Regional Councils under the Act (section 30). Policy B1.2.7 addresses potential effects of activities when there is no intentional discharge to water. Activities near waterbodies should be undertaken in ways which minimise damage to the waterbody, should any unintentional or unforeseen effects occur.

The policy is implemented using rules and voluntary riparian management and enhancement. The rules require: earthworks; structures; and storing hazardous substances to be set back a specified distance from waterbodies, or obtain a resource consent. The rules exempt activities with minor effects such as post holes and floodgates on existing structures. The Plan rules also control waste disposal and the manufacture of hazardous substances, generally.

The use of chemical sprays near waterbodies is controlled by Regional Councils under section 15 (1)(c) of the Act.

Methods

District Plan Rules

- Earthworks (all zones)
- Erecting Buildings (all zones)
- Utility Structures (all zones)
- Hazardous Substances (all zones)
- Waste Disposal (all zones)
- Setbacks from Waterbodies (Living zones)

Policy B1.2.8

Recognise potential benefits of some species of riparian vegetation in some areas for improving: water quality; bank stability and habitat values for aquatic species and riparian species.

Explanation and Reasons

Riparian vegetation means the vegetation growing along the edge of waterbodies. The riparian area is the area of land along the edge of a waterbody. This term should not be confused with “riparian rights” – a legal term with far broader implications. The term for access, used in the Act and this Plan, is “esplanade reserve”.

Research in New Zealand and overseas shows that some species of vegetation planted in riparian areas, act as filters for sediment and other contaminants found in runoff from land into waterbodies. The benefits depend on many factors, including: the amount, condition and species of riparian vegetation; the soil type and slope; the quantity of water and regularity of flow in the waterbody; and the adjoining land uses. Riparian vegetation can have other benefits too, such as: providing habitat for wildlife; and shading waterbodies, which keeps water temperatures more regular for aquatic life.

Some of the plant species that grow along the edge of waterbodies in New Zealand are pests. They need to be cleared or contained to prevent them spreading into and choking waterbodies.

Riparian vegetation can be a very low cost, effective tool to mitigate effects of land uses on water quality by filtering contaminants in runoff. It has the additional benefit of providing habitat for riparian species and regulating water temperature for instream aquatic species. Certain species of riparian vegetation need to be planted to have these benefits. In some areas, existing activities such as stock grazing or waterbody cleaning may be able to be managed to reduce impacts on riparian areas. District Plan rules cannot provide for the enhancement of existing riparian areas or prevent people continuing existing uses which may reduce the potential benefits of riparian

vegetation. Policy B1.2.8 is implemented using community based, voluntary, riparian management tools.

Riparian Management Tools

Three types of tools may be used:

- Providing information and advice about species to plant and how to manage riparian areas to maximise benefits for water quality or species habitat. This information is available to anyone.

- Developing active planting and riparian management programmes with landholders and the community, in areas with degraded water quality. Such programmes have been initiated by Environment Canterbury in some parts of the District. Selwyn District Council will continue to promote and support these initiatives.

- Creating Esplanade Strips – see Policy B1.2.9.

The riparian management tools do not replace all other methods for managing effects of activities on waterbodies. Policies and rules are used to manage effects of significant land use changes on waterbodies, as described in Policy B1.2.7. The riparian management tools compliment the District Plan Rules by targeting existing uses where rules cannot apply; and areas where enhancement rather than maintenance of the status quo is needed to improve water quality.

Methods

Information

- On riparian management (all zones)

Advocacy

- Riparian management programmes (in conjunction with Environment Canterbury)

Policy B1.2.9

Create esplanade strips or esplanade reserves to maintain and enhance water quality, riparian vegetation, and the natural character of waterbodies, where appropriate.

Explanation and Methods

An esplanade strip is an area of land adjoining a lake or river which is managed to maintain or enhance: water quality; natural character; or ecological values, in the water or along the riparian area. Esplanade reserves provide public access along the waterbody. Esplanade strips may have no or only limited public access.

Esplanade strips or reserves can be created when land is subdivided. They may be negotiated with the landowners at any time. The areas where consideration will be given to the provision of an esplanade reserve or esplanade strip when land is subdivided are set out in Part E, Appendix 12. Until these rules come into force (when the Plan is made operative) transitional provisions in the Act apply. If land is rezoned by a plan change, the plan change may include rules to create esplanade reserves or strips, in accordance with the district plan policies.

The rules provide for esplanade strips to be created along any waterbody where they will help to protect or enhance riparian vegetation or water quality, or protect sites of ecological or cultural values.

Esplanade reserves may be created, for public access, along the rivers listed in Part E, Appendix 12.

Method

District Plan Rules

- Esplanade strips (all zones)

- Esplanade Reserves (listed waterbodies)

District Plan Policies

- To include rules for esplanade strips or reserves in accordance with the district plan policies

Policy B1.2.10

Investigate options for reducing the impact that cleaning and maintaining waterbodies has on riparian vegetation and instream aquatic life.

Explanation and Reasons

Many waterbodies in the south–eastern part of Selwyn District have been modified and added to by ‘man made’ drains, to establish a comprehensive land drainage system. Stockwater race systems were established to provide stockwater to large, early Canterbury runs. These waterbodies have developed into habitats for aquatic and riparian species over time. Water quality in the District’s drainage system is important because water drains into Te Waihora/Lake Ellesmere.

Drains and water races need to be periodically cleaned to maintain water flow. In some rating areas the Council does this. In other areas it is the responsibility of individual landowners. The method used to maintain waterbodies needs to be cost–effective for landowners or ratepayers. It also needs to minimise damage to both instream aquatic values and riparian vegetation. The duties under Part 2 of the Act apply equally to the Council in carrying out its functions as a user and provider of resources, as to any private company or individual.

Therefore, Policy B1.2.10 requires the Council look at the impact of current methods of maintaining waterbodies and the technical and fiscal feasibility of alternatives.

Method

Investigation

- Alternative methods for cleaning and maintaining waterbodies (all zones)

ACTIVITIES ON THE SURFACE OF WATERBODIES

Policy B1.2.11

Ensure any structure or mooring which is located on or passes over or across the surface of a waterbody is:

- **Readily moveable; or**
- **Necessary for flood protection or access across the waterbody; and**
- **Any adverse effects on wildlife, waahi tapu or mahinga kai sites; aesthetic, heritage or recreational values; or public access to the waterbody; are avoided, remedied or mitigated; or**
- **Any adverse effects on existing uses are avoided, remedied or mitigated.**

Explanation and Reasons

District Councils control effects of activities on the surface of water under section 31(1)(e) of the Act. Most recreational activities occur in rural areas, but activities on the surface of waterbodies in townships can include: structures such as fences, utility structures or retaining walls. The policies do not prevent these things occurring, but ensure that they are constructed in ways which do not adversely affect the other values of waterbodies.

The speed and handling of motorised craft on waterbodies, to maintain public safety, is addressed through the Water Recreation Regulations 1979. These regulations, or their successors, are now administered by Regional Councils (under the Local Government Amendment (No. 2) Act 1999.

Method

District Plan Rules

- Activities on the Surface of Water (all zones)

WATER — ANTICIPATED ENVIRONMENTAL RESULTS

The following outcomes should result from Section B1.2:

- Activities in townships have the level of services they require to avoid adverse effects on groundwater and surface water resources.
- Urban activities undertaken in proximity to rivers, lakes and wetlands have minimal risk of unforeseen adverse effects on water quality.
- The water quality in waterbodies is maintained and enhanced.
- Groundwater quality is maintained and enhanced.
- Water quality and ecological values of sites of mahinga kai, waahi taonga and waahi tapu, are maintained or enhanced.
- An increase in the amount and diversity of vegetation planted along riparian margins.
- An increase in the habitat values of riparian areas.
- Structures and activities on the surface of waterbodies where possible do not detract from the natural character and ecological, cultural, heritage and recreational values of waterbodies.

WATER — MONITORING

See Part E, Appendix 1.

B1.3 ECOSYSTEMS — ISSUES

Loss of or damage to:

- **The habitat of trout and salmon; or**
- **Areas of significant indigenous vegetation or significant habitats of indigenous fauna; or**
- **Wetlands; or**
- **The natural character of rivers or lakes or their margins;**

from rezoning and development of land for residential and business activities.

The land area of Selwyn District is predominantly rural, interspersed with many small townships. Most of the land in the District has been modified by people's activities, but there are sites and areas that have significant natural or ecological values. Most of these sites are located in the less densely settled parts of the Rural zone. There may be an occasional site located in or close to a township which contains an area of indigenous vegetation or wetland that has 'significant' ecological values. Rivers or streams also run through or adjoin townships.

Arthur's Pass village has special features. It is surrounded by Arthur's Pass National Park but is, in the main, not part of that Park.Land use activities undertaken within the Living 1 zone at Arthur's Pass that involve the introduction of exotic tree species or animals may adversely affect indigenous flora and fauna within the Park.

If land is rezoned from Rural to Living or Business, an opportunity is created to provide for houses or businesses at a much denser scale.The resulting activities may affect the "significant" ecological values of sites or the natural character of rivers, wetlands or their margins. Effects may be:

- Direct, e.g. clearing vegetation or earthworks; or
- Indirect, e.g. by disturbance from increased numbers of people, vehicles and domestic pets, changing land drainage patterns, stormwater runoff and effluent disposal.

Part of promoting sustainable management of natural and physical resources includes:

- Safeguarding the life-supporting capacity of water and ecosystems (section 5(2)(b));
- The preservation of the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, and their protection from inappropriate subdivision, use or development (section 6 (a)); and
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (section 6(c)).

The term sites of "significant ecological value" is used in this plan to refer to sites protected under section 6(c) of the Act.

Recognising and protecting sites with "significant" ecological values maybe an issue if land is rezoned for the expansion of towns. There are no known sites of potentially "significant" ecological values in existing Living or Business zones in the District.

The Plan provides for protecting rivers and their margins from adverse effects associated with subdivision, earthworks and erecting structures in townships. Adverse effects of activities on sites with "significant" ecological values, wetlands, lakes and rivers and their margins in the Rural zone, are addressed in the Rural Volume of the Plan.

Sites developed for new residential or business activities may also contain areas of bush or trees that do not warrant protection under section 6(c) of the Act, but which add to the amenity values of the township. This matter is addressed inSection B3.4 –Quality of the Environment, Policy 3.4.33.

ECOSYSTEMS — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with sites of "significant" ecological values and rivers and their margins, in and adjoining townships.

- Any area that contains indigenous vegetation, a wetland(s) or adjoins a lake or river must be assessed for its ecological values before it is rezoned Living or Business. The criteria for assessing ecological values is set out in Part E, Appendix 8.
- Provision to create esplanade strips (or reserves), if appropriate to protect the margins of lakes and rivers, when land is subdivided.
- Rules to manage adverse effects of earthworks and structures along the edge of waterbodies apply in Living and Business zones.
- Voluntary programmes and economic incentives to enhance sites with "significant ecological values" or the natural character of the margins of rivers.

ECOSYSTEMS — OBJECTIVES

Objective B1.3.1

Areas of "significant indigenous vegetation and significant habitats of indigenous fauna" are recognised and protected as townships expand.

Objective B1.3.2

The natural character of wetlands and rivers and their margins, are recognised, protected and enhanced, where appropriate, in townships.

Objective B1.3.3

The protection of flora and fauna in Arthur's Pass National Park by controlling the introduction of exotic tree species in Arthur's Pass village.

Explanation and Reasons

The majority of sites with potentially "significant ecological values" in Selwyn District are located in the less densely settled parts of the Rural Zone. However, the Council's current data on possible sites is not comprehensive for the whole District.

It is possible that land around existing townships may contain sites with potentially "significant ecological values". As any person may make a request to rezone land at almost any time, the Council cannot know whether any request to rezone land will contain such a site.

Objective B1.3.1 does not prevent the expansion of townships in the direction of potentially "significant sites". It requires the ecological values of the site be recognised and protected. This may be achieved in a variety of ways, including incorporating the site into the proposed development as a reserve or special feature. The result may afford the site better protection or opportunities for enhancement, than maintaining the status quo.

There are several rivers and streams which flow through townships in the Selwyn District. To meet the requirements of section 6(a) of the Act, the Plan must ensure that the natural character of these rivers and streams and their margins, is protected. Objective B1.3.2 also aims to enhance the natural character of the margins of rivers and streams. This may be appropriate where that natural character has been degraded and an individual or group want to help restore it. Any enhancement activities are voluntary - they cannot be forced on people by the Council. There are policies and methods set out in the Plan to encourage enhancement.

ECOSYSTEMS — POLICIES AND METHODS

Policy B1.3.1

Ensure any wetland or area containing indigenous vegetation on a site is assessed to establish its ecological values, before the land is rezoned for new residential or business development.

Explanation and Reasons

Part of the information accompanying any plan change request (by the Council or a private individual) should be a description of any area containing indigenous vegetation or any wetland on the site. The description should include an assessment of the ecological values of any such area, in accordance with the criteria set out in Part E Appendix 8.

The assessment is required when the land is rezoned, rather than when it is subdivided to create new allotments or buildings erected. The Council does not consider it promotes the sustainable management of natural and physical resources to rezone land and indicate that it is appropriate for expanding a township if:

- It is not certain that there are no sites of potentially "significant ecological value" on the land; or
- It is not certain that any such site can be adequately protected if the land is used for new residential or business development.

Method

District Plan Policies

- For assessing any plan change requests to rezone land for new residential or business activities.

Policy B1.3.2

Ensure any site which is assessed under Part E, Appendix 8 as a site potentially worthy of protection is legally and physically protected from any adverse effects of rezoning the land or any subsequent activities on the land.

Explanation and Reasons

Policy B1.3.2 applies to any site of indigenous vegetation which is assessed under Part E, Appendix 8 and found to have ecological values of protection.

The policy only requires the site to be protected if adverse effects are likely to result from the proposed rezoning and subsequent activities. If the site will not be affected, then the Council does not think it can require formal protection of the site, considering its duties under section 32 (l)(c) of the Act. The method of "doing nothing" will protect this site if the rezoning and subsequent activities will not adversely affect it.

Methods

District Plan Policies

- For assessing any plan change request to rezone land for new residential or business activities.

Alternative Means

- The protection of sites may be achieved through other means including the following:
    - Iwi management plans
    - Information provision
    - Use of other legislation
    - Advocacy
    - Promotion and co-operation
    - Heritage orders
    - Covenants
    - Management plans
    - Purchase

Policy B1.3.3

Ensure any wetland, river or stream, or its margins are preserved and protected from any adverse effects on natural character or ecological values from any rezoning of land; subdivision of land; or any subsequent activities.

Explanation and Reasons

Policy B1.3.3 is to ensure that any river or stream or its margins is protected from any adverse effects associated with any activity in a township or any proposal to rezone land for new residential or business activities. The river or stream or its margins do not need to be assessed as sites with “significant ecological values” to be protected under Policy B1.3.3. Section 6(a) of the Act applies to the natural character of all wetlands and lakes and rivers and their margins.

Policy B1.3.3 only requires protection of these areas if their natural character or ecological values may be adversely affected by a proposed activity. If there are no possible adverse effects likely to arise, then the Council does not think it can require any measures be taken to protect the area, given its duties under section 32(l)(c) of the Act.

Policy B1.3.3 may be implemented by taking an esplanade strip or reserve in accordance with the Subdivision rules, or by using rules to create building or activity setbacks.

Methods

District Plan Policies

- For assessing any plan change request to rezone land for new residential or business activities.

District Plan Rules

- Activities near waterbodies (all zones)
- Esplanade strips (all waterbodies)
- Esplanade reserves (selected waterbodies)

Policy B1.3.4

Ensure the maintenance and enhancement of public access to and along the margins of lakes or rivers except where it adversely affect their natural character, cultural values or sites of “significant ecological value”.

Explanation and Reasons

The provision of public access along the edges of the coast, lakes and rivers is a matter to be recognised and protected under section 6(d) of the Act. The Act provides for the Council to take land to provide esplanade reserves for such access, when land is subdivided (section 230). The rivers and lakes on which esplanade reserves may be taken in Selwyn District’s townships are listed in Part E, Appendix 12.

Sometimes, public access along rivers and lakes can have an adverse effect on the natural character or ecological values of the edge of the waterbody. The Plan provides for esplanade strips to be taken to protect the margins of all rivers and lakes (Policy B1.3.3). However, esplanade reserves or public access through esplanade strips will only be provided if public access will not adversely affect the natural character or ecological values of the river or stream, or its margins, or adversely affect cultural values.

Methods

District Plan Rules

- Discretion to not take at subdivision stage, esplanade reserves along the waterbodies listed in Appendix 12.

Policy B1.3.5

Avoid the introduction of tree species to Arthur's Pass village where there is the potential for these to impact adversely on the flora and fauna of Arthur's Pass National Park.

Explanation and Reasons

Policy B1.3.5 recognises the special character of the Arthur's Pass village and seeks to avoid any adverse impacts on exotic tree planting on the surrounding National Park.

Methods

District Plan Rules

- Controlling the introduction of planting of exotic trees.

ECOSYSTEMS — ANTICIPATED ENVIRONMENTAL RESULTS

The following outcomes should result from implementing Section B1.3:

- Any site of "significant ecological value" is protected as part of expanding townships.
- The character and ecological values of wetlands, lakes and rivers in or adjoining towns are retained.
- In expanding townships, the natural character of wetlands, lakes and rivers is enhanced.
- Public access along the edge of lakes and rivers does not detract from their natural character or ecological values.
- Esplanade strips or reserves are created along the edge of Liffey Stream where it adjoins Lincoln township.

ECOSYSTEMS — MONITORING

See Part E, Appendix 1.

B1.4 OUTSTANDING NATURAL FEATURES AND LANDSCAPES — ISSUES

- **Adverse effects of the expansion of townships on outstanding natural features and landscapes located in close proximity to them.**
- **Effects of residential development and the expansion of townships on the landscape values of the Canterbury Plains.**

Introduction

Part of promoting the sustainable management of natural and physical resources is recognising and protecting:

> "Outstanding natural features and landscapes from inappropriate subdivision, use and development" (section 6(b)).

Selwyn District Council has used the results of township surveys (November 1998 and April 1999); public workshops (October 1999); work with focus groups in the high country and the Port Hills, and the submissions on the proposed plan 1995 to help identify the outstanding natural features and landscapes in Selwyn District, and appropriate and inappropriate activities in these areas.

All outstanding natural features and landscapes are located in the Rural zone and are comprehensively addressed in the Rural Volume of the Plan.Some townships are in close proximity to some outstanding natural features. Growth of these townships in a particular direction or pattern may adversely affect the values of some outstanding natural features or landscapes.

Adverse Effects on Outstanding Natural Features or Landscapes

The villages of Arthur's Pass, Castle Hill and Lake Coleridge are located in the Selwyn high country.Arthur's Pass Village is unusual in that it is surrounded by Arthur's Pass National Park. The largely unmodified indigenous vegetation, steep mountains and river gorges in the Park have high landscape, ecological and aesthetic values. These values, coupled with the absence of structures or other modifications in the Park, contribute to high amenity and recreational values. Arthur's Pass Village has an important role as a 'front door' to the National Park. Adverse impacts on amenity experienced within the village may therefore colour or detract from people's perceptions of the Park. Some of the houses in Arthur's Pass Village are sited within the National Park, including Department of Conservation staff houses and Aniwaniwa Cottage.

Other parts of the Selwyn high country are used for farming, forestry, recreation and some industry. They are working landscapes with modified vegetation cover, and contain structures and utilities as one would expect to find in most rural areas. However, the sparseness of the population, size of farms, and the topography of the area result in landscape values that are not found in townships or in rural areas on the Plains. Therefore the more intensive settlement and land use patterns occurring in the

townships in this area have a greater potential to affect the values of the surrounding landscape, than townships on the Plains.

Other townships in Selwyn District are located close to outstanding natural features. Whitecliffs, Glentunnel and Coalgate are all located between the Waimakariri River, Selwyn River/Waikirikiri and Malvern Hills. Sheffield Township is located by the Malvern Hills and Springfield Township by the Russell Range. These features were identified by residents in both township surveys (November 1998 and April 1999) and in public workshops (September 1999) as being important to the amenity values of their townships.

Effects of Residential Development on the Canterbury Plains

The Canterbury Plains are an outstanding natural feature – they make up the single, largest area of flat land in New Zealand. It has a distinctive landscape characterised by a predominantly mosaic or patchwork pattern of vegetation cover, interspersed by small townships and clusters of houses. Participants in a public workshop (October 1999) agreed that market forces are likely to maintain the mosaic or patchwork landscape of the Plains through the variety of land uses. However, patterns of settlement and residential density could affect the landscape values of the Plains. This section addresses effects on the landscape values of the Plains from the expansion of townships. Effects from subdividing land and increasing residential density in the rural area are addressed in the Rural Volume of the Plan.

The landscape between rural areas and townships is different due to the ratio of land to buildings and the associated activities. As townships expand and the urban areas increase, some people get concerned about the effects on the 'rural' part of the landscape. Usually, the most common effect is the merging of townships which are reasonably close to one another, with an associated change from a 'rural' landscape to an 'urban' one. In Selwyn District this effect may occur in two places:

- In the area between the boundary with Christchurch City and townships close to that boundary, such as Prebbleton and West Melton.
- Between townships which are close to one another, such as: Lincoln and Springston; or Leeston and Doyleston.

Objective 3 and Policy 5 of Chapter 12 of the RPS recognises the land between Christchurch City and a line extending from Tai Tapu to West Melton as having values because it creates a landscape contrast with the 'urban' area of Christchurch. The RPS advocates that this area remain used for 'rural and recreational' activities. The District Plan must be consistent with the RPS (under section 75(4)(b) of the Act). The RPS acknowledges that not all land in this area is used for recreational or rural activities, now. It does not discuss the issue of expanding townships which exist in this area

The townships of: Arthur's Pass; Castle Hill; and Lake Coleridge Village and the settlement of Bealey Spur, have had rules on building and landscaping in the past. The controls were to promote an alpine or mountain design theme. Some controls on building design, earthworks and landscaping continue to apply within the existing townships of Arthur's Pass and Castle Hill, to reflect the special design themes or character in these two areas. Building design is also addressed in Part B, Section 3.4 – Quality of the Environment.

The provisions are intended to maintain a character within the township as well as protecting the values of outstanding natural features and landscapes around the township. Corresponding controls within the Living zone at Lake Coleridge Village have been removed. The reason is that the style of buildings within the village does not have a unique design or character. It is similar to most townships in the District. However, the special amenity values of the trees and walkways are recognised in Part B, Section 3.4.

Effects of activities at Bealey Spur on outstanding natural features and landscapes are addressed in the Rural Volume of the Plan.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues with townships and outstanding natural features and landscapes:

- In policies, identify the effects on particular outstanding natural features and landscapes which should be avoided when towns expand.
- Describe the effects which activities in or adjoining the townships of Arthur's Pass; Castle Hill; or Lake Coleridge Village should have to maintain the landscape and amenity values of the high country.
- Ensure any land rezoned for the expansion of any town does not have these effects.
- Consider effects from the expansion of townships on the landscape values of the Canterbury Plains.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — OBJECTIVES

Objective B1.4.1

The expansion of townships does not adversely affect the values of outstanding natural features and landscapes.

Objective B1.4.2

The landscape and amenity values of the high country surroundings of Arthur's Pass, Castle Hill and Lake Coleridge Village are recognised and retained.

Objective B1.4.3

The special location of Arthur's Pass Village within the National Park is recognised, it's alpine and historic amenity values maintained and enhanced and the outstanding landscape values of adjoining areas of the Park protected.

Objective B1.4.4

The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.

Explanation and Reasons

Objective B1.4.1 is to ensure that any proposal to rezone land for new residential or business activities adjoining any townships does not adversely affect outstanding natural features and landscapes. The policies identify the specific landscapes or natural features that may be adversely affected by the expansion of townships.

Objective B1.4.2 recognises unique landscape and amenity values of the high country surrounding Arthur's Pass; Castle Hill and Lake Coleridge Village. The objective and associated policies do not prevent further residential or business development in or adjoining these towns, but require any expansion to be designed and site to complement the landscape values of the surroundings.

Objective B1.4.3 is to try and retain the pattern of rural land uses and pockets of urban settlement on the Canterbury Plains. This is achieved by policies to encourage new settlement to be clustered around existing townships; and to avoid "ribbon" residential or business development along main routes between towns. The objective also recognises the general thrust in the RPS to keep the urban boundary of Christchurch City separated and distinguishable from townships in close proximity to it.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — POLICIES AND METHODS

ARTHUR'S PASS

Policy B1.4.1

Ensure any activity undertaken or any structure erected within Arthur's Pass Village or any expansion of the village does not adversely affect the unique historic and amenity values of the village or the ecological, landscape, aesthetic or recreational values of Arthur's Pass National Park.

Explanation and Reasons

Arthur's Pass Village is surrounded by Arthur's Pass National Park. This unique environment gives the village special amenity values and unique business and recreational opportunities. It also means there are some restrictions which do not apply. These restrictions do not prevent people from undertaking activities, but manage how the activities are undertaken to protect this unique environment.

Methods

District Plan Policies

- To assess resource consent application and plan change requests to rezone land

District Plan Rules

- For a variety of activities as applying to alpine villages

Policy B1.4.2

Avoid multi-storeyed buildings, large structures protruding above roof lines, flashing or reflective structures, or other structures that dominate people's view of the surrounding mountains or Bealey River.

Explanation and Reasons

The mountains and Bealey River gorge at Arthur's Pass are clearly visible, rising steeply above the existing village. One or two storied buildings will not affect this outstanding landscape. Similarly, tall, slim structures like aerials and masts have only a minor effect on the skyline. However, structures which are both tall and wide, such as multi-storeyed buildings, large signs or satellite dishes protruding above rooftops, can dominate the landscape and detract from the natural features. The rules identify maximum height and bulk for structures as permitted activities. Larger structures may require a resource consent.

Method

District Plan Rules

- Buildings — Alpine Villages

Policy B1.4.3

Require buildings and structures to be designed, sited and coloured to reflect or complement either:

- **The topography and colours of the surrounding landscape; or**

- **The character and style of the old construction huts, in accordance with Section 3.4, Policy 3.4.29.**

Explanation and Reasons

Many buildings and structures in Arthur's Pass Village originate from the time the village was established as a construction camp for the Otira Tunnel. More recent buildings have adopted an alpine theme, using materials, colours and designs that reflect the surrounding landscape. As a result, existing buildings at Arthur's Pass tend to reflect one of three themes:

- Small construction huts and baches, often made out of corrugated iron or wood and brightly painted.

- The more permanent community buildings and larger houses made of stone and wood.

- More modern, chalet style buildings.

Some of the older style buildings at Arthur's Pass may not complement the natural landscape as well as the newer styles, but they are part of the landscape of the village and its heritage values. Part of promoting sustainable management also involves having particular regard to:

"The recognition and protection of the heritage values of sites, buildings, places or areas" (Section 7(e)).

Method

District Plan Rules

- Structures — Alpine Villages

Policy B1.4.4

Encourage the retention of existing indigenous vegetation within Arthur's Pass Village, and require landscaping and planting in the Village to use indigenous plants of the same species which are genetically sourced from the area. Avoid the planting of exotic trees and shrubs in the Village or other exotic vegetation that has the potential to create weed problems.

Explanation and Reasons

Indigenous vegetation is encouraged at Arthur's Pass Village; to complement the surrounding National Park; and to reduce the risk of exotic species spreading into the Park. There are permanent residents at Arthur's Pass. The Council thinks it would be unreasonable not to allow people to have vegetable or flower gardens with exotic plant species on their own property. However, it is reasonable to ensure these plants are not plants that spread easily, particularly by windborne seed, and that create or exacerbate plant problems in other areas. A rule allows the planting of indigenous tree species as a permitted activity, but requires a resource consent for any exotic tree species. The rule does not apply to other exotic plants on private land.

Method

District Plan Rules

- Landscaping — Alpine Villages

Policy B1.4.5

Discourage erecting fences in Arthur's Pass Village, except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals.

Explanation and Reasons

One of the characteristics of the alpine villages of Arthur's Pass and Castle Hill is the absence of boundary fences between properties. This characteristic is encouraged because it reduces the number of structures in the area and helps buildings to blend in with the landscape. In some cases, fences are necessary to meet safety requirements of other legislation, or to keep small children or animals within the property. In the latter cases, temporary fencing is encouraged, which is removed when it is not used.

Method

District Plan Rules

- Alpine Villages — Fences

CASTLE HILL VILLAGE

Policy B1.4.6

Ensure any new residential or business development outside the Living and Business zones of Castle Hill Village or within any expansion of the Living or Business zones, maintains the existing views from within the township or from the State Highway towards the Thomas River and the Castle Hill Scenic Reserve, the Torlesse Range, Craigieburn Range, Flock Hill and the Waimakariri River.

Explanation and Reasons

Views from Castle Hill Village and SH 73 towards the Thomas River and Scenic Reserve were identified as important landscapes that needed to be protected, as part of the original planning proposal for Castle Hill Village. The Malvern Section of the Transitional Selwyn District Plan includes provisions to protect these views (building line restrictions and visual buffer zones). Policy B1.4.6 ensures on-going protection of these views.

Methods

District Plan Rules

- Building — Setbacks, Castle Hill

District Plan Policies

- To assess any plan change request to rezone land

Policy B1.4.7

Require buildings and structures to be designed, sited and coloured to reflect or complement the colours and topography of the surrounding landscape.

Explanation and Reasons

Castle Hill Village is nestled within a high country basin. The village was designed and sited to:

- Reduce the visual effects of the buildings on the high country landscape; and
- Reflect the colours and vegetation of the surroundings.

The District Plan provisions continue to manage the design, siting and colour of structures and buildings at Castle Hill Village along these lines. Building design should reflect an "alpine, chalet' theme. Over 90% of respondents to the Castle Hill Village survey (April 1999) supported retaining the building design theme in the village.(Greys and earthy tones of the surrounding area). Reflectivity or brightness has more impact than hue, so the rules relate to reflectivity. Timber or local stone may be appropriate, depending on the design of the building or structure and its function. Part B, Section 3.4, Policy B3.4.28 provides more detail on the 'alpine chalet' theme.

Method

District Plan Rules

- Alpine Villages
- Rules for size, design and reflectivity of structures and buildings to be erected as permitted activities (no resource consent needed)

Policy B1.4.8

Avoid:

- **multi-storeyed buildings;**
- **large structures protruding from roof tops;**
- **flashing or reflective structures;**
- **large buildings on small sites; or other building or structure designs that dominate people's views of the surrounding area.**

Explanation and Reasons

The mountains and hills surrounding Castle Hill Village are quite visible from within the village. One or two storied buildings are able to harmonise with these features and do not dominate them. Similarly, tall, slim structures like aerials and masts have only a minor effect on the skyline, provided there are not too many. Structures which are both tall and wide such as multi-storeyed buildings can dominate people's surrounding views. Flashing or reflective structures can also detract from the surrounding views.

When Castle Hill Village was initially established, there were no controls on building size. This, coupled with relatively small sections, is resulting in some large houses being built on small sections. This has two effects. Effects on privacy and amenity values within the village, (addressed in Part B, Section 4.1 – Residential Density); and effects on how built-up the village looks and people's views of their surroundings. A site coverage rule has been introduced to manage this effect. The rule is based on the average site coverage in the village now, to avoid it becoming more dense. The site coverage rule should only be exceeded in special cases or by minor amounts.

Method

District Plan Rules

- Alpine Villages
- Rules for height and size of buildings, signs and other structures
- Site Coverage — Castle Hill Village

Policy B1.4.9

Discourage erecting fences in Castle Hill Village except where necessary to meet safety requirements under other legislation or temporary fencing to restrain children or animals.

Explanation and Reasons

One of the characteristics of the alpine villages of Castle Hill and Arthur's Pass is the absence of boundary fences between properties. This characteristic is encouraged because it reduces the number of structures in the area, and helps buildings blend in with the surroundings. In some cases, fences are necessary to meet safety requirements in other legislation or to keep small children or animals within the property. In the latter cases, temporary fencing is encouraged, which is removed when it is no longer required.

Method

District Plan Rule

- Alpine Villages: Fences

LAKE COLERIDGE VILLAGE

Policy B1.4.10

Require any expansion of Lake Coleridge Village to occur on land adjoining the existing village; and avoiding the slopes of the hills backing on to Lake Coleridge or the slopes of the Rakaia River terraces, unless any visual effects will be minor.

Explanation and Reasons

Lake Coleridge Village is nestled between the Rakaia River valley and the montane which form the southern border of Lake Coleridge. Buildings within the village itself do not have a particular design theme or character. The surroundings include landscapes and natural features that may be affected by expansion of the township, particularly large scale buildings or structures.

Lake Coleridge Village is located in the Coleridge high country. The surrounding landscape has been used for farming and forestry for over 150 years. There are still relatively few structures and buildings compared with 'down country' rural areas. This, coupled with the topography of the area with steep mountains and a deep river valley, create landscapes and features which are comparatively "natural".

The policy does not prevent expansion of the village, but indicates that any visual effects on the landscape are likely to be reduced if the village remains nestled between and contained by this landscape, rather than spreading over it.

Method

District Plan Rules

- For assessing any plan change request to rezone land to expand the township.

Policy B1.4.11

Avoid multi-storey buildings or other large structures or flashing or reflective structures which dominate people's views of the hills backing on to Lake Coleridge, or the Rakaia River valley and mountains to the south and west.

Explanation and Reasons

There are places within and around Lake Coleridge Village where spectacular views of the Rakaia River valley can be seen, such as: from Harper Place and the end of Hummocks Road overlooking the power station. The size of the surrounding hills and mountains means residents have a good view of these features. They rise above small one or two-storeyed buildings which are nestled into the foreground. Tall, wide structures such as a multi-storeyed building or a large flashing or reflective sign may dominate the foreground and affect these views.

The surroundings of Lake Coleridge Village provide it with unique amenity values and business opportunities as a township. Policy B1.4.11 does not prevent the erection of large structures in or around the village. It requires that some consideration be given to the siting and design of both: large structures; or any future extension of the village area, to ensure these values are not adversely affected.

There are no special rules to maintain the landscape values and views within the existing Living 1 Zone at Lake Coleridge Village.The general Living zone rules for outdoor signs, building size and height are considered sufficient to protect these existing values. Should any future extension of the Living zone be sought through a plan change to rezone land, then effects on these amenity values will be considered and addressed through the plan change process.

Methods

District Plan Rules

- Outdoor signs

- Height and size of buildings

District Plan Policies

- For assessing resource consents for larger buildings or structures

- For assessing plan change requests to rezone land for expanding Lake Coleridge Village

Policy B1.4.12

Encourage landscaping and planting at Lake Coleridge Village using indigenous plants of the same species as those found in the local area, and avoid the use of exotic species which are prone to spreading.

Explanation and Reasons

There are no building design or landscape controls on activities in the existing Living 1 zone at Lake Coleridge Village. The village has developed with a mix of building styles, gardens and planted areas typical of most townships Part B, Section 3.4, (Policy 3.4.34 recognises the special amenity values created by the walkways and green spaces in the village).

Policy B1.4.12 provides for landscaping and building design controls as part of any rezoning to extend the village. The reason being to reduce the potential effects on the surrounding high country landscapes of building at an urban density Such controls may also help to maintain or enhance the amenity values of the village.

Method

District Plan Policy

- For assessing any plan change request to rezone land to extend Lake Coleridge Village.

MALVERN HILLS AND RUSSELL RANGE

Policy B1.4.13

Avoid rezoning land for new residential or business activities in any of the following areas:

- **The slopes of the Malvern Hills north of Whitecliffs, Glentunnel or Coalgate;**
- **The slopes of the Malvern Hills south of Sheffield; or**
- **The slopes of the Russell Range south west of Springfield;**

unless any adverse effects on the landscape values of these natural features is minor.

Explanation and Reasons

The Malvern Hills and Russell Range have been identified in both township surveys (April 1999) and public workshops (October 1999) as outstanding natural features in the District. The vegetation cover on the Malvern Hills and Russell Range is modified from its original cover by both pastoral grazing and exotic forestry. However, subdivision and erecting buildings, at a density typical of urban areas, is an inappropriate use of these areas.

Policy B1.4.13 does make an allowance for the rezoning and use of these areas if it can be demonstrated that usual effects will be minor. Effects would need to be atypical of usual residential subdivisions to be minor. The appropriateness of “rural” activities such as forestry and grazing on these hills is addressed in the Rural Volume of the Plan.

Method

District Plan Policy

- For assessing any plan change request to rezone land for residential or business activities

WAIKIRIKIRI/SELWYN RIVER

Policy B1.4.14

Ensure any rezoning of land for new business or residential activities at: Coalgate, Glentunnel or Whitecliffs maintains the natural character and aesthetic, recreational, amenity and cultural values of the Waikirikiri/Selwyn River.

Explanation and Reasons

The Waikirikiri/Selwyn River is an outstanding natural feature of the District. Its natural character and values are recognised and provided for in Part B, Section 1.3, Policy B1.3.2.

Part B, Section 1.3, Policy B1.3.3 and this policy do not prevent the use of land adjoining the Waikirikiri/Selwyn River for new residential or business activities or the expansion of townships. Rather, they require measures to maintain the character and values of the river as part of any proposed development.

Method

District Plan Rules

- Activities near waterbodies
- Esplanade Strips and Reserves

District Plan Policies

- To assess plan changes to rezone land for new Living or Business zones.

Policy B1.4.15

Recognise that the distinction between the landscapes in townships and the rural area adds to the landscape values of the Canterbury Plains; and maintain the distinction.

Explanation and Reasons

The difference in landscapes between townships and rural areas results from a different ratio of landscape to buildings and associated activities. If the ratio of land to buildings in rural areas becomes similar to that in townships, this distinction will be lost.

In consultation (township surveys and public workshops on landscape values) residents in Selwyn District identified the different landscapes in ‘rural areas’ and ‘townships’ as being an important part of the landscape values of the Canterbury Plains, and the value most likely to be affected by changing land uses and residential density, in the

future.

This policy is implemented by policies for the expansion of townships in this volume. Provisions for subdivision and residential density in the Rural zone are addressed in the Rural Volume of the Plan.

Method

District Plan Policy

- For assessing plan change requests to rezone land for new residential or business activities.

Policy B1.4.16

Avoid townships expanding to the extent that they merge into one another.

Explanation and Reasons

Selwyn District has 23 townships and numerous small clusters of houses. Some of these townships are in close proximity to one another. If these townships merge then the identity of each township will be lost.

Method

District Plan Policy

- For assessing plan change requests to rezone land for new residential or business activities.

Policy B1.4.17

Recognise that the land between Christchurch City and a line extending from West Melton to Tai Tapu is identified in the RPS as providing a 'rural' landscape in contrast to the 'urban' landscape of Christchurch City.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify land from Christchurch City extending in a line from West Melton to Tai Tapu as a 'rural' landscape, which provides an important contrast to the 'urban' landscape of Christchurch City. The RPS states that this area of land should remain in 'rural or recreational uses'. The District Plan must not be inconsistent with the RPS under section 75(4)(b) of the Act.

There are a number of townships within and bordering the area identified in the RPS.Policies on township growth in this volume of the Plan, and policies in the Rural volume on residential density and the growth of townships are also relevant. The issue is a relevant matter in the consideration of any plan change to re-zone land to which the policies apply for Living or Business purposes.

Method

District Plan Policy

- For assessing plan change requests to rezone land for new residential or business activities.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — ANTICIPATE ENVIRONMENTAL RESULTS

The following outcomes should result from implementing Section B1.4:

- Facilities, structures, earthworks and landscaping at Arthur's Pass and Castle Hill villages complement the surrounding landscapes.
- Any future expansion of the townships at Arthur's Pass, Castle Hill or Lake Coleridge Village protects the views of outstanding natural features and reflect the surrounding landscape values.
- The landscapes of the Malvern Hills and Russell Range are maintained with few or no structures or buildings on them.
- The natural character and ecological, cultural, aesthetic, recreational and landmark values of the Waikirikiri/Selwyn River are not adversely affected by the expansion of Glentunnel, Coalgate or Whitecliffs townships.
- The visual distinction between a township and its rural surrounds is maintained around each township in Selwyn District.
- The landscape pattern of small townships dotted amongst a landscape dominated by 'rural' activities and features is maintained on the Canterbury Plains in Selwyn District.
- The special character and landscape and amenity values of Arthur's Pass village and of the surrounding areas of Arthur's Pass National Park are maintained and preserved.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — MONITORING

See Part E, Appendix 1.

PART B

2 PHYSICAL RESOURCES

B2.1 TRANSPORT NETWORKS — ISSUES

- **Integration of land use and transport planning to reduce the demand for transport and also to achieve more sustainable travel within and beyond the district.**

- **Effects of activities on the safe and efficient operation of the transport network particularly roads, railway lines, cycleways, footpaths and airfields.**

- **A transport network that facilitates a sustainable transport system to meet the future needs of a growing population.**

- **Adverse effects including noise and vibrations from roads and rail networks and from the operation of aircraft utilising Christchurch International Airport and other airfields, on surrounding land uses and the environment.**

- **Effects on the operation of transport networks from adjoining land uses.**

- **Accessibility and effects of transport on energy use and the environment.**

Introduction

Transport systems move people, goods and services throughout Selwyn District and between the District and other areas. Transport networks also come within the general definition of utilities.

Selwyn District is experiencing continuing population growth necessitating the integration of transport and land use planning to reduce dependence on private motor vehicles (minimising energy use) through the provision of infrastructure designed to promote and achieve good connectivity and linkages to and through developments including access to public transport, walking and cycling routes. There is an increasing need to integrate land use and transport planning through the district and with adjoining districts.

Road Network and Pathways

The road network is the main transportation link in the District. The New Zealand Transport Agency (NZTA) manages all State Highways and the Selwyn District Council manages all other public roads in the District. State Highways 1, 73, 75 and 77 pass through Selwyn District.Some landowners have private roads or rights of way for access to or over their property. The district has approximately 2400km of formed roads. Just over half of the road network is sealed, the remainder un-sealed. There is also approximately 950km of unformed “paper” roads within the District. These road networks provide for a range of modes including walking, cycling, equestrians, stock droving, public transport, freight and private motor vehicles.

There is an increasing network of formed pathways within the District, some of these are shared use (for both walking and cycling). The main existing pathway is the Little River Railtrail however provision for similar paths between townships is being made.

Paths need to be strategically located to ensure they meet the needs of the potential users. Paths may be provided in a variety of locations both on and off road and or located within the road reserve but separated from the carriageway. There is also potential to utilise reserves and esplanade strips / reserves for walking and cycling pathways, often these areas have higher amenity than a road and are popular for recreational users but also add to the overall walking and cycling network for commuters and local trips.

The interaction of pathways with other transport networks also needs to be considered, commonly pathways for example cross roads and vehicle crossings.

Railway Lines

There are two railway lines running through the District: the Midland line which runs east-west, and the South Island Main Trunk railway line which runs north-south. These are owned and managed by ONTRACK (a division of NZ Railways Corporation).

Airfields

Recreational gliding occurs at the Hororata Domain.West Melton Airfield holds a private operator status for pilots and for training and facilities for aircraft maintenance. Noise contours from the approach paths to Christchurch International Airport extend over land in Selwyn District.These areas are shown on the Planning Maps. Issues associated with taking off or landing of aircraft in rural areas are addressed in the Rural Volume of the Plan. Many rural properties have private airstrips or helipads.

Issue 1

Integrating Land Use and Transport

Land use patterns can exacerbate the adverse effects of transport and result in a high dependency on the use of private motor vehicles. Initiatives such as the Greater Christchurch Urban Development Strategy (UDS) and the Regional Policy Statement (RPS) have identified where growth may be appropriate. The identification of future growth also requires consideration and integration of the strategic provision of transport infrastructure.

To reduce demand for transport and hence dependency on private motor vehicles, a network that facilitates more sustainable transport is required. This necessitates good connectivity (the linking of local facilities, adjoining land and surrounding neighbourhoods through connected transport networks) and permeability (providing choice and ease of movement through the network) through and between urban areas in the district as well as to destinations in surrounding districts.

In order to reduce adverse effects associated with transport, Selwyn District also needs to improve and promote the accessibility (ensuring all users, particularly active transport mode users have access to services) and permeability for sustainable travel modes such as walking, cycling and public transport. Selwyn District therefore needs to take a more direct role in determining where and how urban growth occurs.

The provision of good quality infrastructure for pedestrian, cycle and other sustainable modes is necessary to promote and provide for active travel and provide alternatives to private vehicle transport. Good pedestrian and cycle links must be located such that they provide a safe and direct route between key land use destinations and residential areas. Consideration and provision of land for both on and off road pedestrian and cycle facilities is therefore critical in the initial stages of planning.

Selwyn District has a number of urban areas separated by large areas of rural land. A significant number of people commute daily between Selwyn District and Christchurch. Given these characteristics, the provision or improvement, and promotion, of public transport services between townships and to Christchurch may require the provision of land for transit exchanges such as park and ride schemes.

Issue 2

Safe and Efficient Use of Transport Network

Activities occurring both alongside and within the space occupied by transport networks can affect how safely and efficiently these networks operate. Roads carry a variety of motor vehicles, cyclists, pedestrians and stock which often move at different speeds and in different directions. These different uses within the road network create the potential for accidents and reduce the efficiency and effectiveness of the road in providing for any one group of users. In urban areas the movement of people and goods needs to be balanced against the other functions of the road in respect to the classification of the road. This problem is not so apparent for railway lines and airfields, which primarily deal with one mode of transport.

As the number of households or businesses in Selwyn District increase, so does the number of motor vehicles using the road network. A paper published by Statistics New Zealand (Statistics New Zealand, 2008, Workforces on the move: An examination of commuting patterns to the cities of Auckland, Wellington and Christchurch) based on the 2006 census revealed that around 7,700 people commute from Selwyn District to Christchurch City for work. These transport patterns have three effects on the District's road network:

- Increased congestion and reduced efficiency of traffic flows on the Arterial Roads in the District.
- Adverse effects on the safety and amenity values of residents in townships, which are bisected by these Arterial Roads.
- Flow-on effects of congestion and reduced efficiency of traffic flows on the road links to Christchurch City.

Of particular concern is traffic volumes entering and leaving Christchurch City travelling through the residential areas of Hornby, Halswell and Hoon Hay and townships such as Prebbleton.

Activities occurring on land adjoining transport networks can adversely affect their safety and efficiency in several ways:

- Activities which generate lots of people or vehicles on opposite sides of a road or railway line can increase the number of people and vehicles crossing these networks, e.g. when a school and sportsgrounds are located on opposite sides of a main road or railway line.
- Cars parked on roadsides and incorrectly-positioned signs, structures and vegetation can reduce the visibility of intersections, vehicle crossings or railway crossings.
- Cars parked on roadsides reduce the carriageway width available to motorists and cyclists travelling along the road.
- Vehicle crossings sited too close to intersections or on bends or 'blind spots' can obscure the visibility of oncoming traffic and other road users.
- Roadways, which are not designed or formed to the standard necessary to carry the volume or type of traffic using them (including active models), can create safety problems and congestion.
- Signs along roadsides can distract drivers' attention for too long, particularly if the sign is hard to read or contains too much information.
- Inappropriately-sited signs, or inappropriately-designed vehicle crossings, entranceways or intersections can cause motorists to make sudden manoeuvres (stops or turns) or delay the vehicle exiting the traffic stream, in particular heavy vehicles that require more space to turn or manoeuvre.
- Other utilities are often located in (or under) road reserves. The installation, maintenance or replacement of utilities within the road reserve can disrupt traffic flows and affect safety and access to sites.
- Areas in the approach paths to airfields or airports need to be clear of very high structures, to enable the airfield or airport to operate within Civil Aviation Authority regulations.

The Council funds roading maintenance and upgrades from rates income or New Zealand Transport Agency subsidies through the National Land Transport Programme. However, the Council's LTP Development Contribution Policy also provides for development contributions to be taken in specific situations where the roading improvements provide a direct benefit to the development being considered or the development itself requires the upgrade of the roading network adjacent to the development. This may require Council also providing supporting funding.

Heavy Vehicles

In Townships, heavy vehicle use on roads increases with the utilisation of business land and the construction related to the development of land (albeit temporary heavy vehicle use). In Selwyn District the activities most likely to lead to increases in heavy vehicles in towns are; increased business activity and therefore the general transporting of goods to and from businesses (i.e. freight); increased growth requiring service vehicles such rubbish collection, and tourism ventures which may lead to increases in bus trips. Freight passing through the district is most likely to be on State Highways, arterials and other specific routes. (i.e. over dimension routes and routes where increased tonnage may be permissible).

Heavy vehicles pay for the additional wear and tear on roads through road user charges. An upgrade to a particular road may be required to strengthen it for heavy

vehicles associated with a new activity. For example: strengthening a bridge or culvert, widening the carriageway, or providing a turning area.

Railway Lines

Road users moving across railway lines can also create potential safety hazards. The two main trunk railways lines in the Selwyn District cross many roads. Not all railway crossings in the District have bells or barrier arms, so visibility at railway line crossings is very important for both train drivers and road users. Railway crossings need to be appropriately designed for the number and type of vehicles using them. Where activities increase the number of people or vehicles crossing the railway line, any effects on the safety of the crossing need to be mitigated.

Airfields

Areas in the approach paths to airfields or airports need to be clear of very high structures, to enable the airfield or airport to operate within Civil Aviation Authority regulations.

Issue 3

Future Transport Network

The Christchurch, Rolleston and Environs Transportation Study (CRETS)[1] identified the issue of efficient travel within and beyond the district to meet the future needs of the growing population in both Selwyn District and Christchurch City and the increasing demand for travel between these districts and within the Selwyn District.

[1] CRETS commenced in 2002 and is a partnership between SDC, NZTA, CCC, ECAN and CIAL to investigate and develop a transport strategy to accommodate transport growth and demand in the greater Christchurch area up to and beyond 2021. CRETS was adopted by SDC in 2007.

There is an identified need to provide adequate capacity and ensure a good level of service on State Highways, arterial and collector roads between townships, and to Christchurch City and other major destinations around Selwyn District. CRETS recommended upgrading existing links and providing new roads to encourage the use of main roads and avoid adverse effects of through traffic particularly on the townships of Rolleston, Lincoln, Prebbleton and Templeton. Further studies are likely to be undertaken by the Council in relation to the CRETS recommendations, and any final recommendations will need to be considered within the framework of the Resource Management Act.

Main routes need to provide for the future expansion of public transport services within Selwyn District and to Christchurch City and other major destinations. In conjunction with public transport there is a need to provide off road cycle and pedestrian links within and between townships to offer alternatives to private motor vehicle travel as part of the overall strategy to meet the travel demands associated with growth.

Many of the future transport network issues facing Selwyn District cross territorial boundaries and require co-operative planning of the timing and funding of road upgrades in the short medium and long term, with other stakeholder partners such as Christchurch City Council, New Zealand Transport Agency, Environment Canterbury and Christchurch International Airport. These include upgrading the road network, new motorways, public transport and walking and cycling links.

Future local transport networks need to be designed to ensure long term sustainability of the land transport system and to ensure future roads created by subdivisions are appropriately located within the existing road network to accommodate all potential road users including buses, pedestrians and cyclists.

In the next 40 years freight demands are expected to double in the Canterbury region. The efficient movement of freight is beneficial to the district and needs to be considered in the planning of the transport network. The future network may see the establishment of freight hubs and inland ports to cater for this growth by providing efficient opportunities to store, distribute and transfer freight between different transport modes e.g. sea, air, road and rail.

Future transport solutions may require utilisation of a variety of transport modes including alternatives to road transport. Viable opportunities to diversify the transport network via utilisation of alternatives to road transport need to be considered. The movement of freight via rail has been identified as an opportunity to control heavy vehicle use of the road networks where a practical and viable opportunity exists.

Issue 4

Effects of Transport Networks on the Environment and Surrounding Land Uses

The operation of transport networks can also adversely affect the activities and surrounding environment. Effects include:

- The effects of noise, vibration, emissions, glare or dust from roads, railway lines or airfields on adjoining residents and reverse sensitivity effects.
- Dust and dirt from heavy vehicles, particularly stock trucks and coal trains.
- Reduced safety and amenity values from either increased traffic or from heavy vehicles servicing or passing through residential areas.
- Noise from aircraft flying overhead, as they approach and take off from, airports.
- Loss of privacy due to increasing numbers of persons utilising walking and cycling links in residential areas and along esplanade reserves.
- Effects of constructing or maintaining roads, pedestrian and cycling pathways and railway lines on adjoining water bodies and wetlands.
- The visual effects from road and pathway construction on slopes or bridges across water bodies.

Increasing urban growth and development pressures are exacerbating such adverse effects. It is therefore becoming increasingly important to integrate land use and transport planning to achieve successful outcomes for both.

Issue 5

Effects on the Operation of Transport Networks From Adjoining Land Uses (Reverse Sensitivity Effects)

Sometimes nearby residents complain about the effects of other land uses, and try to restrict the activity to reduce these effects. This ‘reaction’ is known as a “reverse sensitivity” effect. It often occurs when for example:

- People buy or build houses next to busy roads, pathways, railways lines or airfields and do not expect the effects

- The traffic using the road, railway line or airfield changes and the effects increase.

Often these effects can cause nearby residents to complain, and try to restrict:

- the type of vehicles which use the road;

- the speed of vehicles; or

- the times when trains, aircraft and ancillary activities (such as loading of freight) operate; to reduce these adverse effects.

This “reverse sensitivity” effect occurs quite frequently, even when people knowingly build or buy houses next to railway lines or main roads, or close to airports or airfields. By taking an integrated approach to land use and transport planning such effects can be avoided, or minimised.

Christchurch International Airport

Christchurch International Airport Ltd (CIAL) is one of very few international airports that operates without any restrictions on the type of aircraft or hours of operation to reduce noise effects. New Zealand’s geographic location means it is usually the ‘last leg’ on international flight schedules and many large aircraft arrive and leave at night time. Therefore, the current lack of restriction on the airport’s operations is important for both the commercial viability of the airport and the South Island’s economy.

CIAL has identified the area of land in the District where people are likely to be exposed to noise from aircraft taking off and landing at the airport.Areas subject to sound exposure levels sufficient to have adverse effects are shown on planning maps within "airport noise contour" lines. The noise contours represent the predicted levels of sound exposure expressed as the day-night average sound level (Ldn) in A-frequency weighted decibels (dBA). This basis is used because annoyance from aircraft noise is a cumulative effect caused by a combination of loudness, the number of events and the increased sensitivity of people to noise at night time.

The areas affected in Selwyn District are shown on the Planning Maps.The noise contours are calculated using the number of aircraft flights when the existing runway is operating at its full capacity. Therefore, land areas which are not affected now, but will be within the next 15 years are shown under the noise contours. As the airport gets busier three effects occur which will concentrate the noise in this area:

- There will be more flights, and

- Aircraft will have to join the approach path to the Airport much sooner than what they do now (i.e, they will start to queue).

- They will have to fly under instrument rules which will result in more consistency of flight paths.

CIAL wants provisions in the District Plan to avoid potential “reverse sensitivity” effects on the airport from ‘noise sensitive’ activities on land under the noise contours for 50 dBA Ldn or greater.

Issue 6

Accessibility, Energy Use and Diversity of Transport Modes

One of the core functions of transport infrastructure is to provide safe, efficient and effective transport options. Another is to ensure that both the transport routes and adjoining land uses are accessible to the people who use them.

Transportation involves energy use. The most common forms of transport in New Zealand rely on the consumption non-renewable of carbon-based fuels (petrol, diesel, etc) and the use of private motor vehicles. The New Zealand Transport Strategy indicates that around one third of all vehicle trips are less than 2km and the majority less than 6km. Although a number of these trips may be linked to form tours or trip chains there are still around a quarter of these tours which are less than 4km long and around half are less than 10km long[2] . A large proportion of private motor vehicle trips are made by a single occupant. Travel by private motor vehicle is inefficient in terms of fuel consumption and environmental effects per weight transported.

[2] O’Fallon, C., Sullivan, C. 2005. Trip chaining: understanding how New Zealanders link their travel. Transfund New Zealand Research Report No. 268. Pg.46, Table 5.9

The siting and design of transport infrastructure and land use patterns can cause and exacerbate adverse effects on the environment. These effects include “green house” gas emissions with atmospheric and climatic changes. The adverse effects of transport on energy efficiency and air quality are identified by the RPS as a resource management issue for the whole of Canterbury. In addition direct effects of transport on the environment of Selwyn District may result such as: air pollution, noise and vibration, contaminated stormwater run-off from roads, loss of public amenity including effects on visual amenity, natural character and areas of significant flora and fauna, effects on ancestral lands, sites and other taonga of value to Tāngata Whenua, spread of noxious weeds from road verges, loss of land to roads and to the parking of vehicles and effects on sites of heritage value.

The Regional Policy Statement instructs District Councils to promote land use and settlement patterns which reduce the demand for transport, especially by private motor. The RPS (Plan Change 1) also seeks to ensure that planning and provision of transport infrastructure is integrated with development and settlement patterns to reduce network congestion, reduce dependency on private motor vehicles, reduce emission of contaminants to air, re-use energy use and promote the use of sustainable transport modes.

Existing settlement patterns in Selwyn District include concentrations of people in growing townships separated by rural areas. This settlement pattern results in large commuter travel distances and heavy reliance on private motor vehicles. The existing nature of Selwyn District and the anticipated increase in urban growth makes it imperative to integrate future land use and transport planning to ensure that new development and a variety of transport infrastructure and modes are sustainable, functional and accessible.

Within the Selwyn District transport networks need to be upgraded and when necessary new networks provided to improve accessibility and provide for sustainable travel options to reduce both local and wider environmental effects of travel. Transport routes linking townships pass through the rural area, and as such the rural area will also benefit from the promotion of sustainable modes of transport, for example the Christchurch to Little River Railtrail pathway.

New developments need to provide and be appropriately located within transport networks (including roads and pathways) that are accessible, connected, safe, well designed and appropriately located to encourage the use of active transport. New developments should also consider the ability to accommodate future public transport systems.

TRANSPORT NETWORKS— STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues with transport networks:

Integration of Land use and Transport

- Policies and rules that reflect the need for an integrated approach to land-use and transport planning to enable transport choice and avoid adverse effects of development.

Safe and Efficient Use

- A roading classification (referred to as a road hierarchy) is used to identify and manage roads in the district based on their function and roles.
- Rules for: the design and siting of roads; vehicle crossings; vehicular accessways; carparking; and roadside signs and activities on and alongside the road, based on the classification of the road.
- Policies to manage and plan the growth of townships to reduce effects of traffic movements on to or across main roads or across railway lines.
- A policy and rule to manage the height of structures near airfields.A policy and rule to manage the height of structures near airfields.
- A policy to encourage network utility operators to minimise the effects of their activities in road reserves, on traffic flow and efficiency.
- A policy and rule to maintain visibility along railway lines and to avoid access to properties across railway lines.

Future Transport Network

- Policies and rules to encourage the development of roads and subdivisions which provide for sustainable transport modes (both on and off road).
- Rules for the provision of cycle parking.
- Policies and rules to encourage development patterns that reduce the need to travel long distances and enable short trips to be undertaken by more sustainable travel modes.
- Policies and rules that ensure the long term protection of transport systems including transport corridors

Effects on Surrounding Land-use

- Rules to control the minimum building setback from road boundaries
- Rules to control the orientation and frontage of new residential developments adjoining arterial/strategic roads.

Environmental Effects and Reverse Sensitivity

- A policy to encourage roading authorities to reduce the effects of constructing and maintaining roads on the surrounding environment.
- A policy and rule to manage the location of new airfields relative to houses.
- A policy and rules to protect existing airfields and the flight paths to Christchurch International Airport from reverse sensitivity effects within the area covered by airport-noise contours.
- A policy to promote the provision of, and encourage the use of, sustainable modes of transport within the rural area.
- The Plan policies encourage growth patterns that limit new residential areas to be developed parallel with and along main roads or railway lines.

TRANSPORT NETWORKS — OBJECTIVES

ROAD, PATHWAYS, RAIL AND AIRFIELDS

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Objective B2.1.2

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

Objective B2.1.3

Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.

Objective B2.1.4

Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.

Objective B2.1.5

The future, unrestricted operation of Christchurch International Airport is not jeopardised by "reverse sensitivity" effects from residential development in the Selwyn District.

Explanation and Reasons

Transport networks are vital to provide and improve accessibility (ensuring all users, particularly active modes, have access to services) to social, cultural, environmental and economic activities in the District. People need access to quality transport networks, to move themselves and their goods safely and efficiently. Activities alongside roads, pathways, railway lines and airfields can affect the safe and efficient operation of transport networks.

At the same time, residents living near transport networks sometimes object to effects such as noise, dust and vibration from the network. Objectives B2.1.1 to B2.1.3 are centred on ensuring transport networks operate safely and efficiently while not adversely affecting people living nearby.

Objective B2.1.2 recognises the potential impacts land use and transport can have on each other. Managing and mitigating such effects necessitates an integrated approach to the planning of transport and surrounding land uses.

Integrated assessments become increasingly important where activities are proposed out of zone, areas of land are rezoned, land is subdivided or activities that generate significant levels of traffic (all modes) are proposed.

The fundamental purpose of an integrated assessment from a transport perspective is to consider the accessibility of any proposal, for a range of modes and the ability to improve the accessibility for all modes. Other important considerations relate to how well the proposal fits with the objectives and policies of the wider area, the nature and scale of traffic (not just motorised) associated with the proposal and the impact on the existing transport network including any changes needed to meet appropriate policies and standards or improve connectivity (the linking of local facilities, adjoining land and surrounding neighbourhoods through connected transport networks) particularly for active modes.

An integrated land use and transport planning approach will manage the effects of urban growth and development on the existing transport network, manage the effects of transport networks on land uses and integrate the provision of new sustainable transport modes into the network based on anticipated urban growth.

Objective B2.1.3 relates to improving the permeability (providing choice and ease of movement through the network) and accessibility of the transport network in terms of the design, form, function and location of roads for example to achieve greater connectivity, as well as the provision for sustainable modes of travel. Providing a high level of connectivity can reduce travel distances and make active modes more attractive and efficient for users where such provision can have environmental and social benefits.

Objective B2.1.3 recognises that future solutions to transport need to consider sustainable transport modes. Consideration shall be given to the potential for public transport, expanding the active transport network and utilising and promoting the movement of freight via existing and future rail infrastructure.

Improving accessibility reduces travel distances and makes sustainable modes more attractive and efficient for users, which can have environmental, cultural and social benefits. The objective is achieved by policies which promote the inclusion of these facilities and encourage their use.

Roads, pathways and rail links may pass through or alongside bush areas, water bodies and wetlands, over slopes, and over or near sites of special cultural, heritage or other important values. Objective B2.1.4 addresses the effects which the location, construction and maintenance of roads, pathways and rail links may have on the surrounding area. Objective B2.1.4 is implemented using a combination of: advocacy; encouraging good practice among requiring authorities; and the Council's power under section 176(A) of the Act to approve outline plans for designations.

Objective B2.1.5 focuses specifically on Christchurch International Airport. The Plan recognises the unrestricted operation of CIAL.

TRANSPORT NETWORKS— POLICIES AND METHODS

ROAD, PATHWAYS, RAIL AND AIRFIELDS

Policy B2.1.1

Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the District's roads.

Policy B2.1.2

Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

Policy B2.1.3

Recognise and protect the primary function of roads classified as State Highways and Arterial Roads in Part E, Appendix 7, to

ensure the safe and efficient flow of 'through' traffic en route to its destination.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- **the number and type of vehicle movements generated by the activity;**
- **the road classification and function; and**
- **any pedestrian, cycle, public transport or other access required by the activity.**

Policy B2.1.4(b)

Avoid adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access, where the speed limit is more than 70 km/hr.

Policy B2.1.5

Ensure the development of new roads is:

- **integrated with existing and future transport networks and landuses; and**
- **is designed and located to maximise permeability and accessibility;**

through achieving a high level of connectivity within and through new developments to encourage use of public and active transport; whilst having regard to the road hierarchy.

Explanation and Reasons

Each road in the District is classified using a combination of destination (the link the road provides) and the number of vehicles using it and the function of the road. The rules for the design and formation of roads, vehicle accessways, vehicle crossings and effects of adjoining land uses relate to the classification the road has in the road hierarchy. The road hierarchy is listed in Part E, Appendix 7, this includes State Highways, Arterial Roads and collector roads.

Roads classified as State Highways are the highest in the roading hierarchy, they are required to accommodate connections of arterial roads, collector and local roads in a very controlled manner. Due to the higher volume and speed of traffic, the function of State Highways to carry 'through' traffic takes precedence over other functions of these roads. Activities which may affect this function such as: property access; signs; car parking; and bus stops are managed.

In most townships in the District, the speed limit on State Highways and Arterial Roads is restricted to 70 km/hr or less and the adjacent urban activities will influence the road design, ie; the need to cater for pedestrians, cyclists and public transport. Property access directly onto a State Highways or Arterial Roads may be allowed where the speed limit exceeds 70 km/hr, by granting resource consent. The consent authority will consider matters such as whether the property can have access from another road; the location of the vehicle accessway; and the number and type of vehicles using it. The Plan recognises that multiple property access onto State Highways already exists where the speed limit is 70 km/hr or less.

Arterial roads connect the districts townships and other important places and activities together, including across district boundaries. They are high to medium capacity roads and have intersection priority over other roads lower in the hierarchy. In urban areas they are likely to require the use of cycle lanes on the carriageway. They can provide a continuity of linkage between State Highways and collector roads, and may be required to accommodate inter town bus services. Arterial roads are required to minimise, and control local road and property access to ensure they operate efficiently.

Collector Roads are low to medium capacity roads typically in urban areas that have an increased degree of access compared to other roads higher in the hierarchy. Their prime role is to distribute and collect local traffic within and between neighbourhood areas. In some situations they may link smaller rural communities to the arterial road network. They provide a continuity of linkage between arterial roads and local roads and are the most likely to be used, in conjunction with arterial roads, to accommodate urban bus routes. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide.

Local Roads make up the largest proportion of the districts rural and urban roads. The function of local roads is almost entirely to provide for access to properties and adjoining land uses. Local roads are not intended to act as main through routes for traffic and generally have lower traffic volumes. Local roads are not specifically listed in the Plan rather include all roads not otherwise identified as Collector, Arterial or State Highways. The definition of local roads includes sub categories of Local Business, Local Major, Local Intermediate, Local Minor. This intended to assist in delivering urban design principles by allowing the introduction of a tier of local road classifications, with standards suited to their intended use.

Within the road reserve, the Council and New Zealand Transport Agency can control activities through their functions under the Local Government Act and the Government Roading Powers Act 1989, respectively.

An adequate separation distance between vehicle crossings and road intersections is required to allow sufficient visibility for motor vehicles to manoeuvre on and off the road safely.

It is important to consider the location and design of new roads within the context of existing and anticipated transport networks and adjoining land use patterns. Strategic planning of transport networks and provision for public transport and active transport modes can reduce dependence on private motor vehicles and ensure permeability and accessibility to and through developments and existing townships. In respect to future public transport provision reference is made to the guide on "Providing for Passenger Transport within your subdivision", and the most recent Greater Christchurch Metro Strategy.

The integration of new developments with surrounding neighbourhoods can be achieved through increasing the variety of transport connections. The key design elements to achieve greater connectivity include providing a variety of transport linkages including access to walking and cycling routes and neighbourhood blocks that are pedestrian friendly.

The Council's *Design Guide For Residential Subdivisions In The Urban Living Zones* provides practical explanations and guidelines for achieving good connectivity.

Taking an integrated approach can enable the identification of patterns and distribution of land uses to reduce the need to drive, by ensuring services for example schools, doctors, and employment are within walking or cycling distance.

Note: *Existing property access may be an existing use under section 10 of the Act. (Part A, Section 1.2 Existing Uses).*

Methods

Note: *Information sources for all policies are included at the end of this section.*

District Plan Rules

- Road Formation
- Vehicle Accessways
- Pedestrian and Cycle Pathways
- Vehicle Crossings
- Car Parking
- Intersection Distances
- Outdoor Signs
- Subdivision rules
- Outline Development Plans

Bylaw

- Stock Droving
- Traffic and Parking
- Speed Limits

Policy B2.1.6(a)

Require activities to have adequate on-site carparking and loading facilities to minimise potential adverse effects from roadside parking and to require adequate on-site manoeuvring area to avoid the need for reversing onto or off roads particularly State Highways and Arterial Roads, except where reductions and/or controls are necessary in order to facilitate the urban form of the Rolleston High Street as envisaged by the Rolleston Town Centre Masterplan.

Explanation and Reasons

When vehicles park or stop on the road they reduce the width of the carriageway available for moving vehicles. They can also impede the visibility of pedestrians and cyclists, or of vehicles moving across vehicle crossings or intersections. Significant on-street parking may adversely affect the character and amenity of the surrounding area. The extent of on-street parking and associated adverse effects will depend on: the actual parking demand of the particular activity, the number and type of vehicles parking on the roadside; the width of the carriageway; the volume, speed and types of traffic the road carries; and adjoining land uses. Because it is important to protect the safe and efficient movement of traffic on State Highways and Arterial Roads, which serve a primarily through traffic function, it is important to ensure that vehicles can manoeuvre on site and not have to reverse on or off such roads.

In Living zones, on-street car parking can also adversely affect the privacy and outlook of neighbouring properties. This issue is addressed in Part B, Section 3.4, Policy B3.4.18.

The District Plan contains rules for car parking in Living and Business zones.These rules stipulate the number of on-site car parks and loading zones that should be provided to meet the parking demand associated with most activities for all but the busiest times of the year. It is primarily the responsibility of the property owner or developer to provide adequate off-road parking to meet the demand of staff and visitors so as to minimise or ideally avoid adverse effects associated with a lack of parking provision. The lower requirement for some activities (e.g. places of assembly) recognises that it is not always feasible to provide parking to meet a high peak demand of limited duration (one or two hours) once or twice a week where parking demand for the remainder of the week is considerably lower and sporadic. Typically such activities provide a not for profit service to the community.

Policy B2.1.6(b)

Recognise that reductions from the required level of on-site car parking within Lincoln, Rolleston, Darfield, Prebbleton, Leeston and Southbridge, Business 1 zone Town Centres may individually or cumulatively impact on the future availability of on-street parking within the Business zone resulting in the overflow of parking into and adverse effects on surrounding

residential streets.

On-site parking rates below anticipated demand have been specified for Lincoln, Rolleston, Darfield, Prebbleton, Leeston and Southbridge Town Centres. These lower rates recognise a number of factors including: the slightly lower parking demand rate likely to occur when a large conglomeration of retail activities occur within a defined area, the acceptability of the use of on-street parking within these town centre business zones, the desire to encourage business growth in these areas and the need to reduce on-site parking provision in order to facilitate improved urban design outcomes within these business zoned sites.

The rates have been set considering the existing and future on-street parking supply and demand in these townships. In addition to the matters listed under B2.1.6(a), reductions from these rates may result in an overflow of parking into residential zones. Whilst this may not occur upon commencement of the activity, the additional on-street demand generated by the activity displaces on-street parking anticipated for use by other, sites yet to be developed for business activities. Cumulatively and over time this could result in parking overflowing into adjoining residential zones. This may result in adverse effects on the availability of on-street parking for residents and their visitors and impact on the amenity and character of the residential area. As such where the required level of on-site parking cannot be provided within these townships consideration should be given to reducing the parking demand of the activity.

Policy B2.1.6(c)

Encourage parking provision on alternative sites and/or travel via sustainable modes and/or provision of workplace or school travel management plans, where these reduce on-site car parking demand and have wider associated benefits, provided that such options are viable and enforceable.

Explanation and Reasons

Where surrounding land uses are compatible, car parks may be provided on a separate site to the activity or shared sites. Appropriate legal arrangements must be entered into to ensure the continued availability of those spaces for use in association with the activity or activities proposed. Parking on a separate site must be clearly identifiable as being associated with the activity; be within easy walking distance; and not compromise the safety of pedestrians by requiring them to cross State Highways, Arterial roads or other high volume and or high speed roads.

Consent for reduced on-site parking provision may be appropriate where it is considered likely that bus, coach and or cycle parking provision will reduce actual on-site car parking demand; and where practicable sustainable travel options are available and/or the use and implementation of a suitable workplace travel management plan is approved, likely to be used and is adequately enforceable (including monitor-able). Educational activities are particularly encouraged to consider travel demand management plans to mitigate adverse effects associated with school parking particularly drop-off and pick up at school start and finish times and to encourage healthy active travel options for young people.

Method

District Plan Rules

- Car Parking
- Cycle Parking
- Loading Facilities

Policy B2.1.7

Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto the site, including for users of public transport, and between car and cycle parks, and building entrances.

Explanation and Reasons

Activities (particularly those with high visitor parking demand) with larger parking areas require the consideration of pedestrian safety, security, circulation and access within parking areas to be balanced against vehicle access and circulation in order to encourage people to walk within townships and provide for safe movement of pedestrians within the site, to and from motor vehicles.

Significant improvements for pedestrian circulation within a site can be achieved through consideration of the location of vehicular access and manoeuvring areas relative to pedestrian entrances to sites, parking areas and the building entrance. Such considerations does not always require provision of separate pedestrian facilities for example improvements could be achieved by ensuring the main circulation does not cross key areas of pedestrian activity such as entrances to buildings.

Methods

District Plan Rules

- Road formation
- Vehicle Accessways
- Vehicle crossings
- Car parking provision, design and layout

Policy B2.1.8

Ensure road side signs and other roadside activities do not distract drivers for too long or cause or contribute to sudden or dangerous driving manoeuvres.

Explanation and Reasons

Traffic safety is paramount and efficient traffic flow is important, to efficiently move people and freight throughout the District. Signs that are incorrectly sited or designed may be hard to read and cause drivers to be distracted from the road for too long. Similarly, if signs are not sited far enough away or roadside activities have insufficient room for vehicles to move safely onto or off the road, they can cause drivers to make sharp or sudden manoeuvres which may disrupt traffic flow or cause an accident. The District Plan can reduce potential adverse effects on traffic safety or flow, caused by incorrectly positioned roadside structures such as signs, intersections, vehicle crossings.

Method

District Plan Rules

- Outdoor signs and noticeboards

Policy B2.1.9

Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for all road users including motorists, cyclists and pedestrians, and to allow safe access and egress and to mitigate reverse sensitivity effects on land adjoining the State Highway.

Explanation and Reasons

Buildings positioned too close to road boundaries can affect the visibility of road users including pedestrians and motorists. If garage doors are parallel to the road it is desirable that there is sufficient room for a motor vehicle to park in front of the garage and off the footpath when stopping to open the garage door. Policy B2.1.9 is to ensure that buildings are setback a sufficient distance from roads in townships, to ensure road use and safety is not adversely affected.

The policy is implemented by rules for setbacks of buildings from road boundaries.

In Living zones, high fencing located along road boundaries and adjacent to vehicle crossings can also adversely affect the visibility of motorists and be detrimental to the safety of pedestrians and cyclists. This issue is addressed in Part B, Section 4.1, Policy B4.1.12.

Setbacks are also required to mitigate reverse sensitivity arising from road noise. This can also be achieved through a combination of building insulation and physical works such as fencing and mounding. Implementation of this policy is through rules along State Highways with a speed limit of 70km/h or greater and through rezoning land from rural to urban along the State Highway network in Selwyn.

Method

District Plan Rules

- Building setbacks from road boundaries

Subdivision Design Guides

Policy B2.1.10

Ensure vehicle crossings, intersections, pathways, roadside signs and noticeboards are designed and positioned to ensure good visibility for all road users, and to allow safe passage, access and egress.

Explanation and Reasons

If vehicle accessways and intersections are located too close to one another, visibility is insufficient for motor vehicles to manoeuvre on and off the road safely.

Method

District Plan Rule

- Distance to intersections

Policy B2.1.11

Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

Explanation and Reasons

As land use changes, the volume and type of traffic (including active modes) on a road also changes. As roads get busier, they require different design standards to ensure safe and efficient movement of traffic. Upgrades may include widening, strengthening, improved lighting and additional footpaths to provide sufficient capacity for the traffic volumes expected.

Methods

District Plan Rules

- Subdivision

- Roads and Vehicle Accessways

Monitoring

- Monitor traffic volumes where the need arises. Traffic volumes on Maddisons Road are to be monitored at six monthly intervals from June 2009 to June 2012 to assess whether any road improvement or traffic calming measures are required as a result of the expanded Business 2 Zone on Hoskyns Road.

Policy B2.1.12

Address the impact of new residential or business activities on both the local roads around the site and the District's road network, particularly Arterial Road links with Christchurch City.

Explanation and Reasons

A new residential or business activity may alter the volume or type of traffic using roads and other transport networks in the local area. The impact of this change on: the design of the road; its ability to carry traffic safely; pedestrians and cycle facilities and on the amenity values of the area, should be addressed.

The establishment of land use activities should consider the location within the road network in order to achieve compatibility with the roads they front including effective access to the road network in terms of the road hierarchy and the avoidance or mitigation of reverse sensitivity effects which each has on the other. Activities which involve the movement of freight need to be appropriately located within the road network to ensure the safe and efficient movement for the larger vehicles to the activity whilst ensuring adverse effects on the community are minimised.

New residential or business development in the Selwyn District increases the volume of traffic using the District's main road network, particularly main roads between the Selwyn District and Christchurch City. Christchurch City is a major employment centre for residents of the Selwyn District. Approximately 7,700 people commute to Christchurch to work predominantly in private motor vehicles. (Statistics New Zealand, 2008, Workforces on the move: An examination of commuting patterns to the cities of Auckland, Wellington and Christchurch).

A Transport study (CRETS) was undertaken between 2002-2007 to identify the transport needs for the wider South West Christchurch area (including Selwyn District) where high population growth is anticipated. This study identified the transport needs to 2021 and beyond as agreed by the study partners (Selwyn District Council, Christchurch City Council, New Zealand Transport Agency, Environment Canterbury and Christchurch International Airport). The study recommended a number of road improvements, public transport, walking and cycling works to manage the transport demands to assist in reducing the impacts of transport demand associated with the anticipated population growth in the study areas and the impacts this has on travel between Selwyn District and Christchurch City. Further studies are likely to be undertaken by the Council in relation to the CRETS recommendations, and any final recommendations will need to be assessed within the framework of the Resource Management Act.

Method

District Plan Policies

- To assess plan change requests to rezone land for the expansion of townships

- Pursuant to clause 3 of the First Schedule of the Act, Christchurch City Council receives a copy of any plan change request to rezone land in Selwyn District.

Policy B2.1.13

Minimise the effects of increasing transport demand associated with areas identified for urban growth by promoting efficient and consolidated land use patterns that will reduce the demand for transport.

Explanation and Reasons

Demand for transport and associated effects on: roads, energy use, and air and water quality, are effects of residential growth.

The Regional Policy Statement (RPS) has identified that existing townships in Selwyn District, namely Lincoln, Rolleston and Prebbleton, are suitable for future urban growth. Further, Structure Plan processes have identified specific Greenfield areas adjacent to these towns that are most suitable for urban growth and where the potential environmental effects of such growth are able to be sustainably managed. One of the key factors in identifying the location and timing of these future urban growth areas is the ability to efficiently provide infrastructure to serve that growth, including transport infrastructure.

The Greater Christchurch Urban Development Strategy, and its associated Travel Demand Management Strategy highlight the need to reduce dependence on private motor vehicles and encourage integration and use of sustainable transport modes, including public transport, cycling and walking; and where practicable promoting the use of Travel Management Plans. Within Selwyn, this is further supported by Township Structure Plans, which will feed into future Outline Development Plans requiring such considerations. Through the provisions of the Plan, the use of Travel Management Plans for activities and developments will be encouraged as an alternative to the provision of large numbers of car parks (linked to Policies B2.1.6(a) – (c)).

The Regional Policy Statement requires that urban growth, and expansion into Greenfield areas only occur in accordance with approved Outline Development Plans which require planning for future transport networks and transport demand. Development outside of the approved Outline Development Plan areas is discouraged due to issues with providing and supporting infrastructure that is effective and sustainable to maintain. Together with an overarching District wide Growth Strategy this will enable Council to integrate land use and transport networks in a coordinated manner over the long term.

The Council is required to have regard to the Regional Land Transport Strategy (RLTS) and the New Zealand Transport Strategy (NZTS) under section 74(2)(b)(i) of the RMA when preparing its District Plan. The RLTS and NZTS promote the use of sustainable modes of transport (e.g. buses, walking and cycling). The above policy is considered to integrate with the policies of the RLTS and NZTS.

Method

District Plan Rules

- To assess plan changes to rezone land for expansion of towns

- Rules and policies relating to parking and sustainable modes of travel

Policy B2.1.14

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

Policy B2.1.15

Require pedestrian and cycle links in new and redeveloped residential or business areas, where such links are likely to provide a safe, attractive and accessible alternative route for pedestrians and cyclists, to surrounding residential areas, business or community facilities.

Explanation and Reasons

All of Selwyn District's townships are small enough that business and community facilities are within easy walking or cycling distance for residents. The Council cannot 'force' residents not to use cars, but it can help develop walkways, cycleways and street designs which make walking or cycling safer and more pleasant (see Part B, Section 2.1 Policy B2.1.15).

To encourage their use, pathways need to be well designed and placed linking to and between township focal points and destinations such as shops, reserves community facilities, libraries, schools and public transport routes. The provision of well designed facilities at destinations, such as cycle parking and seating, and also signage will help to support the use of cycleways and walkways. In respect to future public transport provision reference is made to the guide on "Providing for Passenger Transport within your subdivision".

Where new pedestrian / cyclist links are provided, the width of the corridor should depend on its length, as the longer the corridor the wider it should be to maintain visibility through the link from both ends. As stated in the explanation to Policy B2.1.13 above, the Council is required to have regard to the Regional Land Transport Strategy (RLTS) in preparing its District Plan. The RLTS promotes the use of sustainable modes of transport (e.g. buses, bicycles, and walking). It is therefore considered that the above policy integrates with the policies of the RLTS.

Pedestrian and cycle links/facilities are required for people walking or cycling around townships, especially children, these may be off road, segregated, along quiet streets or through reserves. For these facilities to be utilised, they need to:

- be designed to protect personal safety;
- be easy to access and use;
- be convenient links to the surrounding neighbourhood (go where people want to go); and
- not be perceived as any longer than using the road.

Methods

Selwyn District Walking and Cycling Strategy

- Goals and Action Plan

Greater Christchurch Travel Demand Management Strategy

District Plan Policies

- To assess plan changes to rezone land for expansion of towns

District Plan Rules

- Subdivision, provisions for cycleways/walkways

Subdivision Design Guide

- Layout and conceptual design

Selwyn District Council Engineering Code of Practice

- Design

Selwyn Community Plan (LTP)

- Funding to assist communities to develop walkways and cycleways

Policy B2.1.16

Encourage network utility operators to coordinate, install, maintain and repair utilities located in road reserves at times and in ways that minimise any potential adverse effects on:

- **traffic (all road users) safety;**
- **traffic flow;**

- **activities on adjoining land including access: and**

- **amenity**

Explanation and Reasons

The maintenance or repair of roads and the installation, repair or replacement of pipes, cables and other utilities laid within the road reserve disrupts traffic flow and use by other road users. If broken seal, holes or other 'hazards' are not clearly marked, they can endanger people's safety. The noise, dust and vibration from these works can adversely affect surrounding residents. Difficulties getting access into or out of property can also adversely affect residents and businesses, particularly businesses which rely on passing motorists for trade.

Utilities are sought to be installed in a coordinated manner to avoid issues associated with continual disruption to road users and infrastructure and perceived inefficiencies by the public.

In urban areas there is a higher density of utilities required to be accommodated in the road reserve. The restoration of the road reserve needs to avoid rough and uncomfortable surfaces to traffic including pedestrians and cyclists.

Much of this sort of work is done by requiring authorities who have either designations or special statutory powers to do this work and are not affected by rules in the District Plan. Therefore, the best method is to work with network utility operators to encourage these matters to be considered when developing work programmes, particularly for non-emergency work.

Method

Advocacy

- Discussions with network utility operators

District Plan Rules

- Construction Noise and Vibration

- Stockpiling of materials

RAILWAY LINES

Policy B2.1.17

Encourage viable alternatives to road transport such as the movement of freight via rail.

Explanation and Reasons

Future solutions to transport particularly in and through rural areas may involve alternatives to road transport. The movement of freight via existing and future rail infrastructure may facilitate more efficient movement of freight.

Method

District Plan Rules

- Railways

Policy B2.1.18

Ensure structures and plantings do not impair the visibility of railway lines and road/rail crossings for motorists, pedestrians or train drivers.

Explanation and Reasons

Railway crossings are hazardous places and not all crossings have alarm bells and/or barrier arms or other appropriate warning devices. Visibility of railway crossings is as important as visibility at any intersection. Some land alongside railway lines has building line restrictions to ensure visibility is not impaired.

Method

District Plan Rule

- Subdivision — Building Line Restrictions for Railway Crossings

Policy B2.1.19

Avoid any property having access to a formed, legal road over a railway line.

Explanation and Reasons

Pedestrians and vehicles should not have to cross a railway line to obtain access on to a formed legal road from their property. The crossing of railway lines, is best undertaken at controlled road level crossings as other situations can be dangerous where the necessary standards and controls cannot be provided.

Method

District Plan Rule

- Property Access

Policy B2.1.20

Ensure any new development is designed and located to minimise the need for pedestrians, cyclists or motorists to cross railway lines.

Explanation and Reasons

When rezoning land for new residential development, consideration should be given to the location of the land relative to any railway line: in particular; whether pedestrians or motorists need to cross the railway line to access the main road out of the town or to access business or community facilities. Where a township has been confined wholly or largely to one side of a railway line, this pattern should continue unless there are other resource management reasons to avoid continuing to expand the township in that area.

Where new development necessitates the crossing of railway lines, infrastructure should be provided to allow crossing in a safe and efficient manner.

Methods

District Plan Rules

- Property access

District Plan Policy

- To assess plan changes to rezone land for expansion of townships

AIRFIELDS

Policy B2.1.21

Ensure structures and activities do not adversely affect the safety of aircraft approaches to Hororata Domain or West Melton airfield.

Explanation and Reasons

Part of Hororata Domain is leased for recreational gliding.West Melton airfield is a public airfield. Land under the approach paths to both airfields needs to be kept clear of very high structures to ensure the airfields can operate safely and within Civil Aviation Authority guidelines. West Melton airfield is located in Selwyn District, as is land affected by the height restrictions of the airfield.

Hororata and West Melton townships are not currently affected by the respective approach surfaces of West Melton Airfield and Hororata Domain Airfield.The issue of structures and plantings beneath the approach surfaces of these airfields is therefore likely to become more of an issue for West Melton and Hororata townships if either township expands in the direction of the respective airfield. This is a matter which shall be considered if the Council receives a plan change for new residential or business development at West Melton or Hororata.

Method

District Plan Policies

- To assess plan change requests to rezone land for the expansion of Hororata and West Melton Townships

EFFECTS ON THE ENVIRONMENT AND REVERSE SENSITIVITY EFFECTS

ROADS AND RAILWAY LINES

Policy B2.1.22

Confine residential or business development in a township to one side of any State Highway or railway line where the township is already wholly or largely located on one side of the State Highway or railway line, unless that area is not suitable for further township expansion.

Policy B2.1.23

Where a township is already largely developed on both sides of a State Highway or railway line:

- **Discourage new residential or business development from extending the township further along the State Highway or railway line if there are alternative, suitable sites; or, if not,**

- **Restrict new residential or business areas to extending further along one side of the State Highway or railway line only.**

Explanation and Reasons

Many townships in Selwyn District have developed alongside main road or rail routes. As these routes get busier and residents' expectations about the quality of their living environment increase, conflicts occur. Busy roads or railway lines can affect communities. Effects include:

- noise, fumes, glare, dust and vibration from vehicles and trains;
- actual or potential safety risks from pedestrians and motorists having to cross railway lines or busy roads.

A busy road or railway line bisecting a township can also create psychological barriers for the community; the 'other side' of the transport route can be considered to be another community.

Policy B2.1.22 discourages this land use pattern from happening in the first instance. Policy B2.1.23 discourages existing patterns from being exacerbated. The policies provide, in the first instance, for new residential or business areas to expand at angles to rather than parallel with the transport route if possible. The policies recognise that there may be other resource management constraints to expanding townships in those directions. If so, the next 'best' option is to confine any further expansion of the township to one side of the transport route.

Policy B2.1.24

Encourage heavy vehicles to use routes which bypass townships, where practical and appropriate, and avoid new residential development along heavy vehicle bypasses.

Explanation and Reasons

Heavy vehicles travelling through townships can adversely affect:

- Residential amenity values through dust, noise and vibration;
- Perceptions of safety, especially for cyclists and pedestrians; and
- Roads, if they are not designed for heavy vehicles.

Policy B2.1.24 encourages heavy vehicles to use routes that bypass rather than bisect townships, where practical and appropriate, in order to avoid these effects. The preferred method to achieve this in these circumstances is to design ring roads and bypasses that are quicker and easier to use, than roads which bisect townships. Consequently, once a bypass or heavy vehicle route is created, it is important that it is not adversely affected by new residential or business activities occurring along the route, and then trying to slow or restrict the traffic using it.

Methods

Selwyn District Council Engineering Code of Practice

- Road design

Bylaws to prevent heavy vehicle use of roads if necessary

Asset Management Plans

- Roads

District Plan Policies

- To assess plan change requests to rezone land for the expansion of townships around heavy vehicle routes or bypasses

Policy B2.1.25

Mitigate adverse effects from the construction or maintenance of roads or railway lines on:

- **adjoining residents;**
- **any waterbodies or ecosystems; or**
- **any special landscape, cultural, heritage or amenity values of the site or area.**

Explanation and Reasons

When transport routes are constructed, maintained or replaced, works involve noise, dust and vibration. Earthworks can affect local waterbodies. Special ecological or cultural sites may be disturbed or landscape values affected by either the transport route itself or the surrounding land not being landscaped or replanted after the work. Many of these effects are only "temporary" effects. However, the duty under section 5(2)(c) of the Act (to avoid, remedy or mitigate any adverse effects of activities on the environment) applies to "temporary effects" too (see section 3 of the Act).

Transport routes are important economic and social activities in the District. The Plan policies and rules are not intended to prevent transport routes from being constructed, repaired, redesigned or replaced. Rather, the Plan provisions encourage these activities to occur in ways that reduce or mitigate associated effects on the environment.

Most work on transport routes is undertaken by requiring authorities on designated sites. In these cases the District Plan provisions do not apply (see section 176 of the Act). The methods the Council shall use include: information and advocacy; its powers under section 176(A) of the Act; and ensuring it acts responsibly when undertaking its function to manage roads in the District.

Methods

District Plan Rules (if applicable)

- Earthworks
- Construction Noise and Vibration
- Subdivision

Information and Advocacy

- Support New Zealand Transport Agency's policies for environmental protection during road construction and realignment

Designation Outline Plans

- Use powers under section 176(A) of the Act to encourage requiring authorities to minimise the effects of their activities on the environment

CHRISTCHURCH INTERNATIONAL AIRPORT

Policy B2.1.26

Avoid new residential development and other noise sensitive activities occurring on land which is located underneath the airport flightpath noise contours shown on Planning Map 013 for 50 dBA Ldn or greater .

Explanation and Reasons

CIAL is one of the few international airports which currently operates without any restrictions on the type of aircraft or times of flights, to manage effects of aircraft noise. Unrestricted operation is very important to both the Airport and the South Island's economy because New Zealand is often the 'last leg' on the International Flight Schedule. Many overseas aircraft arrive at night. (The country's position on the International Flight Schedule is due to its geographic location.)

Christchurch International Airport Ltd (CIAL), the Airport Company, is anxious to maintain unrestricted operation in the future.Therefore, CIAL wants to prevent residential activities, or other activities which may be sensitive to aircraft noise, locating close to the airport and then lobbying for restrictions on the airport's operations.

In addition, persons residing or carrying out noise sensitive activities in the 50 dBA Ldn noise contour may experience adverse effects on amenity.

Therefore, Policy B2.1.26 is intended to restrict new residential development at urban densities or other 'noise sensitive' activities, in areas subject to aircraft noise. The reason is both to reduce the potential for people trying to restrict the operation of CIAL in the future, as a means of mitigating noise effects, and also to avoid adverse effects on the amenity of persons living within the contours. New Zealand Standard 6805:1995 recommends such restrictions apply where aircraft noise exposure is 55 dBA Ldn or greater, but notes that greater protection may be appropriate in some areas. CIAL advocates for land use restrictions from 50 dBA Ldn.Overseas research shows people become annoyed by aircraft noise at levels lower than 55 dBA Ldn, so the risk of "reverse sensitivity" effects occurs before then. At 50 dBA Ldn it is appropriate to restrict residential activities rather than requiring noise insulation. The reason is that the effects from aircraft noise at 50 dBA Ldn are mostly experienced outdoors or when windows are open.

Objective B2.1.4 and Policy B2.1.26 recognise that "reverse sensitivity" effects on CIAL must be avoided because of the importance of the unrestricted operation of CIAL to the Region's and District's economy.

The noise contours shown on the Planning Maps are those for aircraft noise from aircraft taking off or landing on the north east/south west runway at Christchurch International Airport. The noise contours are developed using a combination of loudness and frequency of flights (which is why the contours are much longer for the north/south runway than the less used east/west runway). The contours are based on the projected number of flights when CIAL is operating at full capacity on one runway. Therefore, some of the land shown under the noise contours is not affected by this level of aircraft noise now; and aircraft fly over areas now which will be less affected in the future. The reasons are:

- As the number of flights increase the dBA Ldn noise contours elongate (because they measure frequency as well as loudness).
- As the number of flights increase aircraft will have to join the approach path to the Airport sooner and queue. Aircraft will join the approach path further south than they do now.

Method

District Plan Policy

- To assess plan change requests to rezone land for the expansion of townships; or resource consent applications for subdivision of land.

AIRFIELDS

Policy B2.1.28

Avoid the location and operation of new airports, airfields or helipads in Business or Living zones, other than for emergency work or 'one off' events, or for the take off and landing of aircraft ancillary to the use of the land and facilities and to the

predominant use of the land and facilities on the site.

Explanation and Reasons

The take off and landing of aircraft is not generally part of township environments. Residents in living and business areas, and customers and workers in business areas, do not expect to hear noise from aircraft taking off and landing on sites around them. The Plan identifies the Rural Zone as the appropriate zone in which airfields, airports and helipads should be established. Several exceptions can however be tolerated, without significant adverse effects on township amenity values. Those exceptions are in the situation of emergency work (where short term adverse effects will be outweighed by the benefits to people and society) and 'one off' events, such as helicopter rides at a local fair.

In addition, the use of a site within a township for the take off and landing of aircraft may be appropriate if it is ancillary to the use of the land and facilities and is not the predominant use of the land and facilities. A resource consent for a discretionary activity will be required to assess the ancillary nature of the aircraft movements.

Method

District Plan Rules

- Aircraft and Airports — all zones

TRANSPORT NETWORKS — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected as a result of implementing Section B2.1:

Roads and Access

- State Highways and Arterial Roads are the most efficient routes for “through” traffic.
- All roads are formed and maintained to the standard necessary to carry the type and volume of traffic using them, safely and efficiently.
- The visibility of roads, intersections, vehicle accessways and railway crossings is not impaired.
- Roads are designed, maintained, and if necessary, upgraded to the standard required for their traffic volume, traffic type and the amenity values of the zone.
- Adverse effects of residential and business growth in Selwyn District on road links into Christchurch City are addressed.
- Heavy traffic bypasses townships, where practical.
- An increase in cycleways and walkways in townships that are effective in providing alternative linkages within the townships.
- No increase in the extent to which main transport routes ‘bisect’ townships.
- Fewer impacts from the construction, maintenance and repair of roads or other utilities in road reserves, on people and the environment.
- New settlement and residential activities occur closer to places of work, services and other activities, typically near existing townships.
- Greater provision for public transport and active modes such as walking and cycling.
- The avoidance of situations that may give rise to reverse sensitivity and reduce the future viability and or efficiency of transport systems.

Pathways

- Greater provision of and improvement of existing on and off road pathways, footpaths and cycleways.
- Improved accessibility and connectivity between townships by active travel modes.

Railways

- The safe operation of the District’s railway lines is not reduced or impeded by land use activities.
- Properties do not have access directly over railway lines.

- Visibility along railway lines and at road/rail crossings is maintained.
- Opportunities for movement of freight via rail are encouraged

Airfields

- Land uses in Selwyn District do not impede or compromise the unrestricted operation of Christchurch International Airport
- Structures in Selwyn District do not impede the continued operation of West Melton Airfield or gliding at Hororata Domain.

TRANSPORT NETWORKS — MONITORING

See Part E, Appendix 1.

TRANSPORT NETWORKS — INFORMATION

- Road Classification
- Selwyn District Council Walking and Cycling Strategy
- Selwyn District Council Subdivision Design Guide
- Selwyn District Council Engineering Code of Practice
- Selwyn District Council Activity Management Plans
- Selwyn Community Plan (LTP)

B2.2 UTILITIES — ISSUES

- **The need for utilities and adverse effects of activities on utilities.**
- **Efficient use of utilities.**
- **Adverse effects of utilities on the environment.**

What Are Utilities?

Utilities are physical resources – the infrastructure which provides services such as: transport; water supplies; drainage; effluent and waste disposal; energy; meteorological functions and telecommunications. This section addresses issues associated with utilities, generally. Part B, Section 2.1 addresses transport networks. Part B, Section 2.3 addresses issues associated with community facilities; and Part B, Section 2.4 with waste disposal.

Utilities have the following characteristics which differentiate them from other activities:

- They are essential, ancillary requirements for most activities to mitigate adverse effects of these activities on the environment: e.g. reticulated water supplies; and sewage treatment and disposal systems.
- People expect to have access to utilities, – to a certain standard and at an affordable price, to enable them to carry out their activities.
- Some utility providers have a statutory duty to provide utilities to a certain standard and within a certain price.
- Many utilities operate in networks. They are installed and operate over a variety of geographical areas, and may have different effects in different places.

People expect utilities to be available and affordable. They also expect themselves and their environment to be protected from any adverse effects from the installation or operation of utilities.

Issues With Utilities

Need for Utilities

Utilities are essential for people to carry out economic and social activities. Utilities need to keep pace with residential and business growth. Under the RMA, any person may request a plan change to rezone land for new residential or business development at, almost, any time. Therefore the size and location of new residential or business areas is controlled less by the Council than in the past. Previously the Council rezoned land for the next 10 years of growth, at which the planning schemes were reviewed. Co-ordination is needed between plan change requests to rezone land for new residential or business development and providing utilities.

When work is required on utilities, an issue can emerge over who pays for it, particularly with utilities funded out of rates or taxes specific to the area. If existing residents or users have already paid for a utility service which is adequate to meet their needs, they may object to paying for further works on the utility to enable it to meet the additional needs of new residents.

The LTP Development Contribution Policy requires the provision of development contributions toward the cost of utilities based on service catchments.All new developments in the service catchments will be subject to a development contribution. Development contributions are generally taken at the subdivision consent stage, though they may apply at the building consent stage or at the service connection stage on residential or rural development where additional units of demand are created in the absence of subdivision.

Effects of Activities on Utilities

Activities can adversely affect utilities:

- Demand to use utilities can exceed their design capacity, requiring additions or upgrades.
- Activities located next to a utility can affect how it operates: e.g. trees growing under power lines.
- Activities located next to utilities may be sensitive to effects from the utility and seek to restrict its operation: e.g. residential activities next to a sewage disposal area or a generator that “hums”. These are known as ‘reverse sensitivity’ effects.

Specific issues relating to efficient use of utilities in townships in Selwyn District include:

- Demand for residential development, which results in upgrades to or new utilities in some townships, while other townships have under-utilised utilities.
- Some townships need utilities to mitigate adverse effects of activities on the environment, but do not have the population (or likely population growth) to make these utilities affordable; or are not in areas where further residential development should be encouraged, due to other adverse environmental effects.
- The general settlement pattern in Selwyn, with small communities scattered over a large area, is more expensive to supply with utilities than metropolitan areas with large numbers of people concentrated in a small area.

Efficient use of utilities can also be hampered by unnecessary or unequal restrictions on their installation and use. Any planning controls should relate to the effects of the utility, not the type of utility or who is providing it.

Effects of Utilities on the Environment

Utilities are often used to mitigate adverse effects of activities on the environment. They can also cause adverse effects. People want the convenience of utilities, but often do not want the live near the infrastructure that provides the services.

A predominant effect of utility buildings and structures is their visual effect. Visual effects can depend on the type of utility and how long it has been around. For example, many people do not consider the visual effects of roads and power lines as adverse, even though they use more collective space than a satellite dish or cellphone tower. People are used to roads and power lines – they have become part of the “natural” environment.

Some utilities have adverse effects such as: noise, odour or glare from operating; shading from buildings. These effects are managed in the District Plan in the same way as similar effects on the environment from other activities.

Some utilities emit electromagnetic radiation. However the provision of these utilities will be permitted subject to compliance with NZ Standard 2772.1:1999.

Earthworks required for the construction of utilities can damage or destroy items of cultural and/or histories significance, which should be taken into account when such works are under taken.

Provision of Utilities

Traditionally, utilities were provided by central or local government. This was usually done by designations. Increasingly, private organisations are providing utilities, as well. Some private organisations are requiring authorities (they can designate land). However, the District Plan needs to make provision for utilities using other methods than designations, because:

- It is consistent with Part II and section 32 of the Act to allow activities which have only minor effects as permitted activities.
- It is necessary to provide for the installation, maintenance and upgrade of utilities on sites which are not designated; or by utility operators that are not requiring authorities.

UTILITIES — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with utilities:

Demand & Effects on Utilities

Information on effects of new residential or business growth on utilities must be included in any plan change request to rezone land.

Efficient Use

- Residential or business growth is not promoted or restricted based on the capacity of existing utilities.
- Utility services needed for each area are set out in the Plan and provision made to recover the costs of providing Council owned utilities.
- Any controls on utilities relate to effects, not the type of utility or who provides it.

Effects of Utilities

- Effects of utilities on the environment are managed
- Potential 'reverse sensitivity' effects of activities on utilities are also managed, similar to any other activity.

UTILITIES — OBJECTIVES

Objective B2.2.1

Access to utilities to enable people and communities to carry out their activities.

Objective B2.2.2

Efficient use of utilities is promoted.

Objective B2.2.3

The provision of utilities where any adverse effects on the receiving environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of the facilities.

Explanation and Reasons

Utilities are necessary to enable many activities to take place and to mitigate adverse effects of activities on the environment. Co-ordination is needed between new activities, such as residential or business developments, and utilities to ensure that:

- Any potential activity can be supplied with the utilities it needs.

Efficient use of utilities helps to reduce the cost of providing them. Efficient use is fostered by:

- Ensuring any controls on utilities relate to effects, not the type of utility or who supplies it; and
- Encouraging the costs of supplying a utility in an area is factored into the decisions people make about where they choose to live or do business.

Utilities may have adverse effects on the environment. Objective B2.2.3 addresses these potential effects. Utilities usually have less effect, or no more effects, than other activities, and their impacts are primarily visual. These effects are managed with regard to the sensitivity of the host environment, with Living areas and Outstanding Landscapes being the most sensitive. This protection also takes into account the operational requirements of utilities. Potential health effects are addressed through reference to appropriate New Zealand Standards.

UTILITIES — POLICIES AND METHODS

Policy B2.2.1

Require that the need to supply utilities and the feasibility of undertaking, is identified at the time a plan change request is made to rezone land for residential or business development.

Explanation and Reasons

Utilities need to be co-ordinated with zones for new residential or business development, to enable people to carry out these activities. Therefore, the Council needs to know, when it decides to rezone land for residential or business development, that:

- The land can be physically supplied with utilities; and
- Any adverse effects of the utilities can be appropriately addressed.

Some utilities will require resource consents from the Regional or District Councils, separately from the plan change.Selwyn District Council does not expect those consent applications to be made at the same time as the plan change request. However, the plan change request will need to include sufficient information to satisfy the Council that the necessary utilities can be provided to the site; and any associated adverse effects on the environment avoided, remedied or mitigated. Part E, Appendix 14 outlines the information the Council suggests be included with plan change requests.

Method

District Plan Policies

- Information to assess requests for plan changes

Policy B2.2.2

Ensure activities have access to the utilities they require at the boundary prior to any new allotment being sold; or prior to any new activity taking place on an existing allotment.

Explanation and Reasons

This standard may vary between townships. For example, in some townships reticulated sewage treatment and disposal is needed to avoid adverse effects on groundwater. In a few townships, on-site effluent treatment and disposal is adequate.

Policy B2.2.2 requires utility services to be available at the boundary of any allotment either: before it can be sold as a separate allotment, for new subdivisions; or before the activity takes place, for existing allotments. The reason is to avoid people purchasing allotments to undertake an activity only to find it cannot be supplied with the utilities they need.

Part B, Section 1.2 - Water and Part B, Section 2.4 – Waste Disposal, have policies that identify standards of water supply and waste disposal needed in various townships in Selwyn District. The method of water supply or sewage treatment and disposal may vary between townships, due to their size, ground conditions and depth to groundwater. The policies to protect water and land resources from pollution apply to all townships.

Method

District Plan Rules

- Subdivision
- Buildings
- Water Supply
- Sewage Disposal

Policy B2.2.3

Encourage the "market" to determine the efficient use of utilities.

Explanation and Reasons

The Council thinks the users and providers of utilities are the best people to determine the efficient use of them. For 'the market' to work efficiently, all the costs associated with installing and maintaining utilities need to be able to be charged to the "users". They should not be distorted by planning provisions. Planning provisions should focus on addressing adverse environmental effects. Therefore the District Plan does not:

- Actively promote or restrict residential or business growth in any township based on the current capacity of its infrastructure; or
- Differentiate between rules for establishing utilities in different locations unless the effects differ.

The District Plan does:

- Set the standard of utility services needed for activities in each township to address effects, whether the utility services currently exist or not; and
- Costs for utility services are generally met through the LTP Development Contribution Policy process.

The Plan notes, in Part B, Section 4.3 – Residential and Business Development, where new or upgraded utilities, which Council supplies, are needed before a township can have additional residential or business development. It does not have policies to promote or restrict future residential growth in townships relative to the current capacity of utilities. The reason is:

- Most utilities can increase their capacity. Therefore any adverse effects of new residential or business development on the utility, are able to be mitigated.

Methods

LTP

- Development Contribution Policy

District Plan Policies

- Policies to assess plan change requests to rezone land for the expansion of townships, do not relate to the capacity of existing utilities

District Plan Rules

- Subdivision
- Building
- Utilities
- Utility Rules:
    - Ensure all activities have the standard of utility services they need to address environmental effects
    - Do not differentiate between types of utilities or who provides them, only effects
    - Only require utility services that are needed to address environmental effectsOnly require utility services that are needed to address environmental effects

Policy B2.2.4

Ensure provision is made for the ongoing maintenance and repair of utilities which do not vest in the Council, and that the users of these utilities are informed of any responsibility they have for ongoing maintenance or repair.

Explanation and Reasons

In the past most utilities were provided by local or central government agencies. Increasingly, private organisations are involved in arranging utilities, such as water supplies, sewage treatment and disposal, and stormwater disposal, as part of new residential or business development. In most cases these utilities are vested in the Council who takes over responsibility for ongoing maintenance and repair. These utilities may not be vested in the Council in all cases. For example:

- A community system may be too small to be vested in the Council; or
- The Council may not be prepared to accept responsibility for a utility if they think the site or design is inappropriate or too costly to maintain.

The Council prefers community water supplies, and community stormwater and sewage disposal systems, to comply with its Engineering Design Standards (2000) and be able to connect into the public system when it is available. This means residents are not faced with individual responsibilities for the maintenance and repair of essential utilities. If responsibility for community water supplies, sewage and stormwater systems or other utilities remains with residents, there needs to be:

- A method to make purchasers of allotments aware of their responsibilities; and
- A management system put in place to organise any maintenance or repair work.

This needs to be outlined at the stage land is rezoned for new residential or business development and appropriate conditions imposed on subdivision consents.

Methods

District Plan Policies

- To assess requests for plan changes to rezone land

District Plan Rules

- Subdivision

Policy B2.2.5

Avoid potential 'reverse sensitivity' effects of activities on the efficient development, use and maintenance of utilities.

Explanation and Reasons

'Reverse sensitivity' effects occur when activities, which are sensitive to the effects of utilities, establish close to the utility and then complain about its operation. The complainants can force expensive relocation of or restrictions on the operation of the utility.

'Reverse sensitivity' effects can occur with many activities. The topic is addressed, in general terms, under Part B, Section 3.4 of the Plan.

Method

District Plan Zones

- Provide through policies and rules zones which are appropriate areas for utilities to locate likely to have adverse effects on the environment

- Restrict “sensitive” activities from establishing in these zones unless potential ‘reverse sensitivity’ effects will be minor

Policy B2.2.6

Ensure the effects of utilities are compatible with the amenity values and environmental characteristics of the zone in which they locate, also having regard to operational, functional and economic constraints.

Explanation and Reasons

Utilities encompass a diverse range of activities, structures and associated effects. Policy B2.2.6 ensures that utilities likely to have nuisance effects such as glare, odour and noise are located away from activities likely to be sensitive to these effects, where this is practical having regard to operational and functional efficiency, and economic factors. If the utility is part of a network and must be located in a Living or Business 1 Zone, other rules are also used to mitigate potential adverse effects of utilities.These include rules for visual effects: size of structures; shading; and landscaping; and reference to compliance with the appropriate New Zealand Standards to address potential health effects.

Method

District Plan Rules

- Utilities
- Non-complying activities
- Discretionary activities

Policy B2.2.7

Ensure any adverse effects of utilities on or near waterbodies, or on any ecological, heritage, cultural, recreational, aesthetic or amenity values of the waterbody, are avoided, remedied or mitigated.

Explanation and Reasons

Utilities are often near waterbodies, either:

- As network utilities which must traverse the area; or
- Utilities associated with waterbodies such as water supplies or flood protection works.

Waterbodies are recognised in sections 5(2)(b), 6 and 7 of the Act as having many special values, including (but not limited to):

- Water quality and quantity;
- Aquatic life and habitats, including the habitat of trout and salmon;
- Sites of waahi tapu and mahinga kai for local Rūnanga;
- The natural character and ecological values of the edges of waterbodies (riparian margins);
- Landscape, recreational, aesthetic and amenity values; and
- Public access along natural waterbodies;
- Heritage values

Any adverse effects of utilities on these values should be avoided, remedied or mitigated. Part B, Section 1.2 addresses, generally, effects of activities on water and Part B, Section 1.3, effects of activities on ecosystems.

Method

District Plan Rules

- Utilities
- Waterbodies

- Sites of Waahi Tapu and Waahi Tonga

Policy B2.2.8

Require utilities located in areas identified in the District Plan as areas likely to be subject to natural hazards, to be designed and sited considering possible effects of the potential natural hazard.

Explanation and Reasons

Part B, Section 3.1 – Natural Hazards, Part B, Section 4.3 – Residential and Business Development, and the Planning Maps identify areas in and around townships which are known to have been subject to natural hazards in the past (for example, inundation, erosion and land instability). These are not the only areas in Selwyn District likely to experience natural hazards in the future. They are the areas where there is some information that indicates that they have been natural hazard areas in the past.

Policy B2.2.8 does not prevent utilities being located in these areas. The policy requires particular attention be given to the function, design and siting of these facilities, to minimise the environmental effects likely to result if the site is flooded, slips, erodes, shakes or ruptures. Some utilities which may have significant adverse effects if damaged may be better located away from these areas, for example: a large-scale sewage treatment plant, waste disposal facility or dam. Most of these activities will require resource consents under the Plan. In deciding on any consent application, regard must be had to all relevant objectives and policies in the District Plan, including Policy B2.2.8.

Method

District Plan Rules

- Non-complying Activities

- Discretionary Activities

Policy B2.2.9

Encourage utilities located in road reserves to be installed, maintained and replaced with minimal adverse effects on traffic safety or flow.

Explanation and Reasons

Many utilities are located in road reserves. Some network utility operators are empowered by specific statutes to enter road reserves to install, maintain and replace these utilities. Policy B2.2.9 is to encourage these network utility operators and the roading authorities to work together to reduced any adverse effects of these activities on traffic safety and efficiency. This policy should be read in conjunction with Policy B2.1.12. The safety of people working on utilities located inroad reserves is addressed under separate legislation.

Method

Advocacy

- Encourage network utility operators and road managers to discuss or develop protocols over activities within road reserves.

Policy B2.2.10

Encourage the co-siting of utilities, where appropriate.

Explanation and Reasons

As the number of network utility operators increases through competition in the private sector, the number of utility structures in an area may also increase.

Policy B2.2.10 encourages the co-siting of utilities to reduce the visual effects of utility structures. It may also reduce potential ‘reverse sensitivity’ effects by lessening the number of places where utilities may be sited next to activities which are ‘sensitive’ to their effects. The policy recognises that it is not always appropriate to co-site utilities: for example, where utilities affect one another; or have different siting requirements.

Competing network utility operators may resist policies to be co-sited with their competitors. Trade competition is a matter consent authorities are to disregard under section 104 of the Act. Therefore, co-siting of utilities will be encouraged where it mitigates potential adverse effects on the environment. Network utility operators are not expected to share facilities rather to occupy the same or adjoining sites, where practical.

Method

District Plan Rules

- Utilities

- Subdivision

Advocacy

Policy B2.2.11

Underground cables are required to be laid in Living and Business zones unless the network utility operator advises that it is technically not feasible to lay cables underground, or it only involves a minor extension of existing overhead lines.

Explanation and Reasons

Selwyn District Council encourages network utility operators to lay cables underground in townships. This reduces adverse visual effects of poles and safety effects from

poles or broken wires. Some smaller townships in the District are unlikely to have existing overhead cables laid underground before a set of poles will need replacing. Policy B2.2.11 provides for overhead cables in these cases or where it may be technically difficult to lay cables underground. The consent authority may consult with the network utility operator about the feasibility or timing of laying cables underground in townships.

Method

District Plan Rules

- Subdivision
- Utilities
- Alpine Villages

UTILITIES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected from implementing Section B2.2:

- Allotments have connections to utilities when they are created.
- Activities have the standards of utilities they need to mitigate their effects on the environment, prior to the activity being established.
- The cost people pay for using utilities reflects the costs of providing the utility to that site.The cost people pay for using utilities reflects the costs of providing the utility to that site.
- Utilities are less visually prominent in the future, particularly in Living zones and along waterbodies and other areas with high aesthetic or amenity values.
- The number of sites where utility sites reduces as a result of co-location.
- Establishment or operation of utilities will not have any adverse effects on any archaeological or heritage site.

UTILITIES — MONITORING

See Part E, Appendix 1.

B2.3 COMMUNITY FACILITIES (AND RESERVES) — ISSUES

- **Providing community facilities which keep pace with changes in community size and needs.**
- **Effects of community facilities on the environment.**

What Are Community Facilities?

Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without charge. They include: meeting halls, places of worship, education, recreation areas and reserves, medical facilities, and emergency services. They differ from businesses in the following ways:

- People expect certain community facilities to be available to them, in most townships.
- Sometimes, there is a statutory duty or mandate to provide a community service or facility to a certain standard.
- Provides a public good.
- Management is usually by a government body or community organisation.
- Charges tend to be to recover costs, not make profit.

Community Facilities in the Selwyn District

Community facilities which are available in most townships in Selwyn District include:

- Reserves and recreation facilities

- Places of worship
- A hall or meeting facility
- Emergency Services
- Primary school
- Cemetery

Larger townships may also have a library, pre-school and secondary school, Police Station and medical services, which serve surrounding smaller townships and the rural area too. Small townships in close proximity to one another may share community facilities.

Issue 1

Providing Community Facilities

Access to community facilities is important:

- To foster a sense of community or association in an area; and
- To meet people's expectations to have access to community facilities.

Often, community facilities are designed to meet the needs of a community of a certain size or composition. If communities grow or demographic factors change, such as age, sex or ethnicity, the demand for community facilities may also change. For example, an increase in young families moving from Christchurch into townships such as Lincoln and Prebbleton may increase the waiting list for pre-school facilities, the size of classes at primary school, and the need for 'safe' cycleways and walkways to school.

Under the Act, any person may request a plan change to rezone land for new residential development at almost anytime. This means the pattern and extent of potential residential growth in a community may be less predictable than in the past, when local authorities did all the planning for town growth. Co-ordination is needed between proposals for new residential development in townships and identifying and addressing potential demand for and effects on, community facilities.

The LTP Development Contribution Policy requires the provision of contributions from growth-related development to generate the necessary funds for reserves and facilities for open space and recreation. Contributions will also be taken for the construction of the Castle Hill Community Centre.

Issue 2

Effects of Community Facilities

Community facilities bring benefits to residents. It is desirable to have them located in or close to residential areas, so that not only are they easily accessible to residents in the townships, but they are sited close to the communities they serve including in living areas, in locations providing easy access to the public. Some community facilities can have adverse effects on the environment, particularly the amenity values of residential areas. For example:

- Noise and lighting from functions at night can disturb sleeping residents.
- Inadequate access and car parking can cause traffic congestion and loss of privacy for neighbours.
- If community facilities are located across main roads or railway lines from the township, they can create traffic hazards for both residents trying to get to them and motorists or trains using the road or railway line.
- If buildings or grounds are not adequately maintained, they can have adverse visual effects on the neighbourhood.

On the other hand, residents in townships need to recognise that existing community facilities in living areas are part of the environment in which they live and in the case of emergency services, represent important physical resources which assist communities to provide for their health and safety.

COMMUNITY FACILITIES (AND RESERVES) — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues with community facilities:

Co-ordinating Community Facilities and Residential Growth:

- Any plan change request to rezone land for residential or business development should include an assessment of the impacts of the growth on community facilities and ways in which those impacts can be addressed.

Adverse Effects

- The Plan has policies and rules to manage effects of community facilities, in the same way as other activities.

The Council's Asset Management Plans identify when community facilities vested in the Council may require additions or upgrades; and what the work is that is required. Other organisations that provide community facilities may have similar plans or policies.

COMMUNITY FACILITIES (AND RESERVES) — OBJECTIVES

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Explanation and Reasons

Community facilities are essential to meet people's needs and expectations. Objective B2.3.1 aims to ensure people have access to community facilities: ensuring the facilities are provided; they are adequate to meet demand; and they are easy to get to, especially for children and less mobile residents.

Like all activities, community facilities should not have adverse effects on the environment, including people and other activities. The Plan allows community facilities in Living zones (subject to effects based rules) because they enhance local neighbourhoods and to make them easily accessible for and to residents. The effects based rules for activities in Living zones, generally ensure community facilities will not disturb residents in Living zones.

COMMUNITY FACILITIES (AND RESERVES) — POLICIES AND METHODS

Policy B2.3.1

Encourage co-ordination between the provision of community facilities, and new residential and business development.

Explanation and Reasons

New residential and some new business development in townships create additional demand for community facilities. In some townships, this demand can be met by existing, under-utilised facilities. In other townships, additional facilities will be needed.

Any person can request a plan change to rezone land for new residential or business development at, almost, any time. Therefore, parties providing community facilities must be consulted about effects of extra residents on community facilities; and how any new or upgraded facilities can be provided, in ways that are consistent with the other objectives and policies of the District Plan. The Council requires this information to be submitted with plan change requests to rezone land. Council does not require the applicant to provide the additional community facilities. Development contributions towards community facilities are taken under the LTP Development Contribution Policy.

Methods

District Plan Policy

- To assess plan change requests to rezone land for new residential or business areas, to ensure adequate facilities are available

LTP

- Development Contribution Policy

Policy B2.3.2

Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.

Explanation and Reasons

Community facilities should be located on sites which are easily accessible to residents, including children and people with impaired mobility. Therefore they need to be safe and easy for pedestrians and cyclists to access; and have car parking close by. Community facilities are encouraged to locate in Living zones, provided any effects are compatible with residential amenity values.

Method

District Plan Rules

- Community facilities that comply with effects-based rules can locate in a zone as a permitted activity.

Policy B2.3.3

Encourage community facilities to be designed and formed:

- **To be easily accessible for people with impaired mobility and children;**
- **With regard to personal safety; and**
- **To be cost effective (where local government funding is involved); and**

- **To utilise buildings with heritage values where possible and appropriate.**

Explanation and Reasons

Community facilities need to be accessible and 'safe' for residents to use and enjoy them. They also need to be cost effective for the Council (and thus ratepayers) to maintain. Cost effective does not mean 'cheapest'. It means 'the best value for ratepayers money'.

The location, shape and landscaping features of grounds; night lighting; and surrounding land uses are all factors that influence how accessible and safe community facilities are and how much they cost to maintain.

Utilising heritage buildings for community purposes aids the long term conservation and retention of heritage sites in the District where this is possible and appropriate.

Methods

District Plan Rule

- Subdivision: Council retains discretion over the location, design and layout of reserves to vest in the Council.

Asset Management Plan

- Design, layout and management of community facilities vested in the Council.

Advocacy

- Encourage other organisations which provide community facilities to think about personal safety and accessibility in their design and location.

Policy B2.3.4

Avoid locating community facilities on the opposite side of Strategic Roads or railway lines, from the main residential area(s) in a township, unless a safe access route is provided between areas, for motorists, pedestrians and cyclists.

Explanation and Reasons

When community facilities are located on the opposite side of a main road or a railway line from the main residential area in a township, the following adverse effects can occur:

Access can be difficult or dangerous, especially for pedestrians or cyclists.

Congestion from vehicles parking and manoeuvring can reduced traffic safety and impede traffic flow along the road.

Strategic Roads are listed in Part E, Appendix 7.

In some townships community facilities are already located on the opposite side of a Strategic Road or railway line from the main residential area. Policy seeks to avoid exacerbating existing problems and creating additional ones. In some cases, potential adverse effects may be avoided or mitigated by creating safer access over Strategic Roads to community facilities such as a controlled intersection.

Methods

District Plan Policies

- To assess plan change requests to rezone land for new residential or business areas

District Plan Rules

- Access onto a Strategic Road

- Car parking

Asset Management Plans

- Location of new reserves and other community facilities vested in the Council

Advocacy

- With other authorities

Policy B2.3.5

Recognise existing community facilities as part of the environment when assessing effects of any proposed changes to the facility.

Explanation and Reasons

Most townships in Selwyn District have a mix of residential and business activities, and community facilities. The activities are not separated into different zones or areas.

In many cases there is no need to separate the activities, because they do not adversely affect each other. The District Plan contains several policies that recognise this land use pattern and require it to be taken into account when the consent authority considers resource consent applications for changes to business activities and community facilities in Living zones (see Part B, Section 3.4, Policy B3.4.8).

Lawfully established community facilities are part of the existing environment. Only the environmental effects of changes to a community facility should be considered, not environmental effects as if the whole community facility is a new activity.

Method

District Plan Policy

- To assess resource consent applications for activities that do not comply with the rules for permitted activities or with section 10 of the Act – Existing Uses.

Policy B2.3.6

Encourage co-locating community facilities where appropriate.

Explanation and Reasons

Co-locating community facilities may have the following benefits:

- Reducing potential effects on residential amenity values by reducing the area where residential activities and community facilities share boundaries.
- Shared car parking facilities, access and roading design to reduce traffic effects.
- Facilitating multiple use of community facilities and “one stop” services for people using more than one facility.

Co-locating community facilities may be inappropriate if:

- The facilities adversely affect one another.
- The site is inappropriate for community facilities in the first instance and the consent authority does not want to encourage more people, traffic or buildings in the area.
- The facilities should be spread throughout the township to benefit residents, e.g. neighbourhood reserves.
- The facilities create greater benefits if spread throughout the township.

Methods

Advocacy

- Promote co-location of community facilities as opportunities arise

District Plan Rule

- Allow community facilities to share car parking requirements when the facilities are unlikely to be available or used during overlapping times. See Part E, Appendix 13.

Policy B2.3.7

Facilitate multiple use of individual community facilities, where appropriate.

Explanation and Reasons

Compared with metropolitan centres, townships in Selwyn District are small. Many townships have under-utilised community facilities. In other cases, the same land area or buildings may be able to be used for more than one purpose. Multiple use includes: using one facility for a variety of uses; or sharing facilities between townships or communities.

The multiple use of community facilities, including reserve areas, can have the following benefits:

- Reduced costs for the communities and developers in providing separate land areas or money for duplicate facilities.
- Reduced costs to communities for ongoing maintenance and renewal of duplicate facilities.
- More efficient use of land or buildings, especially existing, under-utilised facilities.

The “efficient use and development of natural and physical resources” is a matter the Council must have particular regard to, under the Act (section 7(b)).

Multiple use of community facilities may be inappropriate in some cases. For example:

- If the uses are not readily compatible.

- The facility is too far away to be easily accessible for a community.

The organisation owning the community facility makes the final decision as to whether the land or building may be used for more than one purpose. Policy B2.3.7 recognises that multiple use has benefits. Therefore, the District Plan does not prevent it from happening, except where necessary to address an adverse effect.

Methods

Advocacy

- Promote multiple use of community facilities as opportunities arise.

Asset Management Plans

- Identify opportunities for multiple use of community facilities and reserves vested in the Council.

RESERVES

Policy B2.3.8

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

Explanation and Reasons

Providing reserves when land is subdivided or used for new residential or business development serves two purposes:

- Providing areas for recreation; and

- Reducing the visual effects of new buildings by maintaining some green 'open space' areas.

Policy B2.3.8 addresses the first issue. Part B, Section 4.1 – Residential Density, Policy B4.1.10, addresses the second issue.Part B, Section 2.1, Transport Networks, Policy B2.1.20 provides for walkways and cycleways in townships, as part of the transport network.

Most townships in Selwyn District have substantial reserve areas. These may include local neighbourhood reserves serving parts of a township and larger domains and sports facilities serving both the township and its surrounding rural area.

Method

LTP

- Development Contribution Policy

Policy B2.3.9

Facilitate public access along rivers and streams in and adjoining townships, where:

- **Such access is likely to provide a beneficial community facility; and**

- **It will not adversely affect the natural character, or ecological or cultural values of the waterbody; and**

- **There is no risk to public health or safety.**

Explanation and Reasons

Section 230 of the Act provides for councils to take land to create esplanade reserves for public access along waterbodies, when land adjoining the waterbody is subdivided. Creating esplanade reserves must be allowed for by a rule in the Plan. If the allotments created are larger than 4 hectares, compensation must be paid.

There are rivers and streams within or adjoining existing townships in Selwyn District where esplanade reserves may be required when land is subdivided. The townships which adjoin rivers and streams are Arthur's Pass, Hororata, Lincoln, Tai Tapu and Whitecliffs. In the past, esplanade reserves have not always been required as part of subdivisions adjoining rivers and streams in these townships. This is for the following reasons:

- Public access along the Bealey River is already provided through Arthur's Pass National Park

- In previous subdivisions the Minister of Conservation has rejected the need for esplanade reserve along the Hororata River/Cordy's Stream at Hororata.

- There is an unformed legal road along the Halswell River which may serve the purpose of an esplanade reserve in some instances.

- An esplanade reserve in the area of the Waikirikiri/Selwyn River is unlikely to provide practical public access along the river.

If these townships expand in the future, or if other townships expand to adjoin waterbodies, it may be appropriate to take, as part of the plan change, land for esplanade reserve, in accordance with Policy B2.3.9 – for example, any expansion of Coalgate or Glentunnel south to adjoin Waikirikiri/Selwyn River.Alternatively the provisions for esplanade strips may be used to provide some public access.

When creating an esplanade reserve or an esplanade strip with public access, the Council shall consider:

- Demand – is there likely to be demand to use this facility, which justifies the cost to ratepayers of providing and maintaining it?

- Practicality and Safety – is there public access to the esplanade reserve or strip and will the reserve or strip be located on terrain that can be traversed? For example, an esplanade reserve on a river terrace several metres above the waterbody may not give real public access to it.

- Conservation Values – will public access to the area disturb significant areas with ecological values?

- Cultural Values – will public access to the area disturb sites of cultural importance to Tāngata whenua or provide access by Tāngata whenua to waahi tapu, waahi taonga and Mahinga kai sites of significance?

At Lincoln, the Council will encourage the taking of reserves on the L1 Creek between the existing township boundary and Boundary Road if this area is ever developed for residential purposes. In this area the L1 Creek is too narrow to take esplanade reserves under the RMA Financial Contribution process so reserve provision would be considered under the LTP Development Contribution Policy process.

Methods

District Plan Policies

- To assess the need for rules for esplanade reserves in plan change requests to rezone land

District Plan Rules

- Esplanade Reserves and Esplanade Strips

LTP

- Development Contribution Policy

COMMUNITY FACILITIES (AND RESERVES) — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected to result from implementing Section B2.3:

- Community facilities keep pace with the growth of townships, where necessary.

- Community facilities in townships are located in places which are accessible to residents, including children and people with impaired mobility.

- New community facilities do not adversely affect residential amenity values or the safe and efficient operation of Strategic Roads or railway lines.

- More use is made of existing, under-utilised community facilities.

- Clustering of community facilities in one area in some townships.

- A range of uses of community facilities and reserve areas.

- Existing residents do not pay twice for the costs of community facilities which they have already funded.

- Each township has a reserve area, to meet the recreational needs of residents.

- Public access is provided along main waterbodies that adjoin townships, where it is likely to create a useful community facility.

COMMUNITY FACILITIES (AND RESERVES) — MONITORING

See Part E, Appendix 1.

B2.4 WASTE DISPOSAL — ISSUE

- **Adverse effects on the environment from the generation and disposal of waste.**

What is Waste?

Any activity which involves using resources is likely to produce waste. Waste is a difficult term to define, but includes:

> "Any material which has been discarded as spent, useless, worthless, or in excess."

Waste may be solid, liquid or gaseous. It includes containers to hold liquid or gaseous waste; and may include toxic substances – known as hazardous waste.

Waste in Selwyn District

The most common forms of waste in Selwyn District are:

- Household rubbish and garden waste;
- Hardfill;
- Sewage and septic tank sludge;
- Animal effluent and offal;
- Crop residue and horticultural waste;
- Containers of hazardous substances – particularly agricultural chemicals; and
- Sawdust.

The District does not have large quantities of waste from industrial or manufacturing activities. Most waste in Selwyn District is disposed on to land: either in landfills or spread on to land (animal effluent and treated sewage). Landfills operate at: Killinchy; Hawkins; Springfield and Springston (hardfill and garden waste only).Household waste collected by the Council contractors is disposed of to landfill.

All townships in the District have a solid waste collection service at the gate. Exceptions are Arthur's Pass, Castle Hill and Lake Coleridge Village, where town skips are used. Twenty percent of households in the District do not have access to the Council's refuse collection service. These households are located in the Rural Zone. Issues associated with the disposal of waste from these households are addressed in the Rural Volume of the plan.

Several townships have reticulated sewage treatment and disposal systems: Arthur's Pass (Sunshine Terrace); Castle Hill; Doyleston, Lake Coleridge Village; Leeston; Lincoln; Prebbleton; Rolleston; Southbridge, Springston and Tai Tapu.

At the time of writing, options are being investigated for reticulated sewage treatment and disposal at Southbridge. Sewage from Lincoln; Prebbleton; Springston and Tai Tapu is pumped into Christchurch, where it is treated and disposed of at the Bromley Treatment Station.

The District has septic tank sludge disposal sites at: Bleakhouse Road, near Tramway Road; Derretts Road/Ardlui Road (Hororata)Sawdust is disposed of at Hororata and Darfield. Animal effluent, treated sewage and other composted organic matter is spread on to land on many sites in the Rural Zone. There are no facilities for the collection, storage or disposal of hazardous substances in the District.

Issues with Waste Disposal

Issues associated with waste disposal in Selwyn District are described below:

Facilities

A lack of appropriate facilities for disposing of some waste, such as: hazardous substances. The Council has facilities for sludge from campervan and caravan toilets at, but not limited to, Springfield (Kowhai Pass Domain), Rakaia Gorge Bridge, Glentunnel Holiday Park and Rakaia Huts Campground.

Effects

Effects on the environment from disposing of waste include:

- contaminants leaching into groundwater;
- creating unstable or contaminated land;
- odour, vermin or litter; and
- effects on the aesthetic or amenity values of areas around disposal sites.

Tāngata Whenua

The disposal of waste and its associated effects is an important issue for Tāngata Whenua. Particular concerns include the contamination of waahi tapu, waahi taonga and mahinga kai sites through:

- disposal of human and animal effluent (treated or untreated);
- stormwater;
- industrial discharges;
- chemical/poison disposal or storage;
- refuse disposal and leachate;
- abattoir/offal disposal.

Costs

To reduce effects on the environment, waste has to be treated and disposed of more carefully than in the past. This costs more. Many older landfills and sewage schemes in New Zealand need to be replaced or upgraded to meet higher standards for protecting our environment. In Selwyn District the costs, per person, of treating and disposing of waste are greater than in larger metropolitan areas because the District's population is settled in numerous, small, scattered townships and over a rural area, rather than concentrated in one area.

After-Care of Disposal Sites

Any site used to treat or dispose of waste may become contaminated due to the type or concentrations of material disposed on to the land. Pits or landfills may also be unstable, depending on how they have been filled, and whether the fill material is likely to rot or settle. Contaminants may be leach into groundwater as material continues to decompose. When a site ceases to be used for disposal of waste, the site and any future use of it need to be managed to mitigate these ongoing adverse effects.

Managing Waste Under the Act

Generating and disposing of waste are issues under the Act for two reasons:

- Any adverse effects of disposing of waste on the environment must be addressed under section 5(2)(c) of the Act.
- The rate at which waste is produced may be an issue in relation to sustaining the potential of resources to meet the reasonably foreseeable needs of future generations under section 5(2)(a) of the Act.

District and Regional Councils have functions in relation to waste disposal under the Act.

- District Councils manage effects of land uses on the environment (section 31(1)(b));
- Regional Councils control discharges of contaminants into air or water and on to land, and control land uses which affect water quality (section 30).

District Councils also have a duty to prepare and implement a Waste Management Strategy and a Waste Management Plan under the Local Government Act 1974 and to promote effective and efficient waste management within their Districts. The Council adopted a Solid Waste Management Strategy in 1997 and a Solid Waste Management Plan in 1998. The Council has also adopted a policy of 'Zero Waste to Landfill by 2015'.Plans for the establishment of a Resource Recovery Centre to serve the whole District are underway. This is a major step in working towards achieving zero waste to landfill by 2015 and achieving effective, efficient and environmentally sustainable waste management within the District.

WASTE DISPOSAL — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with waste disposal.

Focus

- The District Plan focuses on addressing environmental effects of waste, irrespective of its source, type or who is disposing of it.
- How the Council chooses to dispose of the waste it collects, such as using the Regional Landfill, is addressed in the Waste Management Strategy (1997) and Waste Management Plan (1998).

Waste Generation

- The Plan encourages initiatives to reduce waste; and
- Requires high waste generating activities to have a waste minimisation and disposal plan.

Waste Disposal

- The Plan recognises the special interest of local Rūnanga in this issue.
- Policies and rules manage waste collection and storage in townships, to protect amenity values.
- Waste treatment and disposal is inappropriate in townships (except in some special cases).
- Policies and rules to protect people from effects of contaminated or unstable sites used to dispose of waste in the past.

NOTE: Waste disposal in rural areas is addressed in the Rural Volume of the Plan.

WASTE DISPOSAL — OBJECTIVES

Objective B2.4.1

People's awareness of the environmental effects of producing and disposing of waste, is increased.

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Explanation and Reasons

There is a direct relationship between the amount of waste people generate, and potential effects of disposing of it. Objective B2.4.1 aims to increase people's awareness of the environmental 'costs' or issues associated with generating and disposing of waste. Many of the factors which influence how much waste people generate cannot be controlled through the District Plan. However, the Plan has a policy to encourage initiatives to reduce the amount of waste people generate.

Objective B2.4.2 is to ensure that adverse effects on the environment from waste collection, storage, treatment or disposal are reduced. Generally, townships are inappropriate areas for treating and disposing of waste, due to section sizes, population density and the amenity values residents expect. Waste may be collected and stored, under conditions that protect amenity values. This is managed through policies and rules in the District Plan. Similarly, in some areas and under some conditions waste may be treated and disposed of without adverse effects. For example, on-site effluent treatment and disposal; composting household scraps and green waste; or small scale incineration in Business 2 Zones and the Business 3 Zone. Disposing of waste by applying it on to land is usually inappropriate in townships.

WASTE DISPOSAL — POLICIES AND METHODS

Policy B2.4.1

Promote initiatives to reduce waste generated in the District and to reuse or recycle goods.

Explanation and Reasons

The amount of waste generated by people has a direct effect on the quantity of waste that needs disposal. Waste quantity affects the standard of treatment needed and the number and size of treatment and disposal facilities. The Council's Waste Management Plan 1998 discusses options for encouraging reductions in waste disposal using the Council facilities. Options include: charging for solid waste collection based on quantity; and requiring activities which generate large amounts of solid waste to have a waste minimisation and disposal plan.

Methods

Waste Management Plan

- Waste disposal charges
- Options to reuse, recycle or sort waste collected in Selwyn District
- Access to recycling facilities

District Plan Rules

- Waste disposal
- Waste minimisation and disposal plan for 'high' waste producers.

Advocacy

- Promote, support and lobby for waste reduction initiatives
- Council policy of 'Zero Waste to Landfills by 2015'

Policy B2.4.2

Ensure that residents in Selwyn District have access to appropriate waste treatment and disposal facilities for the types of waste produced in the District, including but not limited to those facilities for disposing of hazardous substances.

Explanation and Reasons

Policy B2.4.2 has two aims: to ensure Selwyn's residents have access to facilities to dispose of the various types of waste that they generate; and to ensure those facilities treat and dispose of waste with minimal effects on the environment. The Council initiated Resource Recovery Park at Rolleston provides facilities for the collection and some treatment of waste and also provides a facility for the collection and temporary storage of hazardous waste. In addition, some traditional methods of disposing of other forms of waste are no longer appropriate, as the law requires and people expect higher standards of environmental care and respect for the values of different groups in the community. For example, dumping in old landfill sites in or near gravel riverbeds; and discharging effluent into water, are often no longer appropriate waste disposal methods. Providing access to and promoting provisions for region-wide facilities is encouraged.

Methods

Advocacy District Plan Policy

- Work with Environment Canterbury and other territorial local authorities to develop regional facilities for the disposal of hazardous substances.

Waste Management Plan

- Look at further options for disposal facilities for toilet sludge from campervans/ caravans.

Policy B2.4.3

Ensure any services or facilities for collecting or storing of waste in townships protect the amenity values of the area.

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

Explanation and Reasons

Waste produced in townships, particularly solid waste, needs to be stored until it is collected for treatment and disposal. The most common activity is the storage of waste from households or businesses on-site until it is collected. Some business and community facilities have central collection bins for cans, rags and other waste that may be reused or recycled. These activities are part of townships and do not have adverse effects, provided the waste is properly contained and regularly collected.

Methods

District Plan Rules

- Waste Storage and Disposal

- Subdivision

District Plan Policies

- To assess plan change requests to rezone land for new residential or business development.

Policy B2.4.5

Avoid treating or disposing of solid waste in townships, unless any adverse effects, including effects on amenity values are minor: and minimise adverse effects on the environment from disused waste treatment or disposal sites.

Explanation and Reasons

The density of residential and business activities in townships and the amenity values of people residing in townships makes them generally unsuitable areas to treat or dispose of waste. There may be some exceptions where effects will be minor, such as: composting of household scraps and on-site effluent treatment and disposal in some townships. In Business 2 Zones and the Business 3 Zone, small-scale waste incineration or composting may have only minor effects.This depends on the scale and nature of the operation and surrounding land uses. Therefore, it is managed through a resource consent for a discretionary activity.

Areas in and around townships that are identified in the Plan as being prone to natural hazards (for example, flooding or other forms of unstable land) are also generally inappropriate areas to locate large scale facilities for the treatment of disposal of municipal refuse or reticulated sewage, unless the facility will not be adversely affected by such hazards (see Part B, Section 3.1 – Natural Hazards).

After a site has been used to dispose of waste, it may have contaminated soil or be unstable, if it has been filled. Policy B2.4.5 ensures that such sites are managed as potentially contaminated or unstable sites until they are demonstrated to be otherwise.

Method

District Plan Policy

- Waste Disposal

- Hazardous Substances

- Natural Hazards
- Discretionary Activities
- Non-complying Activities

Policy B2.4.6

Recognise that the Tāngata whenua have a particular interest in the treatment and disposal of waste; and ensure appropriate consultation is undertaken with them on this matter.

Explanation and Reasons

Part of promoting sustainable management of natural and physical resources, protecting all persons exercising functions and powers under the Resource Management Act 1991 shall recognise and provide for matters of national importance, including:

"The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (section 6(e))."

When the Council is responsible for establishing facilities for waste treatment or disposal, the Council invites representatives from local Rūnanga to participate from the early investigation stages. Where facilities are being established by another party, the Council strongly encourages that party to consult with local Rūnanga over the proposed activity. The Council, as the consent authority, will also consult with local Rūnanga when it receives a resource consent application to establish a facility for treating or disposing of waste.

Methods

Advocacy

- Promote consultation with local Rūnanga in the initial stages of investigating waste treatment and disposal options.

Resource Consents

- Ensure local Rūnanga are identified as potentially affected parties in any resource consent application to establish waste treatment or disposal facilities, where adverse effects on water, land or sites of special value to the Tāngata whenua may result.

Asset Management Plans

- Invite local Rūnanga to participate in any projects the Council undertakes to establish or upgrade waste treatment or disposal facilities.

Policy B2.4.7

Regard any land used to treat or dispose of solid waste or to spread effluent as a potentially contaminated site, until it is tested.

Explanation and Reasons

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited on to the land over time. Therefore, any site which is used for these purposes shall be identified in the Council's Register of possibly "Contaminated Sites" until it is tested and certified as not being contaminated. (Refer to Part B, Section 1.1 – Land and Soil, for provisions for managing contaminated land.)

Methods

District Plan Rules

- Contaminated Land

Information

- Record on LIMs sites known by the Council to be used to dispose of waste in the past

Advice

- Encourage people who own "possibly contaminated" sites to have them tested for contamination and land stability, if the site area has been filled.

Policy B2.4.8

Consider the taking of bonds or other mechanisms to cover any costs of managing adverse effects from sites used to treat or dispose of waste, when the site is established.

Explanation and Reasons

As discussed under B2.4 Waste Disposal – Issue, sites used for the treatment or disposal of waste often require ongoing management of effects, after the use of the site ceases. This is particularly so for landfills where waste may continue to break down and 'settle' for many years.

Policy B2.4.8 allows the consent authority to consider conditions on resource consent applications for: the continued management of effects from waste disposal sites after the use has ceased; or any unforeseen effects. This may include costs of continued management of a site if the organisation involved runs out of money or otherwise disbands.

Method

District Plan Rules

WASTE DISPOSAL – ANTICIPATED ENVIRONMENTAL RESULTS

The following outcomes are expected to occur as a result of implementing Section B2.4:

- The costs associated with the sustainable management of all types of waste are likely to increase.
- More programmes in the District to reuse and recycle goods.
- Access, in the District, to facilities for treatment and disposal of hazardous substances and sludge from campervan/caravan toilets.
- The amenity values of the District are not adversely affected by waste collection, storage, transport or disposal.
- Waste treatment and disposal facilities that have less impact on the environment than in the past, with a preference for disposal to land.
- Waste treatment and disposal methods are not offensive to Tāngata whenua.

WASTE DISPOSAL – MONITORING

Please refer to Part E, Appendix 1.

PART B

3 PEOPLE'S HEALTH, SAFETY AND VALUES

B3.1 NATURAL HAZARDS — ISSUES

- **Activities which lead to or intensify the effects of natural hazards.**

Introduction

A 'natural hazard' is defined differently in the Act from its use in "everyday" language. Often people interpret a 'natural hazard' as meaning the flood, earthquake, or other event which causes damage to people or property. The Act defines a 'natural hazard' as:

> "any atmospheric or earth or water related occurrence … the action of which adversely affects or may adversely affect human life, property or other aspects of the environment."

It is not the event itself that is the 'natural hazard', but when the event has adverse effects on people, property or other parts of the environment. A small earthquake which does not cause any damage may not be a natural hazard as defined in the Act.

Natural Hazards in Selwyn District

Like most places in New Zealand, Selwyn District experiences extreme weather and seismic events. These may result in natural hazards occurring at two levels:

District wide

- Large-scale natural hazards which affect all or large parts of the District, e.g. a major earthquake.

Localised

- Natural hazards which affect a smaller area of the District, e.g. flooding in a township or a landslip.

Typical hazard events which can affect townships in Selwyn District are described below:

Flooding

Flooding can be caused from stormwater ponding in low-lying areas; or waterbodies overflowing their normal channel in high rainfall events. Townships known to experience localised flooding include:

- Springfield — Overflow of main water race;
- Tai Tapu — Stormwater ponding;
- Leeston — Leeston Main Drain and stormwater ponding;
- Hororata — Hororata Bealey Road from Hororata River;
- Rakaia Huts — Flooding from Rakaia River;
- Whitecliffs — Stormwater runoff from Malvern Hills;
- Doyleston — Doyleston Main Drain;
- Lincoln — Stormwater ponding.

Several smaller settlements in Selwyn District also experience flooding: e.g. Lower Selwyn and Greenpark Huts. These areas are covered in the Rural Volume of the Plan.

Selwyn District is bounded by two major braided rivers. Both the Waimakariri and Rakaia Rivers may break out of their channels in major floods. Environment Canterbury has done considerable work modelling likely outbreak points and flood channels for flooding from the Waimakariri River. The likely point on the south side of the river is Halkett.

No townships are located in the flood channel but Tai Tapu is predicted to be affected by ponding of floodwaters in a major flood outbreak from the Waimakariri River. Details of the rural areas affected will be covered in the Rural Volume of the Plan.

The Rakaia River has historically broken its banks at some point above the Main South Road.The area flooded is mostly rural, but localised flooding also affects the township at Rakaia Huts.

The Selwyn River/Waikirikiri historically breaks out above the Main South Road.Resulting floodwaters can affect other streams and may cause flooding in settlements such as Dunsandel, Doyleston, Irwell and the Lower Selwyn Huts.

Low-lying townships in eastern Selwyn and townships at river mouths may also be vulnerable to flooding from tsunami. Historically, tsunami that affect New Zealand's eastern coastline are triggered by earthquakes off the coast of South America or Japan. The likely affect would be to increase water levels in Te Waihora/Lake Ellesmere and for water to travel up the mouths of rivers such as the Rakaia and Selwyn.

However, although the probability is low for any particular location, other parts of the Pacific Rim frequently experience much more destructive tsunamis and it should not be assumed that flooding will be the only consequence should a tsunami affect the Canterbury Bight.

Earthquakes

Earthquakes centred on the Alpine Fault and many smaller associated faults have the potential to cause damage. The known active faultlines and epicentres for major[2] earthquakes in Selwyn District have been mapped by Environment Canterbury. Damage from earthquakes can result directly from ground rupture or shaking; or result from consequential effects such as landslips, avalanches, and ground subsidence. Liquefaction may be an issue in some part of the District due to the peaty/sandy soils.

{2} Major on this map is any earthquake known to have caused damage to property.

Liquefaction is the transformation of soil from a solid state to a liquefied state as a result of ground shaking. Ground damage includes subsidence, lateral spreads (ground cracking and horizontal ground displacement) and sand boils. Lateral spreading affects areas next to streams, rivers, ponds, lakes and the coast where there is low lateral ground support. Buildings and other surface structures can sink and tilt. Buried structures such as tanks and pipes can "float" causing connections to break. Deep foundations such as bridge piers can tilt.

Unstable Land

Movement of unstable land can be caused by ‘natural’ events such as earthquakes; heavy rainfall; ‘frost thaw’ weathering; and river erosion. It can also be caused or exacerbated by human activities such as: earthworks or removing vegetation. Townships potentially adversely affected by unstable land include:

Arthur’s Pass

- Rock fall

Whitecliffs

- Erosion of Selwyn River/ Waikirikiri Terrace

- Landslip from Malvern Hills

Parts of the Rural Zone (including the Port Hills; skifields (avalanche) and high country areas) are also affected by unstable land:These ‘issues’ are addressed in the Rural Volume of the Plan.

Drought, Snow and Wind Storms

Weather extremes of drought, snow and wind storms are the most frequently occurring hazard events in Selwyn District. Historically, significant droughts affect the District once in every 6 or 7 years; and heavy snowfalls once in every 4 years. Strong winds, particularly from the north-west, often do minor property damage and, occasionally, more significant damage, e.g. 1975.

Fire

Large-scale fires in the District usually result from a combination of weather conditions (hot and dry) and human activities. These fires tend to affect rural areas. Provisions in the District Plan (water for firefighting); requirements in the New Zealand Building Code; and emergency services, help reduce the risk of and damage from fires in townships.

Coastal Erosion

Selwyn District has a small area of eroding coastline between Te Waihora (Lake Ellesmere) and the Rakaia River.This erosion is most likely to affect utilities such as sea outfalls. It also limits future residential development in the coastal area.

Natural Hazards and the Act

Part of “promoting sustainable management of natural and physical resources” is:

- “Enabling people and communities to provide for their economic, social and cultural well-being and their health and safety;” and

- “avoiding, remedying or mitigating effects of activities on the environment”

“Environment” is defined as including: “natural and physical resources” and “people” (section 2 of the Act).

Therefore the effects of natural hazards on people, their property and other parts of the environment, are an issue under the Act.

Both District and Regional Councils have responsibilities for managing natural hazards under the Act.Chapter 16 of the RPS sets out the natural hazards for which Environment Canterbury and territorial local authorities have responsibility to manage in Canterbury.

MANAGING NATURAL HAZARDS

There are three ‘types’ of methods to mitigate natural hazards.

Engineering Solutions

- Building Codes and keeping the ‘hazard’ away from the people (e.g. through construction of stop banks).

Avoidance Solutions

- keeping people and buildings away from potential ‘natural hazard’ areas.

Planning and Preparedness

- methods to minimise the 'costs' when the natural hazard occurs, e.g. insurance, the provision of emergency services and Civil Defence.

NATURAL HAZARDS — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address Natural Hazard issues:

District-wide Natural Hazards

- Minimise loss of life and property damage through Civil Defence [3].

[3] In accordance with the provisions of the Civil Defence Emergency Management Bill (before the house of parliament at the time of writing the Proposed District Plan).

Localised Natural Hazards

Avoidance and Mitigation

- Identify areas in the District known to be affected in the past by flooding; unstable land; or seismic activity.
- Manage land use activities in these areas, to avoid or mitigate the potential adverse effects of natural hazards.

Response

- Civil Defence to minimise loss of life and damage to property if a natural hazard occurs.

Engineering Solutions

- Some areas have structures or works to reduce the effects of natural hazards, e.g. stopbanks or retaining walls.
- The District Plan has provisions to:
    - Allow the operation and maintenance of these activities; and
    - Mitigate adverse effects on the environment from establishing these structures or works.
- If the Council chooses to use works or structures to mitigate natural hazards in the future, these will be set out in the Council's Asset Management Plans.
- Building Code Requirements.

NATURAL HAZARDS — OBJECTIVES

Objective B3.1.1

Ensure activities do not lead to or intensify the effects of natural hazards.

Objective B3.1.2

Ensure potential loss of life or damage to property from natural hazards is mitigated.

Objective B3.1.3

Ensure methods to mitigate natural hazards do not create or exacerbate adverse effects on other people or the environment.

Explanation and Reasons

Objective B3.1.1 aims to avoid natural hazards in the first instance by not allowing people or property in areas known to experience flooding, landslips or earthquakes, unless the risk of damage can be mitigated to an acceptable level.

District-wide hazard events with catastrophic effects are infrequent. The Council believes the most efficient method to address such events is to inform people how to respond should one occur. For high magnitude events – even of low frequency - it is not possible. For some minor events, the applicant may choose to accept the cost of property damage instead of the cost of mitigation measures.

Objective B3.1.3 seeks to avoid any adverse effects that mitigation measures may have on other people or the environment. For example stopbanks can exacerbate flooding by restricting the natural spread of floodwaters. Similarly the construction of stopbanks can adversely affect the natural character and ecological values of the margins of waterbodies.

NATURAL HAZARDS — POLICIES AND METHODS

DISTRICT-WIDE NATURAL HAZARDS

Policy B3.1.1

Promote awareness among residents in Selwyn District of the potential for a District-wide natural hazard, and how to respond to minimise loss of life and damage to property.

Explanation and Reasons

District-wide natural hazards with catastrophic effects are infrequent events. The Council believes the most efficient method to address effects from District-wide natural hazards is to inform people about how to respond should one occur. This is most efficiently achieved through the Council's Civil Defence Programme.

Method

Civil Defence Planning through:

- Public lectures
- Field trips
- Brochures

LOCALISED NATURAL HAZARDS

Policy B3.1.2

Avoid allowing new residential or business development in areas known to be vulnerable to a natural hazard, unless any potential risk of loss of life or damage to property is adequately mitigated.

Explanation and Reasons

Places in and around several townships in Selwyn District have historical records of flooding, seismic activity or unstable land. Topography, location or climate indicate that they may be vulnerable to these potentially damaging events, and therefore would be unsuitable for new residential or business development, or would require specific measures to be undertaken to mitigate the risk of damage.

For these reasons, natural hazards is an issue that needs to be assessed when a request is made for a residential or business rezoning. In addition, the Council has an obligation under section 106 of the Act to decline consent to a subdivision in areas where natural hazards cannot be adequately mitigated.

Section 71 of the Building Act deals with building on hazard prone land. Under this section, the Council may be obliged to refuse a building consent application on land subject to such hazard events as erosion, falling debris, subsidence, inundation or slippage.

The building code contains standards to ensure that any structure is designed to remain standing in a certain magnitude earthquake.

In addition the Council advises any person requesting Land Information Memoranda (LIM) of any known natural hazard affecting land subject to the LIMAccordingly in Whitecliffs, Hororata and Tai Tapu, where there is known to be hazards from stormwater run off, landslip, erosion or inundation, information on these natural hazards is recorded on any LIM requested for land in these townships affected by a hazard.

Methods

District Plan Policies

- To assess plan changes to rezone new residential or business development

District Plan Rules

- Earthworks
- Natural Hazards
- Subdivision

Building Act 2004

- New Zealand Building Code requirements for all buildings

Information

- Notice of LIMs (Land Information Memoranda) for properties hazard areas.

Policy B3.1.3

Avoid locating dwellings and other principal buildings in the following areas:

- **Between any waterbodies and any stopbank designed or used to contain floodwater from that waterbody; or**

- **Within the bed of any lake or river.**

Explanation and Reasons

The areas listed in Policy B3.1.3 and any building therein are vulnerable to damage, not only from flooding but also shifting sediment or land erosion, caused by the movement of water. The policy and rule apply to buildings likely to contain people and valuable assets which cannot be readily moved, not accessory or utility buildings such as hay barns and garages.

Methods

District Plan Policies

- To assess plan changes to rezone land for new residential or business development

District Plan Rules

- Natural Hazards

- Subdivision

Information

- Notice on LIMs (Land Information Memoranda) for properties in identified areas

Policy B3.1.4

Ensure any new dwelling or principal building located in the Living 1A or Living 2A zone at Tai Tapu is designed or sited to avoid flooding in a 2% Annual Event Probability (AEP) flood event.

Explanation and Reasons

Parts of the residential area at Tai Tapu are flooded through the ponding of stormwater in heavy or prolonged rainfall. The township is lower than the surrounding land, which also makes it vulnerable to flooding should the Halswell River breach its banks. No research has been done on likely breakout points or flood channels from the Halswell River, to enable the Council to assess the likely risk and effects of flooding from this source.

A 2% AEP flood event is commonly referred to as a 1 in 50 year flood. This policy corresponds to the requirements of the New Zealand Building Code.The minimum floor height needed to comply with Policy B3.1.4 will vary between allotments in the zones. Section B4.1 – Residential and Business Development addresses expansion of Tai Tapu township through the rezoning and subdivision of surrounding land. Policy B3.1.4 applies to erecting buildings because there are vacant allotments in the existing Living zones at Tai Tapu.

Minimum floor levels have been set to apply to new buildings or principal buildings in Tai Tapu. These floor levels will ensure that the potential for flood damage to occur to buildings and the associated intangible damages are minimised. In addition to minimum floor levels, the District plan contains rules on the location of new buildings in the Living 2A zone and earthworks throughout Tai Tapu. The minimum floor and building location controls are in response to the level of flood risk at Tai Tapu. The rest of Tai Tapu is vulnerable to ponding as the principal flood hazard.

It should be noted that compliance with Policy B3.1.4 will not prevent an entry on a Certificate of Title under section 74 of the Building Act 2004.

Methods

District Plan Rules

- Natural Hazards

Information

- Notice on LIMs (Land Information Memoranda) for properties in identified areas

Policy B3.1.5

Ensure any earthworks undertaken in the Living 1A or Living 2A Zones at Tai Tapu do not divert or displace floodwater on to other people's property with adverse effects that are more than minor.

Explanation and Reasons

Land in the Living 1A and 2A Zones at Tai Tapu is lower than the surrounding land and is prone to flooding. Earthworks to raise the level of allotments in these zones or to create building mounds for houses, can divert floodwater on to surrounding properties. This activity can increase the level of flooding on surrounding properties.

Policy B3.1.5 is to avoid this effect. It applies to activities in the Living 1A or 2A Zones that divert floodwater on to any other property whether it is in the Living 1A or 2A Zone or in the surrounding Rural Zone.

Methods

District Plan Rule

- Earthworks

Local Government Act

Policy B3.1.6

Ensure any measures proposed to mitigate a potential natural hazard:

- **Do not lead to or intensify a potential natural hazard elsewhere; and**

- **That any other adverse effects on the environment are avoided, remedied or mitigated.**

Explanation and Reasons

Measures proposed to mitigate natural hazards should not lead to or intensify potential damage elsewhere, for example: by diverting or displacing floodwater on to someone else's property. Works to mitigate natural hazards can have adverse effects on other parts of the environment. For example, stopbanks can affect the natural character and habitat values of riparian margins or access along waterbodies. Retaining walls or rock nets (gabions) can affect the landscape values of hill slopes. These adverse effects need to be addressed. The extent to which they are addressed will depend on: the severity of the effect; the feasibility and cost of mitigation measures; and the potential 'costs' and effects of alternative methods to mitigate the natural hazard, including the cost of "doing nothing".

Method

District Plan Rules

- Activities near waterbodies

- Earthworks

- Buildings

- Natural Hazards

Policy B3.1.7

Ensure any new residential or business development does not adversely affect the efficiency of the District's land drainage system or the risk of flooding from waterbodies.

Explanation and Reasons

The eastern part of the Selwyn District has a high water table.

Much of the land is drained by a comprehensive land drainage scheme using and extending streams running into Te Waihora/Lake Ellesmere. Stormwater disposal is reticulated to these waterbodies. When land is changed from rural uses to new residential or business areas, the rate at which stormwater runs off the land and into waterbodies increases because there is less land area for it to pond on. This means waterbodies may get higher flood levels sooner, which can increase the likelihood of them overflowing and flooding land "downstream". Policy B3.1.7 seeks to avoid this effect. New residential and business developments may need to include stormwater systems that store water and release it more slowly into the waterbodies. Waterbodies where this policy may apply include: Halswell River; LI and LII waterbodies; Lower Selwyn River/Waikirikiri; Doyleston Main Drain and Boggy Creek.

Methods

District Plan Policies

- To assess plan change requests to rezone land for new residential or business development

District Plan Rules

- Subdivision

Policy B3.1.8

Continue to develop the information base on the location and characteristics of natural hazards in Selwyn District.

Explanation and Reasons

A major difficulty in trying to manage natural hazards is the lack of information on the type, location and frequency of hazard events in the District. Some of the main reasons for this lack of information are:

- The low frequency with which events occur;

- The short period of written measurements and records of historical hazard events in the District to know how often events of various magnitudes occur;

- The cost of research, particularly when only a small number of people are affected.

Research and modelling of hazard events is occurring all the time. By keeping abreast of and supporting this work, and recording information on hazard events as they occur, the information base is increasing.

Methods

Advocacy

- Encouraging and supporting relevant research work

Information

- Recording relevant information as opportunities arise.

NATURAL HAZARDS – ANTICIPATED ENVIRONMENTAL RESULTS

The environmental outcomes expected from implementing this section of the District Plan are:

- Increased awareness in the community of the risk and nature of natural hazards and how to respond.
- No new natural hazards created as a result of new residential or business activities or from mitigating existing natural hazards.
- The number of houses subject to flooding in a 2% AEP rainfall event at Tai Tapu does not increase.
- New residential and business development does not increase risk of flooding from the District's waterbodies.
- The District's database on natural hazards improves.
- Reduced natural hazard risk to the community.

NATURAL HAZARDS – MONITORING

See Part E, Appendix 1.

B3.2 HAZARDOUS SUBSTANCES — ISSUES

- **Adverse effects on the human and natural environments from the manufacture, storage, transport on waterbodies or disposal of hazardous substances.**
- **Adverse effects on land and soils, waterbodies or other parts of the environment from accidental or deliberate spillage, leakage, or discharge of hazardous substances in the course of their manufacture, storage or disposal.**
- **Adverse effects on the amenity values of townships from activities involving the manufacture, storage or disposal of hazardous substances.**

What is a Hazardous Substance?

Hazardous substance is defined in section 2 of the Resource Management Act 1991 to include, but is not limited to, any substance defined in section 6 of the Hazardous Substances and New Organisms Act 1996 (HSNO) as a hazardous substance.

HSNO section 6 states:

	"Hazardous substance means, unless expressly provided otherwise by regulations, any substance
(a)	with one or more of the following characteristics:
(i)	explosiveness,
(ii)	flammability,
(iii)	a capacity to oxidise,
(iv)	corrosiveness,
(v)	toxicity (acute or chronic),
(vi)	ecotoxicity with or without bioaccumulation;
	or
(b)	which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified above."

What are the Issues?

Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life. Common examples of hazardous substances are agrichemicals and animal remedies in the rural sector of the community, timber preservatives and strong acids and alkalis in the industrial and commercial sector, and garden sprays in the domestic sector. Other substances such as LPG, petroleum hydrocarbon fuels and lubricants, solvents, paints, pool chemicals and household cleaning agents are in widespread use across all sectors. Wastes generated by all sectors also contain hazardous substance residues, such as industrial processing wastes, packaging and containers, dead batteries and waste oil, paints and solvents, surplus agrichemicals and garden sprays.

While the presence of hazardous substances in the community is generally accepted, there is potential for significant adverse effects to the natural, rural and urban environments if hazardous, substances and their locations, storage, transport, use and disposal are not managed or controlled appropriately. The potential adverse effects if hazardous substances are spilled, leak or escape from their containment or are discharged into the environment in an uncontrolled manner by accident or during their application or use include:

- effects on human health through skin contact, ingestion or inhalation
- effects on the health of farm stock and domestic animals
- damage to plant crops, windbreaks, plantations, landscape planting and other vegetation
- damage to natural flora and fauna
- contamination of the food chain, including chemical residues in farm stock and crops
- damage to the life-sustaining or aesthetic qualities of water and soil resources and ecosystems
- effects on ancestral lands, sites and other taonga of value to Tāngata Whenua
- aesthetic and health effects arising from the development, improvement or occupation of land contaminated by hazardous substances
- devaluation of rural, residential, conservation and recreation amenity values of land that has been contaminated by hazardous substances
- potential and actual risks and public concerns associated with the location of facilities and activities involving hazardous substances, with respect to residences, schools, conservation areas, recreational areas, waterbodies and other sensitive land use areas and sensitive environments
- reverse sensitivity effects on rural land use involving hazardous substances, from residential and other more sensitive activities establishing in rural areas

Regulatory Controls

The Hazardous Substances and New Organisms Act 1996 (HSNO) and Hazardous Substances regulations are the principal legislation controlling the introduction, manufacture, use, storage and disposal of hazardous substances. Substances are classified numerically according to their hazardous characteristics, and the regulations and associated codes of practice and other instruments set specific baseline standards for storage, handling and emergency response for each class of substance and the facilities and activities involving them. HSNO has revoked earlier legislation, including the Dangerous Goods Regulations which the Council previously administered.

The Council has limited powers and responsibilities under HSNO, which is administered mainly by other agencies particularly in terms of the use and application of hazardous substances in working situations. It should be noted that HSNO protects health and safety within the immediate environment of the facility or activity, whereas community issues and concerns must be addressed through the provisions of the Resource Management Act via the Regional Policy Statement, the Regional Plan and District Plans.

Regional and District Councils have functions for managing the effects of the use, storage, transport and disposal of hazardous substances, under the Resource Management Act 1991. Chapter 17 (p. 261) of the Regional Policy Statement sets out in more detail how those functions are shared between Environment Canterbury and territorial local authorities in Canterbury.

In summary, Environment Canterbury has a co-ordinating role in the management of hazardous substances in the Region, with specific responsibilities to manage:

- Any discharge of hazardous substances;
- Hazardous substances in the Coastal Marine Area;
- The use, storage, transportation and disposal of specified substances (including petrochemicals, agrichemicals, organic solvents, timber treatment chemicals, and toxic metals) where they may affect water quality.

The Proposed Natural Resources Regional Plan (Air Quality and Water Quality chapters) control storage and use of the specified substancesOf particular significance to Selwyn District is the restriction of new development involving hazardous substances storage on land in the Christchurch Groundwater Recharge Zone which covers part of the District's north-east.

District and City Councils in the Canterbury region are responsible for developing objectives, policies and rules relating to the control of the use of land for the prevention or mitigation of any adverse effects of the storage, use, disposal or transportation of any hazardous substances except where they are controlled by Environment Canterbury.

In setting those objectives, policies and rules, the Council must ensure those provisions are consistent with the RMA and HSNO, and also be mindful of other legislation associated with the control of hazardous substances.

Other Legislation

The Transport Act 1962 controls the transport of hazardous substances, through the Ministry of Transport's Land Transport Dangerous Goods Rule which is enforced by the NZ Police. Incompatible substances must be segregated, loads must be secured and commercial loads must be placarded appropriately. The Council has no involvement with the Rule, but can consider controlling routes for the transport of hazardous substances through its District Plan and resource consents for environmental effects reasons.

The Radiation Protection Act 1965 and the 1982 Regulations control radioactive materials.They are administered by the National Radiation Laboratory, a business unit of the Ministry of Health. The Council may control the location of activities where radioactive materials are present, to address local concerns.

The Building Act 2004 contains requirements relating to the storage and containment of Hazardous Substances.The Council applies these provisions through the building consent process, at which stage the requirements of the Building Code can be coordinated with District Plan considerations.

The Health and Safety in Employment Act 1992 addresses workplace safety and is administered by the Department of Labour's Occupational Safety and Health Division (OSH). Workplaces are required to have health and safety plans in place, which must be consistent with HSNO with respect to hazardous substances management and emergency response.

Hazardous Waste Management

Hazardous wastes may contain residues of hazardous substances in quantities or concentrations that have the same potential effects as those substances. The unauthorized disposal of hazardous wastes is often the cause of soil and water contamination. A number of hazardous waste collection, treatment and disposal operators are based in Christchurch or handle their business through there, and their services are available to the District's waste generators.

The Council has recently adopted the Canterbury Hazardous Waste Management Strategy, which promotes the regionally coordinated management of hazardous waste. Under that strategy, the Council has established a Resource Recovery Centre which is a major component in the District's goal of achieving Zero Waste to Landfill by 2015. The Centre provides environmentally sound facilities for the temporary storage of domestic hazardous wastes that are dropped off by the public, and for hazardous waste materials that are recovered from the landfill waste stream. The wastes are stored temporarily before they are transported to hazardous waste treatment and disposal contractors.

HAZARDOUS SUBSTANCES – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues with Hazardous Substances:

- The Council accepts that HSNO controls immediate effects on people's health and safety from the manufacture, use and storage of hazardous substances, and that specific legislation administered by other agencies primarily controls use in workplace situations, transport, building development, and radioactive substances.
- The District Plan focuses on matters that are not covered by other, more specific legislation or the functions of the Regional Council.
- Policies and rules are implemented to avoid hazardous substances being stored or disposed of in places where, if they spill or leak, serious environmental effects will occur.
- Controls are imposed over the manufacture, storage and disposal of hazardous substances to protect the amenity values of areas and people's sense of well-being.
- Ensuring that activities in the District that use or produce hazardous substances have appropriate disposal plans.
- Managing the use of land which is contaminated by hazardous substances is addressed in Part B, Section 1.1 – Land and Soil.

HAZARDOUS SUBSTANCES – OBJECTIVES

Objective B3.2.1

To ensure that adequate measures are taken to avoid, remedy or mitigate any adverse effects to human health, to the amenity of townships, the rural environment and to the natural environment arising from the manufacture, storage, transport on water bodies and disposal of hazardous substances.

Objective B3.2.2

To ensure that adequate measures are taken during the manufacture, storage and disposal of hazardous substances to avoid, remedy or mitigate any adverse effects to the health of livestock and other farm animals, of domestic animals, and of flora and fauna, and to the life-sustaining capacity and amenity values of waterbodies, land and soil resources.

Explanation and Reasons

Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life. By their nature, hazardous substances carry an inherent risk of adverse effects, should an accident occur. The accidental or deliberate spillage, leak or disposal or inappropriate use of hazardous substances could adversely affect the District's natural resources and primary production resources, and the health of humans, farm and domestic animals and flora and fauna. The presence of large quantities of hazardous substances may also adversely affect the amenity values of townships and rural areas, by their actual or potential adverse effects.

Objectives B3.2.1 and to B3.2.2 propose to minimise that risk. This is achieved through the District Plan provisions to manage the locations where significant quantities of hazardous substances are manufactured and stored, including separation from 'sensitive' areas e.g. near waterbodies and residential areas, and to require the safe and secure containment of hazardous substances at those locations. In making those provisions, the Council recognises that the use, transport, discharge and disposal of hazardous substances are controlled by other statutory authorities through legislation and associated controls including the HSNO Act 1996; and through Environment Canterbury's Natural Resources Regional Plan.

HAZARDOUS SUBSTANCES — POLICIES AND METHODS

MANUFACTURE AND STORAGE

Policy B3.2.1

Ensure any potential risk of adverse effects on the environment from spills, leaks or other mismanagement of hazardous substances is avoided or mitigated.

Explanation and Reasons

Hazardous substances should be manufactured, stored and disposed of in ways that avoid significant adverse environmental effects should a leak, spill or other mismanagement occur. Policy B3.2.1 requires any potential adverse effects to be avoided or mitigated and is implemented using rules relating to the quantities and conditions for manufacturing, storing and disposing of hazardous substances at any site. Resource consents are required where specified threshold quantity limits for hazard substances are exceeded, and/or specific site controls or other performance criteria are not complied with. Activities that comply with the performance criteria and do not exceed the specified quantity limit thresholds have permitted status in terms of the hazardous substances rules of the Plan.

The threshold quantity limits in Part E, Appendix 9 are a convenient measure to use to distinguish between small-scale activities where effects are likely to be minor, and larger scale activities that require resource consent. The classification system used in the Appendix is based on the provisions of the HSNO legislation. The quantity limits have been established with regard to local conditions and requirements, and with due consideration to the HSNO controls, to national guidelines and procedures published and advocated by the Ministry of the Environment and the Environmental Risk Management Authority, to the Natural Resources Regional Plan, and to District Plans published by other territorial local authorities.

Some HSNO classes are not listed in Part E, Appendix 9 because they are not considered to have a significant hazard rating in the land-use planning context. In this case, no restrictions apply under the District Plan. However, many hazardous substances have more than one HSNO class or category. Where this is the case, the most restrictive class or category will be applied, as this recognises the possible extent of the health and safety risks associated with the substance.

When assessing compliance with the provisions of the hazardous substances rules and when considering applications for resource consents involving storage, use, disposal or transportation of hazardous substances, the Council will consider the types and quantities of hazardous substances and the adequacy of controls and conditions on the hazardous substances at the application site, the location of the substances relative to sensitive environments and natural resources, and the degree of risk of flooding or earthquake in the area of the site. The Council will also have due consideration of any controls imposed by other legislation. This will include but will not be limited to the provisions of the Hazardous Substances and New Organisms Act 1996 and Regulations (including test certification, approved handler certificates, controlled substances licences and codes of practice issued by or recognised by ERMA), the Natural Resources Regional Plan and resource consents issued by the Canterbury Regional Council, and the Health and Safety in Employment Act 1992.

The Council recognises that the use, transport, discharge and disposal of hazardous substances are also controlled by other statutory authorities through legislation and associated controls including the HSNO Act 1996; and through Environment Canterbury's Natural Resources Regional Plan.

Methods

District Plan Rules

- Hazardous Substances

Other Legislation

- To enable consideration of best management practices, relevant Codes of Practice, NZ Standards, and requirements of other regulations.

- To address specialist areas of health and safety

Regional Council Rules

- To control the discharge of hazardous substances

Policy B3.2.2

Avoid the manufacture, use or storage of large quantities of hazardous substances in Living or Business 1 Zones, unless potential adverse effects on people's well-being and the amenity values of these zones will be minor.

Explanation and Reasons

Living zones are areas with amenity values most compatible with residential activities.

Business 1 Zones are busier areas with larger-scale business activities than Living zones. They are also areas for high density residential activities, and areas which many people occupy for business and social activities.

Policy B3.2.2 does not prevent large quantities of hazardous substances being manufactured or stored in these areas, provided that those activities cause no more than minor adverse effects on amenity values.

Part E, Appendix 9 details higher quantity limits for Business 1 Zones than in Living zones.This is to reflect that larger volumes may be required as part of business activities carried out in these zones and can be accommodated without compromising the amenity values of such zones.

Method

District Plan Rules

- Hazardous Substances

Policy B3.2.3

Mitigate any adverse effects on the environment from the manufacture, use or storage of hazardous substances in Business 2, 2A and 2B zones or the Business 3 zone.

Explanation and Reasons

Business 2, 2A and 2B Zones and the Business 3 Zone are areas where manufacturing, use or storage of hazardous substances may be an integral part of some activities. These zones provide areas for these activities which may not be able to be located in Living or Business 1 Zones because of their effects.Other effects that may need managing include (but are not limited to) potential contamination of land; incompatibility of activities on adjoining sites; or offensive odours, discharges or dust nuisances.

Some Business 2 and 3 zones are located close to Business 1 or Living zones, therefore some management of hazardous substances is needed to accommodate the requirements of business activities whilst ensuring that adverse effects on people and activities at other sites and on the rest of the environment are avoided, remedied or mitigated. The threshold quantities in Part E, Appendix 9 for hazardous substances are therefore higher for Business 2, 2A, 2B and 3 zones, but are not unlimited, and site storage and location criteria also apply.

Method

District Plan Rules

- Hazardous Substances

TRANSPORT

Policy B3.2.4

Avoid transport of hazardous substances on the surface of waterbodies in watercraft, if there is an alternative vehicular access to the site by land.

Explanation and Reasons

A hazardous substance spilled into a waterbody can cause both immediate and delayed adverse effects to aquatic life and ecological, cultural, recreational and amenity values. Such a spill is also much harder to contain and clean up than when it is spilled on to land, and the effects may become widespread as contaminants are carried downstream or disperse on water surfaces. Policy B3.2.4 recognises that there is no need to risk transporting hazardous substances on the surface of a waterbody when there is alternative access to a site, over land. The corresponding rule does not apply to spare fuel for motorised water craft or hazardous substances found in the motor of such craft.

Method

District Plan Rule

- Transport of Hazardous Substances

Disposal

Policy B3.2.5

Avoid disposing of hazardous substances into sewage systems or on to land in townships.

Explanation and Reasons

Hazardous substances can contaminate land and leach into groundwater if they are not appropriately disposed of. Disposing of hazardous substances into sewage systems can affect the system by killing the bacteria used to break down and treat sewage. Land in townships is in close proximity to people and to activities which put people in direct contact with land – such as residential activities and outdoor recreation.

Note: Disposal of hazardous substances does not include applying it in accordance with manufacturer's instructions.

Method

District Plan Policy

- To assess plan change requests to rezone land for new residential or business areas, to ensure adequate facilities are available.

Policy B3.2.6

Ensure parties who manufacture or store commercial quantities or concentrations of hazardous substances have the means to dispose of hazardous substances and their containers without adversely affecting the environment.

Policy B3.2.7

Work toward obtaining access to appropriate hazardous waste treatment and disposal facilities for residents and ratepayers of the District.

Explanation and Reasons

Under PoliciesB3.2.6 and B3.2.7, the Council will work with Environment Canterbury and other District Councils, to develop solutions for disposing of hazardous substances and hazardous waste, including empty hazardous substance containers. The Council will also encourage manufacturers and users of hazardous substances and generators of hazardous wastes to participate in identifying and developing waste disposal options.

Environment Canterbury, in conjunction with other local authorities including Selwyn District Council, has developed the Canterbury Regional Hazardous Waste Management Strategy for dealing with hazardous waste. It provides that basis for a co-ordinated region wide approach to the minimisation and management of hazardous waste. Under that strategy, facilities are being developed to receive and store domestic hazardous wastes from residents throughout Selwyn District.

Where potentially large quantities or concentrations of hazardous waste are being generated, the Plan rules require that party to submit a disposal plan for approval by the consent authority before establishing in the District.

Methods

District Plan Rule

- Hazardous Substances

Trade Waste Bylaws

Advocacy

- Continue to advocate for a co-ordinated approach to hazardous waste disposal in Canterbury as a signatory to the Canterbury Regional Hazardous Waste Management Strategy

HAZARDOUS SUBSTANCES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B3.2 of the District Plan:

- Adverse effects of hazardous substances on the environment are minimised.
- Reduced instances of land becoming contaminated where hazardous substances have been stored.
- Reduced risk of waterbodies becoming contaminated from hazardous substances.
- Access to facilities for the treatment and disposal of hazardous substances.
- Users of large quantities of hazardous substances follow plans to minimise the amount of hazardous waste they produce and to dispose of that waste in ways that have minimal effects on the environment.

HAZARDOUS SUBSTANCES — MONITORING

Please refer to Part E, Appendix 1.

B3.3 CULTURE AND HISTORIC HERITAGE – ISSUE

Damage to, destruction of or inappropriate alteration of sites, places, trees and vegetation, buildings or other structures which have historic heritage and cultural values.

Culture and Historic Heritage in Selwyn District

Selwyn District is an area which has been affected by several waves of colonisation by Māori and Europeans.As a result there are sites, places and buildings which are of cultural or heritage value to individuals, families, iwi, Rūnanga and communities in the District.

Some of these sites, places and buildings have been identified and protected in past planning schemes. Many significant trees have been protected for many years and it is the intention of the council to continue to provide recognition and protection for trees that display important values for the community or the environment.

Sites, areas or buildings may have heritage and cultural values if they are places or objects which people associate with their identity, history, events, customs or practices. Usually these values are shared by more than one person and in the case of Tāngata whenua they are shared by the local Rūnanga and Ngāi Tahu. In particular, Wāhi tapu, Wāhi taonga and mahinga kai are sites and/or areas that Tāngata whenua value as a critical part of their cultural identity. Heritage and cultural values may be associated with, but not limited to, old buildings, ruins, significant trees and vegetation, trees planted to commemorate special events, modern buildings that are part of a community's identity, the plants used in customary practices, land forms, routes, traditional trails and traditional activities. Most often, people associate heritage values with old buildings, ruins or significant trees and vegetation. Many other things have heritage values. For example, plants used in customary practices, landforms, modern buildings that are part of a community's identity, routes and trails, and traditional activities and trees planted to commemorate special events.

Part of promoting the sustainable management of natural and physical resources is enabling:

> *"people and communities to provide for their economic, cultural and social well-being and for their health and safety…"* (Section 5(2)).

Section 6(e) of the Act requires the relationship of Māori, their culture and traditions with their ancestral lands, water, sites, Wāhi tapu, and other taonga to be recognised and provided for. In addition, Section 6(f) of the Act requires Selwyn District Council to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development.

The Act defines historic heritage as meaning those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

(i) archaeological:

(ii) architectural:

(iii) cultural:

(iv) historic:

(v) scientific:

(vi) technological;

and includes—

(i) historic sites, structures, places, and areas; and

(ii) archaeological sites; and

(iii) sites of significance to Māori, including Wāhi tapu; and

(iv) surroundings associated with the natural and physical resources

Cultural and historic heritage values are not only part of our inheritance from the past; they are also a part of our contemporary identity and sense of place. Cultural and historic heritage values, including cultural connections and associations with places, make an important contribution to the physical environment. In particular, culture and historic heritage values are a vital part of what makes a place unique or important for the people who live there.

Culture and historic heritage values are important because they provide a tangible insight into our past and can be an important source of knowledge. Cultural and heritage features can act as a reminder or social link to the past that is important to the community, but they can also provide valuable information that contributes to the knowledge of our history and environment. For example historic buildings provide information about the tools, technology and materials available at the time as well as contributing to a sense of place. Another example is examining an archaeological site to find information about how people lived in the past, and what their environment was like at that time. The accidental or inadvertent destruction or damage of cultural and heritage features can cause the loss of this knowledge as well as a social/cultural link to the past.

Sites of Wāhi Taonga and Wāhi Tapu

Areas in Selwyn District have been traversed, occupied or settled by Māori, in particular by the iwi of Waitaha, Ngati Mamoe and Ngāi Tahu.Part A, Section 4.2 explains the Tāngata whenua of Selwyn District and the role of Māori in resource management under the Act.

Wāhi taonga and Wāhi tapu are sacred places, which are held in reverence according to tribal custom. They provide a link to tribal custom. Protecting them helps protect and remember the mana of ancestors and provides protection for future generations.

Wāhi tapu and Wāhi taonga include but are not limited to:

- tauranga waka (canoe landing sites)
- waiwhakaheketupapaku or urupa (burial sites)
- tuhituhi o nehera (rock drawing sites)
- tuahu (altars)
- pa/kainga (habitations)
- mahinga kai (food/material gathering sites)
- ruakoiwi (burial site)

These areas may have a temporary tapu placed on them or contain resources that are slightly depleted.

Sites of Wāhi taonga and Wāhi tapu may be damaged or destroyed by earthworks or building, associated with a variety of activities. Wāhi taonga and Wāhi tapu sites may also be disturbed by people or animals. Any sort of disturbance may be inappropriate, whether physical damage is done to the site or not.

In addition to Wāhi taonga and Wāhi tapu sites, there are sites of mahinga kai (food gathering) which are important to local Rūnanga.

Indigenous trees and plants can also have cultural values to Māori. For example, tikouka, the cabbage tree *(Cordyline Australis)* was a food source for Ngāi Tahu and used to mark Mahinga kai trails.

All natural resources including land, air and water are taonga (treasured) to Māori. Effects of activities on these values are addressed in Part B, Sections 1.1 to 1.4 of the Plan.

European Heritage Sites and Buildings

Selwyn District has been colonised and farmed by European settlers since the 1850's. Coal, lime and clay was mined in the Malvern foothills. Rural towns developed in association with farming and mining activities and the railway to the West Coast that began in the 1870's.

Many of the existing townships in Selwyn were settled very early in European colonisation. These towns typically had accommodation houses, trading stores, simple dwellings, community buildings and services such as drainage systems.

There are many sites and buildings with historic heritage values, including:

- Various styles of houses.
- Community buildings such as schools, churches and halls are often the last remains of a once thriving town.
- Early farming or transport infrastructure such as water races, bridges, roads and shelter belts, much of which is still used.
- A variety of exotic plants grown for shelter, amenity or to commemorate events.

- Industrial sites.

Historic heritage sites or buildings do not have to be 'old' to have heritage values. Modern examples with heritage values may include: plantings or structures created by communities to celebrate the new millennium; or sites of more recent yet important events for a community.

Damage To Sites With Cultural and Historic Heritage

Sites and buildings with cultural and historic heritage values may be lost or damaged by natural forces such as fire, earthquake, weather or diseases in plants. Human and animal activities can also affect sites and buildings. Examples include: earthworks, additions, alterations or modification to buildings or parts of buildings which are not 'in keeping' with the original style, removing buildings, ruins or trees or disturbing Wāhi taonga and Wāhi tapu sites.

Old buildings and structures can also become derelict, particularly when they are no longer used or maintained. Many of the heritage buildings in the rural area are lost because they become derelict rather than being intentionally destroyed.

Protecting Cultural and Historic Heritage Values

As well as the specific duties under section 6 of the Act, maintaining sites and buildings with cultural and historic heritage values in Selwyn District can:

- Help teach people about their past;
- Foster people's sense of identity and community;
- Provide economic opportunities in heritage, tourism, recreation, restoration and marketing; and
- Recognise and provide for the protection of heritage and cultural sites.

Protecting sites and structures with cultural and historic heritage values involves costs:

- Many sites and structures are privately owned or on private land. For example, some Wāhi taonga and Wāhi tapu sites are on land not owned by Tāngata whenua for whom they have value. Protecting sites and structures may sometimes prevent the landholder from using them for other purposes, although adapting heritage buildings for new uses is common.
- Historic heritage buildings and structures need to be maintained to ensure their retention.
- Using historic heritage buildings can be costly as when the use of any building changes, the building must be upgraded as is reasonably practicable to the same level as for a new building to comply with the New Zealand Building Code.

Any measures in the District Plan to protect the cultural and historic heritage values of sites must:

- Recognise the costs to landholders if they cannot reasonably use buildings or sites.
- Be practical, easy and inexpensive for landholders to comply with.
- Encourage the ongoing use and maintenance of buildings and structures.

In addition, section 32 of the Act requires a Council to assess the costs and benefits of any rule in a District Plan.

Archaeological Sites

An archaeological site is defined in section 2 of the Historic Places Act 1993 as:

"Archaeological site" means any place in New Zealand that –

(a) *Either–*

(i) *Was associated with human activity that occurred before 1900; or*

(ii) *Is the site of the wreck of any vessel where that wreck occurred before 1900; and*

(b) *Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand"*

Archaeological sites may be Māori or European in origin and may also be recognised as having spiritual or cultural values, such as Wāhi tapu sites.There are various types of archaeological sites some of which include midden and pa sites, terraces, garden areas, kumara pits, battle grounds, areas of early settlement by Māori and Europeans, early industrial areas, rock art sites and shipwrecks.

Section 10 of the Historic Places Act 1993 directs that an archaeological authority is required from the New Zealand Historic Places Trust Pouhere Taonga if there is "reasonable cause" to suspect an archaeological site (recorded or unrecorded) may be modified, damaged or destroyed in the course of an activity.

Under the RMA 1991, a District Council shall recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development (section 6(f)). This requirement in the Act requires a council to identify known archaeological sites through the Plan and protect them from subdivision use and development through various methods. For this purpose, Appendices 3 and 5 include some archaeological sites recorded in the New Zealand Archaeological Association (NZAA) site recording scheme.

Role of District Councils

Managing effects of activities on sites or buildings with heritage or cultural values is largely a function of District Councils under section 31 of the Act. District Councils are also Heritage Protection Authorities under section 187 of the Act. This power enables the District Council to use Heritage Orders to halt the alteration or demolition of a site or building with heritage values, whether it is protected in the District Plan or not. If a Heritage Order is used, the Heritage Protection Authority has 12 months to buy the building or site, or to negotiate an appropriate outcome with the owner.

Heritage Orders

The Council has decided to identify sites and buildings with heritage or cultural values in the District Plan, rather than relying on Heritage Orders. The reasons are:

- Certainty for landowners that a site or building is protected under the Plan, rather than having a “surprise” at the time they come to make alterations.
- Certainty for the community that a site or building is protected.
- Preservation of the heritage values of sites and buildings can be successfully undertaken while allowing the landowner to continue or modify their use of the site or building.

Historic Places Act 1993

The New Zealand Historic Places Trust Pouhere Taonga is required to be notified of any proposed works affecting a listed heritage item that requires a building consent or any activities which may impact on a site of cultural significance. In addition the Trust is an affected party for resource consents involving places with heritage values.

CULTURE AND HISTORIC HERITAGE — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to protect sites with cultural and heritage values:

General

- Foster a partnership for protecting sites and buildings with cultural and historic heritage values between owners; local communities; local Rūnanga and the Council.

Māori Sites

- Systems to record any historical information about sites and buildings on property files to keep a public record.
- Assist local Rūnanga to record information on their property files about sites of cultural significance, should local Rūnanga require this.
- Encourage landowners and local Rūnanga to develop voluntary protocols or agreements for the appropriate management of areas containing sites of cultural significance.
- Include provisions in the Plan for managing areas containing sites of cultural significance should local Rūnanga wish to use this method. (A plan change would be needed to include each area into the District Plan. Consultation with both the affected landowner and local Rūnanga is part of the plan change process.)
- Provisions to manage the modification or destruction of buildings or the modification of sites with the most significant heritage and cultural values in the District.

European Sites

- A system to record any historical information about sites and buildings on property files to keep a public record.
- Provisions to manage the modification or destruction of buildings or the modification of sites with the most significant heritage and cultural values in the District.
- The plan recognises ongoing use of sites and buildings as essential to their long-term preservation; and allows for modifications.
- The plan discourages demolition, but also recognises it may be the only practical option in some cases.

Protected Trees

- A system to identify and record protected trees and the reasons for their significance, according to established evaluation criteria.
- Provisions to avoid the removal of identified trees and to protect them from activities that could endanger their health.

Costs

- The consent authority will consider waiving the fee to process the resource consent, if the activity would not otherwise need a resource consent.

- The consent authority has established a discretionary fund to help applicants meet the processing costs for resource consent applications related to the maintenance or restoration of cultural or historic sites or buildings, and for projects involving the maintenance or restoration of cultural or historic sites or buildings.

CULTURE AND HISTORIC HERITAGE — OBJECTIVES

Objective B3.3.1

A partnership for heritage protection is fostered between landowners, Tāngata whenua, community groups and the Council.

Objective B3.3.2

Sites of Wāhi tapu and other importance to Tāngata whenua are protected.

Objective B3.3.3

Sites and buildings with heritage values are recognised and, if appropriate, their values protected.

Objective B3.3.4

To recognise and protect trees that contribute to character, ecological, or amenity values and/or are of significance to the Tāngata whenua, and the quality of the rural and urban environments identified in the District Plan.

Explanation and Reasons

Part of promoting sustainable management of natural and physical resources under the Act involves protecting the cultural or heritage values of sites, areas, places and buildings. Part of promoting sustainable management also involves enabling people and communities to provide for their economic, social and cultural well-being.

Objective B3.3.1 develops a partnership approach to culture and heritage protection as many sites and buildings that have cultural and historic heritage values in Selwyn District are privately owned and are still in use. The co-operation of owners is essential to the successful protection of the cultural or heritage values of these sites and buildings. In the past, the majority of heritage protection has been voluntary by landowners. These efforts should be acknowledged and encouraged.[PC26]

The role of the Council, local Rūnanga and community interest groups is to recognise, encourage and assist the work of landowners, not to take control out of their hands. [PC26]

Objective B3.3.2 reflects the duties under section 6 (e) and (f) of the Act. It is achieved through policies and methods which encourage local Rūnanga and landowners to develop protocols for activities in areas with such sites. This is the preferred approach indicated by local Rūnanga. The District Plan also contains rules to manage earthworks, buildings and other activities in Wāhi Taonga Sites, Wāhi Taonga Management Areas and in Silent File Areas.

Objective B3.3.3 reflects the duty under section 6(f) of the Act to to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. The objective recognises that not all sites or buildings with historic heritage values in the District will warrant formal protection under the Act. The objective is achieved by policies and methods to: record the heritage values of any site or building and to protect those with significant heritage values. The places identified to have significant heritage values are listed in Appendix 3.

Objective B3.3.4 seeks to provide for the recognition and protection of trees that display values of significance to the community or environment. These trees contribute to character, ecological or amenity values and/or are of significance to Tāngata whenua, along with contributing to the quality of the rural and urban environments in the District. Significant trees are generally appreciated by the community and require protection from development and activities that may lead to damage or their destruction.

CULTURE AND HISTORIC HERITAGE — POLICIES AND METHODS

SITES OF SIGNIFICANCE TO Tāngata WHENUA

Policy B3.3.1

Encourage local Rūnanga to record information about sites of cultural importance to them, where appropriate.

Explanation and Reasons

Recording information about the location and importance of sites with cultural significance to local Rūnanga assists the Council carry out its duties under the RMA and the Historic Places Act 1993, to help protect these sites. Traditionally, local Rūnanga have protected sites, particularly very significant sites by keeping information about their location and importance secret. Legislation such as the RMA and the Historic Places Act 1993 provide other mechanisms to protect these sites, which are legally binding. However, to be effective they require the disclosure of a certain amount of information about these sites.

In some cases, local Rūnanga may prefer not to use statutory provisions to help protect sites of cultural importance to them. Where local Rūnanga do decide to use statutory methods to protect sites, the Council will assist with recording the information on property files and land information memoranda, provisions in District Plans and other appropriate mechanisms.

Methods

Records

District Plan policies and rules

Property files, land information memoranda, GIS.

Policy B3.3.2

Recognise and protect sites of cultural importance to local Rūnanga through fostering a partnership between landholders and local Rūnanga.

Explanation and Reasons

Many sites of cultural importance to local Rūnanga are located on land which is owned or managed by other parties. The understanding and cooperation of these parties is

vital; to ensure the sites are managed to protect their values for local Rūnanga. It is also vital that the management of these sites is practical and inexpensive for landholders, and allows them to carry out their day-to-day activities unimpeded. Policy B3.3.2 promotes a dual approach to achieve this. Firstly, the Council will promote discussions between landholders and local Rūnanga about how these sites may be managed, and will encourage the parties to develop a joint protocol or agreement for the management of each site. This method is particularly important for Wāhi Taonga Management Areas, because of the size of these sites and the possibility that landholders may uncover other material beyond the area identified in the District Plan. Secondly, the District Plan contains rules to protect sites which have been identified in the Plan, from disturbance or destruction (see Policy B3.3.3 and B3.3.4).

Methods

Advocacy

- Joint protocols with landholders and land managers for Wāhi Taonga Management Areas and other sites, if appropriate

District Plan Rules

- see Policy B3.3.3 and B3.3.4

Policy B3.3.3

Protect sites within areas recognised in the Plan as Silent File areas, from inappropriate disturbance.

Policy B3.3.4

Protect areas identified in the Plan as Wāhi Taonga Sites, Wāhi Taonga Management Areas and Mahinga Kai Sites, from inappropriate damage or destruction.

Explanation and Reasons

Policies B3.3.3 and B3.3.4 recognise and provide for the protection of four types of sites in the Plan.

Silent File Areas may contain sites of immense cultural importance to local Rūnanga. The silent file areas are listed in Appendix 5 and shown on the Planning Maps. The exact location and the type of site within the silent file area are not disclosed by local Rūnanga, to try and reduce the likelihood of intentional damage to the site and in respect of the traditions of keeping this information among tribal elders.

Wāhi Taonga Sites are sites of traditional occupation or use by local Rūnanga. Most have been uncovered by archaeologists and contain objects or remnants of their past use. The Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered.

Wāhi Taonga Management Areas are large areas which contain many Wāhi Taonga Sites. There are six Wāhi Taonga Management Areas in the District; at Rakaia Island, along the Coast from the Rakaia River to Fisherman's Point, Taumutu, along the bed of the Waikirikiri/Selwyn River and the area surrounding and including the Rakaia Huts Township, which has two distinct Wāhi Taonga Management Areas, one of which is the culturally and archaeologically significant Rakaia River Mouth Moa Hunter Site. For the purposes of management under the District Plan, the Rakaia River Mouth Moa Hunter Site has been divided into 2 sub Wāhi Taonga Management Areas (C39(a) and C39(b)) with site C39(b) relating directly to the Living 1 Zone of the Rakaia Huts Township itself.

Mahinga kai sites are sites which were traditionally used to gather food or materials for medicine, crafts and other traditional activities. Many wetlands and waterbodies are sites of mahinga kai. In addition, there are two sites of identified land, where vegetation is traditionally gathered. The District Plan rules require a resource consent to damage or remove indigenous vegetation on these sites, other than for mahinga kai purposes.

Policy B3.3.3 relates to Silent File Areas. Any disturbance of the sites within Silent File Areas is usually inappropriate. However, much land within the silent file areas has been disturbed in the past as part of farming or building activities. Therefore, the District Plan rules allow any activity, which disturbs soil over an area or to a depth where it has already been disturbed, as a permitted activity (no resource consent needed). Any activity which disturbs soil in areas or to depths where it has not previously been disturbed, requires resource consent.

Policy B3.3.4 relates to Wāhi Taonga Sites, Wāhi Taonga Management areas and Mahinga Kai Sites. These sites are listed in Appendix 5 and shown on the Planning Maps. The information about the location and content of these sites is publicly recorded and the aim of Policy B3.3.4 is to protect the artefacts and remnants contained in these sites from inappropriate damage or destruction. The Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered. The rules in the Plan do not prevent the soil in this 20m radius from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without first obtaining a resource consent.

With regard to Wāhi Taonga Management Area C39(b) at Rakaia Huts; the site is still of significant cultural and archaeological value in spite of significant alterations and disturbance to the area since European settlement. The District Plan identifies a number of activities which are considered to have less than minoreffects on the cultural and archaeological values of Wāhi Taonga Management Area C39(b). These activities do not require a resource consent for earthworks. Activities exempt from earthworks rules include;

- sowing tending or cultivating crops;
- digging post holes;
- maintenance or landscaping of gardens, lawns or public spaces;
- burying pets; and
- trenching compost

The District Plan allows any other activity not exempt from the rules to disturb soil over areas which have been previously disturbed by cultivation, planting, building or earthworks (to a depth of 20cm) as a permitted activity (no resource consent needed). Any activity not exempt from the rules and which disturbs soil in those areas to depths of more than 20cm, or disturbs soil in areas not previously disturbed by those activities shall require a resource consent.

In deciding whether protecting any Silent File Area, Wāhi Taonga Site, Wāhi Taonga Management Area or Mahinga Kai Site is practical; the Council shall refer to local Rūnanga for advice about the effects of the proposed activity on the site and the cultural significance of the site. In relation to Wāhi Taonga Management Area C39(b) at Rakaia Huts, Council shall refer to the New Zealand Historic Places Trust Pouhere Taonga for advice about the effects of the proposed activity on any archaeological values. The Council will also consider whether there are alternative sites or methods to undertake the activity, and the costs to the landholder of these alternative options; and of not being able to undertake the activity at all. PC26

In addition, the provisions of the Historic Places Act 1993 apply to the Wāhi Taonga Management Areas in and around Rakaia Huts Township ((C39(a) and C39(b)). Other Wāhi Taonga Sites and Wāhi Taonga Management Areas may also be subject to the Historic Places Act 1993, as they may be considered archaeological sites.

Where a landholder requires a resource consent to undertake an activity in a Silent File Area, a Wāhi Taonga Site, a Wāhi Taonga Management Area or a Mahinga Kai Site, the Council has a policy to consider reducing or waiving fees for processing the resource consent application (see Policy B3.3.10).This policy applies to heritage sites and in areas of outstanding landscapes, as well.

Method

District Plan Rules

- Sites of Significance to Tāngata Whenua

OTHER SITES AND BUILDINGS

Policy B3.3.5

Record information on the heritage values of sites and buildings in Selwyn District.

Explanation and Reasons

Many sites and buildings in Selwyn District have heritage values, but formal protection of them is inappropriate for a variety of reasons: For example, the building is gone; is too dilapidated or too modified; the heritage value relates to information rather than a physical feature that needs protecting; or the heritage resource is protected by other mechanisms.

Policy B3.3.5 ensures records of the District's heritage are kept and can be accessed by people, whether a site has any legal protection for its heritage values or not.

Method

Information

- Provide an archive of information on the heritage values of sites and buildings, to accompany property files and record information on the location of archaeological sites on GIS, property files and LIMs.

Policy B3.3.6

Ensure with any subdivision of a site listed in Appendix 3 the allotment is of an appropriate size and shape to:

- **Contain all the heritage features of the site; and**

- **Maintain access to and maintenance of the site.**

Explanation and Reasons

Heritage sites and buildings may be subdivided off on smaller allotments than those allowed for other buildings. The reasons are:

- To act as an incentive for landowners to maintain and possibly sell a heritage site or building, rather than demolish it.

- To reduce the cost of purchasing and protecting heritage sites or buildings, by minimising the area of land that needs to be sold with them.

The small number of sites and buildings to which these rules apply means there is unlikely to be a cumulative effect on residential density.

Policy B3.3.6 requires any allotment subdivided to be of sufficient size and shape to maintain the site or building in its heritage context, and ensure appropriate access to and maintenance of the site. These matters are considered by the consent authority when using its discretion regarding the subdivision.

Policy B3.3.7

Encourage the retention and on-going use and maintenance of sites and buildings listed in Appendix 3.

Policy B3.3.8

Allow modifications, alterations and additions to the sites and buildings listed in Appendix 3, to facilitate their continued use, provided that any alterations, modifications or additions do not adversely affect their heritage values, wherever practical, considering the heritage values of the site or building and the desirability, feasibility and costs of the proposed activity and alternatives.

Explanation and Reasons

The sites and buildings listed in Appendix 3, are those the Council considers worthy of protection for their heritage values. The values of these sites and buildings have been assessed using a process and set of criteria outlined in a report entitled: "A Review of Heritage Assessment Methods, January 2000".

The Council is satisfied that one of the most efficient and effective ways to maintain the heritage values of sites and buildings is to ensure their ongoing use. This encourages interest in and funds maintenance of the site or building.

The Council can assist in the conservation of the community's heritage buildings by considering utilising heritage buildings when planning for new community facilities.

Policy B3.3.7 recognises the importance of the continued use of heritage buildings and sites for the on-going conservation and retention of these sites.

Policy B3.3.8 recognises that the modification of heritage buildings and sites may be necessary to ensure the continued use of the places but that these changes should not adversely affect the heritage values of a place. The policy accepts that this may not always be practical. The consent authority should consider the cost and technical feasibility of the proposed alterations, the heritage values of the site or building and any alternatives.

Methods

District Plan Rules

- Heritage Sites and Structures

- Subdivision

Funding

- Discretionary fund to help people with the additional costs of resource consents for a heritage or cultural site or building.

Policy B3.3.9

Discourage the demolition or destruction of heritage sites or buildings listed in Appendix 3, except where necessary to:

- **avoid danger to people or property; or**

- **allow reasonable use of the site;**

and there are no appropriate options to retain the site or building.

Explanation and Reasons

The Plan discourages the demolition of sites and buildings listed in Appendix 3. Policy B3.3.9 recognises that, in some cases, demolition may be the only option. The policy requires the consent authority to consider the appropriateness of other options. This should be done having regard to the feasibility and cost of these options, and the heritage values of the building or site.

Method

District Plan Rules

- Heritage Sites

General Provisions

Policy B3.3.10

Assist landowners where funds are available with costs associated with the maintenance or restoration of heritage resources; and the additional resource consent costs imposed by the provisions to protect heritage or cultural sites or buildings in the District Plan.

Explanation and Reasons

The provisions in the District Plan for protecting sites of waahi tapu or other cultural values or heritage values in the District Plan impose some costs on the owners of those sites for the benefit of the wider community.

Policy B3.3.10 enables the Council to reduce some of these costs by waiving fees to process resource consents for activities affecting these sites. Fees are likely to be reimbursed for activities that would not need a resource consent, had the site not had heritage or cultural values.

In addition, the Council has a contestable fund of money for projects which enable it to assist with the maintenance or restoration of sites with cultural and heritage values.

Methods

Funding

- The Council has a contestable fund of money for projects involving the maintenance or restoration of sites with cultural and heritage values

Fees

- The consent authority may choose to remit all or part of the fees for processing resource consent applications

District Plan Rules

- Subdivision

LTP

- Development Contribution Policy

Policy B3.3.11

Periodically review the values of sites listed as having special cultural or heritage values in the District Plan and assess additional places that may be worthy of inclusion.

Explanation and Reasons

The cultural or heritage values of sites or buildings may change over time. A site or building may lose its values if it is modified or damaged. A site or building may increase in value if it is restored, or if other, better examples are lost or damaged. The Act requires the Council to recognise and protect buildings, sites and areas with heritage values, and from time to time it will assess additional places not already listed.

Method

Monitoring Strategy

- Periodic review of lists of protected sites in District Plan.

PROTECTED TREES

Policy B3.3.12

To identify and evaluate trees of significance to the community and keep a record system for these trees.

Policy B3.3.13

To protect identified trees from destruction or alteration which will adversely affect their significance or health as it relates to:

- **the long term life of the tree;**
- **the heritage, ecological, biodiversity, botranical or amenity values of the tree;**
- **any cultural values of the tree or significance to Tāngata Whenua.**

Policy B3.3.14

To enable, where appropriate, some physical works on and around identified protected trees for normal cultivation/maintenance, safety purposes or essential services.

Policy B3.3.15

To promote, educate and inform tree owners and the public about the significance of listed protected trees.

Explanation and Reasons

Many trees around the Selwyn District have values that are significant to the community or the environment. These trees may provide a functional value such as shade from the sun, screening and soil stabilisation. It may be that they are pleasing visually, enhance amenity, and create character for an area. They could also have some historic or cultural significance, or they could be significant in terms of their age, form or species.

The Council considers it has a role to protect those trees that can be identified as providing a benefit or have value to the community in a significant way, whether this is physically or historically, ecologically or of significance to Tāngata whenua, for future generations and the enhancement of the environment. These trees may be vulnerable to existing or future development and activities around them and thus merit protection to ensure their ongoing health.

Policy B3.3.12 seeks to ensure that significant trees are identified and evaluated according to an established system or criteria. The consistently applied evaluation criteria are intended to ensure that the same system of evaluation is applied to each tree. From this, records of the District's significant trees are to be kept and can be accessed by interested people.

Policy B3.3.13 establishes a system to protect those trees that have been identified as having significance. These trees would be subject to rules within the Plan to ensure that development and activities close to the trees do not affect their health or the values for which they have been identified. Associated Policy B3.3.14 provides for some situations where urgent works may be necessary for public safety or essential services (including roading networks, power and telecommunications networks and infrastructure services such as water supply and wastewater disposal). This too will be incorporated into the rules.

Policy B3.3.15 supports non-statutory processes that the council undertakes to promote, educate and inform the public and tree owners about the values of the protected trees for the community and the environment. This links to the Council's Heritage Fund which provides annual grants for work necessary to maintain and protect listed trees.

Methods

Information

- Provide an archive of information on the values of identified trees, to accompany property files and record information on the location of archaeological sites on GIS, property files and LIMs.

Advocacy

- Promotion, education and information on the significance of protected trees to the District.

District Plan Rules

- Protected Trees

- Earthworks

Funding

- Discretionary fund to encourage and assist owners with the work required to maintain and enhance the heritage of the district, with priority given to those sites, buildings and trees that are listed for protection in the Selwyn District Plan.

CULTURE AND HISTORIC HERITAGE — ANTICIPATED ENVIRONMENTAL RESULTS

The following outcomes should result from implementing Section B3.3:

- A growing database of the history of the Selwyn District.

- Development of agreements between landowners and local Rūnanga for conducting activities in 'silent file' areas.

- Wāhi tapu and Wāhi taonga sites are protected.

- Sites and buildings with significant historic heritage values are used and maintained.

- Recognition of and protection for trees of significant value to the community and environment.

CULTURE AND HISTORIC HERITAGE — MONITORING

Please refer to Part E, Appendix 1.

B3.4 QUALITY OF THE ENVIRONMENT—ISSUES

- **Effects of activities which make townships or areas within townships less pleasant places to live or work in.**

- **"Reverse Sensitivity" from activities with incompatible effects locating too close to one another.**

What are the Issues?

Townships in Selwyn District generally have very pleasant conditions for living or working in. The District Plan seeks to maintain these conditions.

"Environmental Quality" is the character and conditions of people's surroundings, which influence what people think or feel about a 'place'.

"Amenity Values" are part of the character of a place. They are defined in the Act (section 2) as:

> 'Those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes'.

Whether areas are perceived by people as being attractive or pleasant places to live or work in, or not, affects how people feel about being in those areas. It influences people's social and cultural well-being and their perceptions about their health or safety. Conditions, which influence 'environmental quality', include (but are not limited to):

- Levels of dust, litter, odour or discharges that give perceptions of how 'clean' a place is.

- Levels of noise, traffic, outdoor signs, lighting and people affect how 'busy' a place seems.

- The size of buildings, ratio of buildings to land area, number of 'green' areas, access to sunlight, and outlooks affect how 'built up' an area seems.

- The 'type' of activities or buildings can also affect people's perceptions of whether an area is a 'living' or 'working' area or a mix of both. In particular if an area includes activities that are perceived to affect people's health, safety, outlook or property values, it may be perceived as inappropriate as a "living" area.

This section of the Plan addresses effects of activities on the quality of the environment and amenity values in townships, generally. The effects of residential density, subdivision and town growth on amenity values is addressed specifically in Part B, Section 4.1.

'Reverse Sensitivity' is jargon to describe the situation where a new activity locates close to an existing activity and the new activity is sensitive to effects from the existing activity. As a result, the new activity tries to restrict or stop the existing activity, to reduce the effects. The most common examples in Selwyn District arise from houses (residential activities) built next to industrial activities; in the rural area; or near busy roads or railway lines. Examples in other places in New Zealand and overseas include houses being built under approaches to airports and around landfills.

The distinction between 'reverse sensitivity' effects and other effects or activities on the environment, is that the effects of the less 'sensitive' activity exist, as part of the environment, before the sensitive activity locates there.

Quality of the Environment, Amenity Values and The Act

Effects of activities on the pleasantness of an area, its environment and amenity values is a matter to be addressed as part of promoting sustainable management.

Promoting 'sustainable management' of natural and physical resources includes:

- "Enabling people and communities to provide for their economic, social and cultural well-being and their health and safety", (section 5(2));
- "Avoiding, remedying or mitigating any adverse effects of activities on the environment" (section 5(2)(c)); and
- Having 'particular regard' to:
- "The maintenance and enhancement of amenity values" (section 7(c)); and
- "Maintenance and enhancement of the quality of the environment" (section 7(f)).

"Reverse sensitivity" is also a matter to be addressed as part of promoting sustainable management of natural and physical resources. "People" and "natural and physical resources" are part of the definition of "environment" in section 2 of the Act. Potential adverse effects of new activities on existing activities must be "avoided, remedied or mitigated" under section 5(2)(c) of the Act. Potential "reverse sensitivity" effects have been recognised by the Environment Court as an issue under the Act, in many cases.

QUALITY OF THE ENVIRONMENT — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues affecting environmental quality, amenity values and 'reverse sensitivity'.

Quality of the Environment and Amenity Values

- The Plan uses zones to identify areas within townships which have a similar character and amenity values.
- The Plan policies and rules manage effects of activities in each zone, to maintain the character and amenity values of that zone.

Reverse Sensitivity

- The Plan identifies zones where activities which have nuisance or visual effects can be located.
- The policies and rules manage those zones to avoid activities which will be sensitive to the effects in that zone, from setting up in the zone and creating "reverse sensitivity" effects.

Zones

- Living zones have a character and amenity values most pleasant for living in (residential activities). The difference between Living 1 and 2 Zones is the residential density (section sizes).
- The Living 3 Zone is distinctly different to the Living Z, 1 and 2 Zones as it must be located within the Greater Christchurch area of the District covered by Chapter 6 of the Canterbury Regional Policy Statement and in locations identified in the adopted Rural Residential Strategy 2014. Development within the Living 3 Zone must integrate with adjoining Townships and display a distinctly rural residential character, form and function and protect and enhance the quality of the environment including the 'Critical Outcomes' Location Criteria in the adopted Selwyn District Council Rural Residential Strategy 2014.
- The Objectives, Policies and Rules manage the establishment of rural residential activities in terms of their proximity to land used for primary production and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.
- Business 1 zones are noisier and busier than Living zones. They are still pleasant areas for people to gather, live or work in, with good aesthetic values and few nuisance effects.
- Business 2, 2A and 2B zones have lower standards for aesthetics and nuisance effects, but people's health and safety are protected. Activities in Business 2, 2A and 2B zones are protected from 'reverse sensitivity' effects.

- The Business 3 Zone accommodates effects from research and education activities at Lincoln.These activities have some effects that are characteristic of Business 1 and 2 Zones. They have activities that will create adverse effects, but may also be sensitive to effects of other activities characteristics of Business 2 zones.

Please refer to Part A, Section 4.5 (Townships and Zones) for more information on zones in the District Plan.

QUALITY OF THE ENVIRONMENT — OBJECTIVES

Objective B3.4.1

The District's townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3

"Reverse sensitivity" effects between activities are avoided.

Objective B3.4.4

Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Objective B3.4.6

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

Explanation and Reasons

Townships in the Selwyn District are pleasant places to live and work in with, generally, low levels of pollution or nuisance effects and high aesthetic and amenity values, compared with metropolitan areas. Objective B3.4.1 is to maintain this quality of the environment.

Many townships in the District often have a variety of activities intermixed, rather than separated into residential and business areas. The small scale of many activities means this mixing can occur without creating adverse effects. Objective B3.4.2 recognises and provides for this land use pattern, provided potential, adverse effects are managed.

In the case of rural residential development there is the potential for reverse sensitivity effects to arise from the proximity to rural activities. This issue is addressed through Objective B3.4.3 and B4.1.2.

Some townships in Selwyn District have 'reverse sensitivity' issues. These are usually caused between 'industrial type' and 'residential type' activities, but may also arise when residential development or other noise sensitive activities establish within the 50 dBA Ldn noise contour of Christchurch International Airport. They arise when either:

- The industry or Christchurch International Airport alters its operation and its effects increase; or
- The township grows and residents live closer to the industry or within the 50 dBA Ldn noise contour of the Christchurch International Airport; or
- New residents arrive who object to the industry or operations of the Christchurch International Airport.

Objective B3.4.3 recognises and addresses this effect.

Objective B3.4.4 recognises and provides for greater management of urban development whilst providing for anticipated population growth through a diversity of housing options and living environments, including medium density housing types. A compact urban form restricts the amount of land used for residential activities whilst providing for an increasing population. Medium density developments provide for a greater diversity of living environments catering for a variety of housing choices for residents. Medium density developments are to be developed in accordance with Outline Development Plans to ensure that such areas are appropriately located within a wider development and are located in close proximity to public amenity areas such as open space reserves and/or shops and services.

Residential developments that have strong transport connections with small, easily navigable blocks encourage the use of a variety of forms of transport. Objective B3.4.5 seeks to ensure that new developments are well integrated with the existing urban form.

The objectives are achieved using policies and rules. A regulatory approach is used for three reasons:

- These effects are often not factored in to people's decisions about where to locate activities.
- The effects are adverse enough that they need to be addressed under the Act.
- Regulations to protect the quality of the environment and amenity values in townships, have been successful to date.

QUALITY OF THE ENVIRONMENT — POLICIES AND METHODS

ZONES

Policy B3.4.1

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Explanation and Reasons

Policies B3.4.1 and B3.4.2 provide for the use of zones to manage the quality of the environment and amenity values in townships. Policy B3.4.1 provides for maintaining the existing character and amenity in existing areas. To achieve a more compact urban form and provide for anticipated population growth, sites in Greenfield areas of existing townships in the Greater Christchurch area have been identified for medium density developments as specified in Outline Development Plans.This policy allows for the character of these areas to differ from the low density character that is typical of the existing townships and will enable development opportunities in association with ODPs to be taken up while maintaining high levels of amenity. Policy B3.4.2 recognises that any activity may locate in a zone, provided that its effects do not detract from the quality of the environment or the amenity values in that zone. For example, small businesses and community facilities such as schools, halls and recreation grounds are part of the environment in Living zones.

Changing the zoning of land to provide new areas for Living or Business zones is addressed in Part B, Section 4.3 – Residential and Business Development.

Methods

District Plan Maps

- Identify zones

District Plan Provisions

- Zone policies
- Policies for quality of environment and amenity values in different zones
- Rules for effects in each zone
- Medium Density Design Guide
- Subdivision Design Guide
- Township Structure Plans

Policy B3.4.3

To provide Living zones which:

- **are pleasant places to live in and provide for the health and safety of people and their communities;**
- **are less busy and more spacious than residential areas in metropolitan centres;**
- **have safe and easy access for residents to associated services and facilities;**
- **provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;**
- **ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and**
- **ensure that new medium density residential developments identified in Outline Development Plans are designed in**

accordance with the following design principles:

- **access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;**
- **block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;**
- **streets are aligned to take advantage of views and landscape elements;**
- **section proportions are designed to allow for private open space and sunlight admission;**
- **a subdivision layout that minimises the number of rear lots;**
- **layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;**
- **a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;**
- **a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;**
- **any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.**

Policy B3.4.4 (a)

To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:

Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township;

- **Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;**
- **Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth;**
- **Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage);**
- **Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;**
- **Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;**
- **Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed;**
- **Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngāi Tahu;**

- **Avoids adverse effects on the safe and efficient functioning of the arterial road network;**

- **Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.**

Policy B3.4.4 (b)

Rural residential living environments are to deliver the following amenity outcomes and levels of service:

- **Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, and which in terms of their scale, density and built form achieves a degree of openness and rural character;**

- **Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely;**

- **Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections);**

- **Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging (see Appendix 43 for examples of such fencing).**

Policy B3.4.4 (c)

Rural residential areas in the adopted Selwyn District Council Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be rezoned and developed for rural residential activities where robust methods are established to ensure that future comprehensive intensification of these areas to urban densities can be achieved. This includes methods to deliver functional and efficient infrastructure services for both the initial rural residential development and future urban intensification. Consideration shall be given to the methods referenced in Section 7 of the adopted Selwyn District Council Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.

Explanation and Reasons

Living zones are the zones which have the character and quality of the environment most compatible with residential activities. Other activities can be located in Living zones, provided their effects do not detract from the amenity values of the zone. All townships in Selwyn District have a Living zone.In most townships, that zone has a variety of residential, business and community activities.

The policy seeks to ensure that the Living zones provide for a variety of high quality living environments that cater for the housing choices and needs of residents. This includes providing for medium density residential areas identified in Outline Development Plans.These medium density developments encourage urban consolidation and provide for greater diversity in housing to respond to a variety of lifestyle choices to accommodate the needs of residents.

The policy seeks to ensure that medium density developments are located within close proximity of open spaces, community facilities, or neighbourhood centres. The co-location of medium density developments with open space seeks to ensure that new developments achieve a balance between the built environment and open space to ensure compatibility with the existing 'spacious' low density amenity values in the townships. Further, locating medium density close to community facilities or neighbourhood centres improves access to services and efficient movement of people, reduces the daily travel distance for residents and encourages more sustainable forms of transport, including a more effective and efficient public transport system.

The policy seeks to provide a healthy and safe living environment that reflects the lifestyle choices and needs of the community. This can be achieved through the design of new developments that respond to the surrounding natural environment, provide public and private open spaces, are easily accessed and navigated, and are positioned to make the most of sunlight.

The integration of new developments with surrounding neighbourhoods can be achieved through the creation of a variety of transport connections. The key design elements to achieve greater connectivity include providing multifunctional thoroughfare streets, a variety of transport linkage options, including access to public transport, walking and cycling routes, and green networks and neighbourhood blocks that are pedestrian friendly. To provide a high quality medium density environment the design of the development must consider street design and the layout of blocks to take advantage of the natural and physical elements of the site. This can include creating long narrow blocks to ensure that all properties receive sunlight and daylight into living areas and private open space, designing streets to respond to the landscape, and providing a strong interface with open spaces.

It is important that at higher densities new developments deliver high amenity outcomes. Medium density developments shall maintain amenity values through well designed buildings and streets that are compatible with the existing character of the township. Compatibility is to be retained through limiting building heights and scale of medium density houses. Medium density housing shall be designed to be in keeping with the surrounding environment by providing space between houses or blocks of terraces to provide privacy, sunlight and daylight access and to maximise access of private and public open space. Further, quality medium density residential development shall address and engage the street and the public realm through quality urban design at the interface. Housing developments need to be designed with sufficient variety in building form, alignment, materials and colour to achieve an attractive composition as a whole.

Retaining existing natural, historical and other unique features of the area within the development provides a sense of identity and uniqueness to a new development.

Each of these elements when combined contribute to creating opportunities for neighbours to meet, provide opportunities for passive surveillance and contribute to a

positive sense of place, community and identity for the area.

Method

District Plan Rules

- Living zones
- Medium Density Design Guide
- Subdivision Design Guide

Policy B3.4.5

To provide Business 1 Zones which enable a range of business activities to operate while maintaining environmental quality and aesthetic and amenity values which make the zone(s) attractive to people.

Explanation and Reasons

Business 1 Zones are areas which accommodate activities that have noise, traffic, signage, visitors, large scale buildings and similar effects that would detract from the environment in the relatively "quieter" Living zones. They are areas where people gather for work, social occasions or higher density living environments. Therefore, low levels of nuisance effects and good aesthetic standards are required. The larger townships in Selwyn District have Business 1 Zones.

Method

District Plan Rules

- Business 1 Zones

Policy B3.4.6

(a) **To provide Business 2 and 2B Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.**

(b) **To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.**

Explanation and Reasons

Business 2 and 2B Zones are areas where activities may be able to locate that have effects which are incompatible with the character or amenity values of Living, Business 1 or Rural Zones. Activities which may be sensitive to these effects, such as residential activities, are managed in Business 2, 2A and 2B Zones to avoid potential 'reverse sensitivity' issues. Business 2 and 2B Zones tend to adjoin or be close to townships, so effects of some activities still need to be managed or may be inappropriate in Business 2 Zones. The Rural (Outer Plains) Zone may be an alternative location for "rural-based" industrial activities. The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones.

In the case of Rolleston the Business 2A Zone is surrounded by rural zoned land with the nearest Living Zone being located on the southern side of SH1 and the South Island Main Trunk Railway Line. A rural residential enclave (Armack Drive) exists to the west of the Business 2A Zone (beyond Railway Road and the Midland Railway) and this has been recognised in the development controls that apply along the western boundary of the Business 2A Zone.

The Business 2A Zone at Rolleston provides for a range of business activities in particular those requiring larger allotment sizes with good access to State Highway 1 and/or the Main Trunk Railway Line. In this regard this zone has an important role in the economic prosperity of the Greater Christchurch area as well as providing significant employment opportunities for Selwyn District residents.

Business 2 Zones currently exist at: Leeston, Rolleston, Darfield and Coalgate. The Business 2A Zone exists at Rolleston. The Business 2B Zone exists at Lincoln.

Method

District Plan Rules

- Business 2 Zone
- Business 2A Zone
- Business 2B Zone

Policy B3.4.7

To provide a Business 3 Zone to accommodate specialist agricultural research, education and associated business activities in surroundings that maintain the environmental quality needed to undertake these activities; and avoids potential 'reverse sensitivity' effects with other activities.

Explanation and Reasons

The effects of some of the research and business activities in Lincoln are unique in the Selwyn District.The activities often have effects that residential or other business activities may be sensitive too. On the other hand, these same activities may also be sensitive to effects from other activities, such as those typical of Business 2 Zones.

Therefore, the Plan has created a specialist zone providing the character, quality of the environment and amenity values demanded by these activities.

Some of the rules for the Business 3 Zone list types of activities rather than effects. The reasons are:

- The specialist nature of this zone means that it is more efficient to describe activities than effects.
- Many of the effects being managed are difficult to write as rules.
- Pursuant to section 94 of the Crown Research Institutes Act 1993, all CRI activities in this zone are permitted activities.

Method

District Plan Rules

- Business zone

Policy B3.4.8

To recognise parts of the Rural zone around a township as an alternative area to locate certain activities which cannot locate in Living zones due to adverse effects, and there is no appropriate Business zone.

Explanation and Reasons

At present many townships in the Selwyn District do not have Business zones because they do not have areas with this character. This does not preclude future businesses from locating in these townships. As discussed in the 'explanation' to Policy B3.4.3, many small scale businesses can locate in Living zones. Where a business will have effects that are incompatible with the character of a Living zone, that activity may be able to locate in the Rural Zone around the township. The Rural Volume of the Plan, recognises the Rural Zone as a low population density area, providing for activities that need space to operate or to mitigate their effects. There are parts of the Rural Zone that have special landscape, ecological or amenity values, and areas where natural hazards or 'reverse sensitivity' effects may occur. Any particular site within the Rural Zone would need to be appropriate for the proposed activity.

This policy does not apply to "rural-based" industrial activities of a size and scale beyond that permitted by the District Plan within the Rural (Inner Plains) Zone around existing townships, given that the effects of these types of activities may be incompatible with the higher population density and smaller allotment sizes in this area, compared to that of the Rural (Outer Plains) Zone. Similarly, this policy does not apply to that of the Rural (Outer Plains) ZoneSimilarly, this policy does not apply to "other" types of industrial activities (being those not directly associated with the rural area). The effects associated with "other" types of industrial activities (being those that are not directly associated with the rural area) may detract from the amenity values of all parts of the Rural Zone and are therefore encouraged to locate within Business 2 Zones only.

This policy does not apply to the establishment of utilities in Rural Zones. For the establishment of such activities, the objectives and policies located in Physical Resources, Section B2.2 – Utilities shall apply.

A similar policy is contained in the Rural Volume of the Plan as Policy B3.4.1.

Method

District Plan Policies and Rules

- Rural Volume

Policy B3.4.9

Where an existing activity, which is not a permitted activity in a zone, applies for a resource consent to alter or expand, consider the effects of the change in the activity on the character, quality of the environment and amenity values of the zone.

Explanation and Reasons

Many townships in the Selwyn District have a mix of business and residential activities and community facilities. Policy B3.4.9 recognises that where this mix occurs the effects of established activities are part of the environment. The consent authority should consider this when assessing the effects of any proposed changes to that activity, rather than assessing the effects as if the existing activity was a new activity applying to establish in the zone.

Method

District Plan Policy

- To assess resource consent applications

NOISE

Policy B3.4.10

Ensure noise in all zones does not adversely affect the health or well-being of people.

Policy B3.4.11

Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.

Explanation and Reasons

Policies B3.4.10 and B3.4.11 describe the effects from noise which should and should not occur to promote sustainable management. The District Plan rules set noise

limits for an activity to be a permitted activity in any zone. In addition some activities are listed as discretionary or non-complying activities in some zones, because of potential adverse effects from noise. Any activity that cannot comply with the noise limits may still be able to occur in the zone, if the noise will not adversely affect people's health or well-being and is appropriate to the character of the zone or is required for the delivery of emergency services. It is acknowledged that there are some exemptions to the noise standards.

Method

District Plan Rules

- Noise (all zones)

- Listed discretionary or non-complying activities (all zones)

GLARE

Policy B3.4.12

Avoid night lighting and, where practical, glare from reflections shining directly into adjoining sites, in all zones.

Explanation and Reasons

Lighting is an essential part of most activities which operate at night. It is also very valuable for security and the protection of property. Policy B3.4.12 provides maximum flexibility to use night lighting provided any effects of glare on surrounding sites are addressed. Policy B3.4.12 also applies to glare from reflections where it is practical to avoid these effects. This requires potential glare on adjoining properties to be considered when designing and positioning large structures made of glass, metal or other reflective material or painted white or a light colour.

Method

District Plan Rules

- Maximum light spill (all zones)

- Size of structures (Living zones)

Policy B3.4.13

Reduce the potential nightglow from outdoor lighting in the area around the West Melton Observatory.

Explanation and Reasons

The West Melton Observatory has been located in Bell's Road since 1968.That site was chosen so that the nightglow from lights in Christchurch City would not reduce the visibility of stars. As subdivision and residential density has increased in the West Melton area, nightglow from house lights and car lights is starting to affect the observatory. Preventing subdivision and residential development in the area or shifting the observatory are both costly solutions to the problem. Much of the potential nightglow can be reduced by:

- Designing subdivisions so that vehicular accessways are not directly opposite the observatory, to reduce the glow from car lights; and

- Using a specific design for outside lights.

Methods

Lighting Subdivision and Vehicular Accessways

District Plan

- Section 4.3 Policies

Information

- Appropriate types of night lighting

DUST

Policy B3.4.14

Avoid nuisance effects caused by dust from stockpiled material or construction work in Living or Business zones.

Explanation and Reasons

Many townships in the Selwyn District are located on the Canterbury Plains where they are exposed to wind, particularly north-westerly winds.Sites in townships will be exposed to dust from natural sources such as riverbeds or land. However, dust nuisance can be exacerbated by material blown from stockpiled material or extensive earthworks associated with subdivision or construction works. Policy B3.4.14 addresses dust nuisance. It is implemented by rules to avoid dust nuisance by covering, consolidating or keeping damp these dust sources.

Method

District Plan Rules

- Earthworks (Living and Business 1 zones)

- Outdoor Storage (Living and Business 1 zones)

VIBRATION

Policy B3.4.15

Avoid, remedy or mitigate adverse effects caused by excessive or prolonged vibration associated with people's activities.

Explanation and Reasons

Vibration can disturb people and damage property. Policy B3.4.15 requires adverse effects from vibration to be addressed. The policy is implemented by a rule requiring a resource consent for vibration effects that exceed the levels specified in the relevant New Zealand Standards.

Method

District Plan Rules

- Vibration and Blasting (all zones)

SCALE AND NATURE OF ACTIVITIES

Policy B3.4.16

Ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night.

Explanation and Reasons

Policy B3.4.16 provides that non-residential activities which are located in Living zones do not adversely affect residential properties, particularly at night. The policy is implemented by a rule which applies to non-residential activities in a Living zone. The rule specifies hours of operation for activities. Any activity which cannot comply with the rule may still be able to locate in or adjoining a Living zone if the activities outside the 'hours of operation' are unlikely to disturb surrounding allotments. There are no restrictions on the hours of operation for activities in Business zones. There are however increased building setback standards for sites in Business 2 and 3 Zones adjoining a Living zone and more stringent noise, light spill and recession plane standards for all Business zones adjoining a Living zone.

In the case of the Business 2A Zone there are more stringent controls on noise, light spill, recession planes, setbacks and landscaping where adjoining the Rural zone.

Method

District Plan Rules

- Hours of Operation (Living zones)

- Scale of Activities (Living zones)

Policy B3.4.17

Acknowledge that peoples' concern about health and safety is best addressed through rigorous examination of current scientific understanding and best practice technological responses, while accepting that full certainty as to effects is neither possible nor required under the Resource Management Act 1991.

Explanation and Reasons

The Resource Management Act 1991 is an effects based statute that permits resource users to avoid, remedy or mitigate the effects if their activities. It is not possible to provide full information in respect of outcomes from any proposed activity. It is possible however, to assess the risk of an activity and to make informed decisions on the basis of that risk assessment. If the risk of a proposed activity is unacceptable the resource consent application will be declined. If the risk of the activity is acceptable, then subject to the Act's other requirements, the activity will be sanctioned by the resource consent authority and proceed.

Method

District Plan Rules

- Discretionary and non-complying activities (Living zones)

- Utilities (all Zones)

TRAFFIC

Policy B3.4.18

Ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the quality of the environment in Living zones and the local receiving environment.

Policy B3.4.19 (a)

Ensure all activities have appropriate car-parking facilities to avoid, remedy or mitigate any adverse effects of car-parking on:

- **The amenity values of streets;**
- **The privacy of residents; and**
- **Safe and convenient access to sites.**

Policy B3.4.19 (b)

Ensure that a high level of amenity, safety and accessibility is achieved for pedestrians, users of public transport and cyclists when car parking is provided.

Policy B3.4.19 (c)

Ensure that access by sustainable transport modes, such as public transport, cycling and walking, is considered when assessing parking needs for new activities.

Explanation and Reasons

Policy B3.4.18 provides that non-residential activities in Living zones should not generate effects associated with the number of vehicles or people that are of a scale incompatible with the living zone as a whole or the surrounding residential activities. Consideration should include the existing amenity, traffic volume and character as well as the anticipated functioning and amenity of the frontage road. The quality of the environment may not be noticeably affected where extra pedestrian and vehicle activity occurs on an infrequent basis.

Policy B3.4.19(a) recognises that car-parking on roadsides can affect the outlook and privacy of residents and the ability to provide parking for their own visitors outside their homes, if cars are parked along the street on a regular or continual basis. Therefore, activities should have adequate car-parking either on-site or in an area off the road, in close proximity to the site. Potential effects of on-street parking on the safety and efficiency of the road network is addressed under Part B, Section 2.1 – Transport Networks.

Policy B3.4.19(b) recognises that activities requiring a high level of on-site car parking can be visually dominant, present unattractive street frontages, adversely affect the amenity of an area, and take little account of pedestrian access, circulation, security and safety to and through a site. The need to provide car parking on a site often comes at the expense of other key components of good overall site design and layout, resulting in buildings being pushed to the rear of sites away from the public footpath interface, with car parking routinely located adjacent to road frontages and a lack of landscaping. Consideration should be given to the overall design and layout of sites to ensure that car parking layout does not dominate the overall layout of the site, and a high level of amenity and on-site safety is achieved.

Policy B3.4.19(c) seeks that all new developments and activities are not just accessible by motor vehicles, but are also easily accessed by sustainable transport modes such as public transport, cycle and pedestrian routes. Providing for sustainable modes of transport may reduce the need for car parking, thus improving amenity and also providing users with healthy alternatives to motorised vehicle transport. Implications for sustainable transport and the safety and efficiency of the road network are addressed under Part B, Section 2.1 – Transport Networks.

Method

District Plan Rules

- Scale of Activities (Living zones)
- Car parking (all Zones)

OUTDOOR STORAGE

Policy B3.4.20

Avoid adverse effects on the amenity or aesthetic values of Living and Business 1 Zones from the outdoor storage of goods on sites.

Explanation and Reasons

The storage of goods outdoors on sites can detract from the aesthetic or amenity values of Living and Business 1 Zones.The effect depends on the location of the storage area, the type of goods stored and the surroundings. For example, storing goods in front yards tends to have a greater visual impact than siting them in rear yards. Parking boats, caravans or trailers on residential properties is usually more acceptable than storing rubbish or goods for recycling.

Policy B3.4.20 is implemented by a rule requiring areas used to store goods outside to be screened under certain conditions. There are exemptions for vehicles in all zones and outdoor displays areas in Business 1 Zones.

Method

District Plan Rules

- Outdoor Storage of Goods (Living and Business zones)

OUTDOOR SIGNS AND NOTICEBOARDS

Policy B3.4.21

Ensure signs in all zones are designed and positioned to avoid:

- **Adverse effects on the visibility or safety of pedestrians, cyclists or motorists;**
- **Impeding access to or past sites;**
- **Nuisance effects from sound or motion features on signs or from glare or reflectivity;**
- **Adverse effects on the amenity values of the zone; or**
- **Dominance of the 'skyline' or view, caused by large signs protruding above the roofs of buildings.**

Explanation and Reasons

Outdoor signs and noticeboards are important vehicles for information, which enables people and communities to provide for their health, safety and social, economic and cultural well-being. Inappropriately-positioned or designed signs can adversely affect people's health or safety or create nuisance effects. For example:

- A sign that looks like a traffic signal may be misinterpreted;
- A sign with sound effects can disturb neighbours;
- Too many freestanding signs outside a block of shops can make it difficult to pass along the footpath;
- A low overhanging sign may impede visibility or knock a passer-by; and
- A very tall sign may dominate the outlook or 'skyline' of an area.

Part B, Section 2.1 Transport Networks addresses effects of signs alongside roads on traffic safety.

Method

District Plan Rules

- Outdoor Signs (all Zones)
- Outdoor Noticeboards (all Zones)

Policy B3.4.22

Ensure signs in Living zones are of a size, design and number which maintain the quality of the environment and amenity values of the zone, but recognise the need for retail activities located in Living zones to have extra signs on the site.

Explanation and Reasons

The zone objective for Living zones seeks to maintain an environment which is less busy and more spacious than a metropolitan area. Large areas of signs or advertising hoardings may add to an impression of a 'busier', more metropolitan area. At the same time, some signage is desirable to give people and communities the information they need for their health, safety and daily activities. Policy B3.4.22 and associated rules provide for outdoor advertising in Living zones at a level that maintains the quality of the environment in residential areas.

Signs in Living zones should reflect the products, services or information relative to the site on which they are located. These differ from other temporary signs used to advertise upcoming events of interest to the community. Space or structures in Living zones should not be used as general advertising space or hoardings for any product or service, whether related to the site or community, or not.

Most townships in the Selwyn District have shops and service stations located in Living zones. Policy B3.4.22 recognises that retail premises, by their very nature, will have additional signs advertising products they sell. The policy and rules allow for additional on-site signs for retail premises. Any adverse effects of these additional signs on the quality of the environment are mitigated by the small number of these premises in Living zones.

Method

District Plan Rules

- Outdoor Signs (Living zones)
- Outdoor Noticeboards (Living zones)

BUILDING DESIGN

Policy B3.4.23

Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to:

- **Avoid, remedy or mitigate adverse effects on adjoining sites; or**
- **Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or**
- **Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.**

Explanation and Reasons

In general, the District Plan does not have provisions that tell people what colour, shape or materials to use when building structures. The Plan does, however have rules for the height, bulk of buildings and recession planes, to avoid adverse effects of shading and loss of privacy or outlook, on adjoining sites. In the case of the Business zones some of these provisions are either relaxed or do not exist where adjoining another business zoned site. An exception is within the Business 1 zone where it is considered that active management of design is needed in order to address the effects on public spaces.

Some areas have been identified in the Plan as having either: outstanding natural features or landscapes values or special heritage or amenity values. In these areas, the Plan has design criteria for erecting a building or structure, including signs, as a permitted activity (no resource consent needed). Buildings or structures that cannot comply with the rules, may be able to be erected through the granting of a resource consent, if the proposed design is appropriate to the area.

The areas subject to building design controls due to the proximity of outstanding natural features or landscapes are identified in Part B, Section 1.4 of the Plan.Such controls affect the expansion of the townships of: Arthur's Pass, Castle Hill and Lake Coleridge, and the expansion of other townships in certain directions.It will also affect parts of the Rural Zone. This matter is addressed in the Rural Volume of the Plan.

The townships of Arthur's Pass and Castle Hill also have building design controls in their existing villages.These controls are to maintain the special building styles and associated character that exist in those villages, at present. This matter is addressed in policies 28 and 29 of this Section.

Building Act 2004

A building consent is still required for the erection, alteration or demolition of any building under the Building Act 2004, whether that building requires a resource consent or not. All buildings must comply with any relevant structural criteria in the New Zealand Building Code.

Method

District Plan Rules

- Height of Buildings (All Zones)
- Size of Buildings (Living zones)
- Recession Planes (All Living Zones and some Business Zones)
- Urban Design Guides

Policy B3.4.24(a)

Ensure that Business 1 zoned town centres are walkable and well integrated, and that development in those town centres contributes to the economic and social vibrancy of the District's towns by:

- **complementing public spaces (both those in public ownership and on-site public space) with high quality active frontage**
- **ensuring the provision of high quality public space**
- **bringing activity to street frontages by, where possible, positioning buildings and active frontage along the street boundary and not locating car parking between buildings and a road**
- **providing for a high quality pedestrian experience in places the public may be present**

- **ensuring that development supports the urban structure by providing for direct and logical pedestrian routes within and through larger sites and to entranceways along pedestrian desire lines**

- **ensuring entranceways are positioned in logical places for pedestrian access**

- **allowing for a variety of building typologies including large format retailing where appropriate.**

Explanation and Reasons

Town Centres are the hub of a community and the venue for a variety of transactions. A vibrant and vital town centre results from the variety of experiences and transactions on offer from a single journey. The presence of people on the street is an essential component of a vital town centre, adding interest, excitement and commercial opportunities.

An inviting and walkable town centre allows people to combine shopping and other activities (such as using the library or meeting with friends). The social fabric of the town is strengthened by the opportunities for chance encounters. There are health benefits from allowing people to incorporate walking into their daily routine. But people will only walk around a centre if it is safe, attractive and convenient.

The integration of adjacent sites is important for the economic success of the centre, increasing opportunities for multi-use visits and broadening the range of activities taking place in the centre.

For these reasons, a centre must have a layout which supports pedestrian activity and buildings must be designed to bring interest and activity to streets and areas where people may be present. Developments which turn their backs on the street and neighbouring development and which do not contribute to a pleasant and convenient pedestrian experience will undermine the opportunity for a community hub to be developed.

The plan differentiates between small developments (with floor areas below 450m^2) and large ones.

Small developments have a reduced scale of effects, but there is more potential for adverse cumulative effects from development which is undertaken at different times. Effects are managed with bottom line standards designed to ensure regular development with good street interaction.

Large developments have a greater scale of effects but can be designed comprehensively and include on-site public space. These proposals need a greater degree of scrutiny, so they are restricted discretionary activities, but assessment can include the overall effects of the development on the environment (rather than rigid compliance with standards).

The policy recognises that there is a demand for large format retail; that it is appropriately located in the B1 zone; and that its presence can be an important contribution to the economic and social vitality of a town centre. It seeks a balance between the positive contribution such retail makes and the adverse effect it can have if poorly designed.

Methods

District Plan Rules (Business 1 zones)

- Streetscene

- Retail Activities

- On-Site Public Spaces

- Entranceways

- External finish

- Landscaping

- Urban Design Guides

Policy B3.4.24(b)

Support the use of building or landscaping concept plans or ideas developed for townships in Selwyn District where such plans or ideas:

- **Are appropriate to the proposed activity;**

- **Do not contravene any District Plan policies or rules; and**

- **The builder/developer is interested in using them.**

Explanation and Reasons

Some townships in Selwyn District, such as Rolleston, Lincoln, Prebbleton and Tai Tapu have town concept plans. These plans include ideas for building, design and landscaping to enhance the quality of the environment and amenity values in the township. Other townships have particular themes which are provided by business or community groups, such as verandas on shops. The Council shall encourage people to consider these ideas provided that they are appropriate, that people are interested, and that they do not conflict with any of the policies or rules in the District Plan. The Council shall not require people to adhere to these concept plans or ideas. They are not statutory documents prepared under any legislation, and are not necessary to address adverse environmental effects.

Method

Information

- Make people aware of any township concept plans where appropriate

Policy B3.4.25

In all zones in townships, ensure buildings:

- **Do not shade adjoining properties; and**

- **Maintain a predominantly low rise skyline.**

Explanation and Reasons

Policy B3.4.25 describes effects which all buildings should have, in any zone in a township. Access to sunlight is important to most sites, to make them attractive. Even if activities are predominately indoors, sunlight is a potential source of light or heating.

Townships in Selwyn District have predominately low rise buildings, except for Lincoln University and some business areas. In consultation (township surveys and landscape workshops) many residents considered multi-storey apartment blocks or other high rise buildings will adversely affect the amenity values of townships in Selwyn District because they are characteristic of more 'metropolitan' areas, and because they reduce the outlook on to the rural area.

Within the Business 2A Zone and the Business 3 Zone at Lincoln provision is made for taller buildings to reflect needs of both locations given the importance of both to the District and the Greater Christchurch area.

In the case of the Business 2A Zone at Rolleston whilst it has the same permitted height limit (15m) as the Business 2 Zones, provision is made for buildings between 15m to 20m to be considered as a restricted discretionary activity. In addition, there is no recession plane applicable within the Business 2A Zone recognising the nature and character of this Zone. The location of the Business 2A Zone is well separated from Living zones to ensure that the lack of recession plane will not result in any unacceptable effects.

In the case of the Business 3 Zone at Lincoln provision is made for multi stored buildings which is a distinctive character of the existing development in this area.

Method

District Plan Rules

- Recession Planes (all Living Zones and some Business Zones)

- Building Height (all zones)

- Building Setbacks (all zones)

Policy B3.4.26

Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.

Explanation and Reasons

Policy B3.4.26 manages the effects from the location of buildings relative to property boundaries. In residential areas, buildings located too close to road boundaries can affect both the outlook and privacy of neighbouring residents. They can also affect the character of the residential area, particularly if other buildings are setback from road boundaries. In business zones a setback from the road boundary may not be necessary or appropriate. This policy is implemented by rules for the setback of buildings. It should be read in conjunction with Part B, Section 2.1, Transport, Policy B2.1.6(b).

Method

District Plan Rules

- Building Setbacks (all zones)

Policy B3.4.27

Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.

Explanation and Reasons

Policy B3.4.27 and associated rules ensure non-residential activities in Living zones do not detract from the quality of the environment in Living zones.This quality includes the following things:

- Large buildings are set back from the property boundary to protect people's privacy and outlook.
- Buildings do not cover the whole of the section or site and the surrounding area is kept in lawns, gardens, paving or similar features.
- Buildings are of a similar size and height to dwellings.

There is often a market incentive for residential properties to avoid these effects, because they may reduce the value of the property. There is less direct market incentive for non-residential activities to do so. Therefore, the District Plan has a policy and rules to address these effects.

Method

District Plan Rules

- Building Setbacks (Living zones and sites adjoining Living zones)
- Site Coverage (Living zones)
- Landscaping (Living zones)
- Building Height (Living zones)
- Building Size (Living zones)

CASTLE HILL VILLAGE

Policy B3.4.28

Ensure that development within Castle Hill Village maintains an 'alpine chalet' theme and an 'alpine village' character and proceeds in a way that does not affect unduly views from within the village of the surrounding landscape.

Explanation and Reasons

Castle Hill Village was developed with an 'alpine' village theme or character. Since its creation, building design has been controlled to promote a particular style of building design. That style is an 'alpine chalet' style, with the following characteristics:

- wooden or stone buildings
- dark hues and natural finishes
- steep pitched roofs
- absence of fences and formal gardens
- controls on the height of and the provision of space around buildings

Policy B3.4.28 is implemented by a set of rules for erecting buildings as permitted activities (no resource consent needed). The rules are quite specific, but are a change from past planning schemes when all buildings needed a resource consent. Alternatively, a person may apply for a resource consent to erect a building that does not comply with the rules. Any resource consent application will be assessed on whether the proposed building design is in keeping with the 'alpine chalet' design and theme.

Method

District Plan Rules

- Alpine Villages

ARTHUR'S PASS VILLAGE

Policy B3.4.29

Ensure structures and buildings maintain the mix of 'small, historic workers cottages' and the 'alpine chalet' style of buildings at Arthur's Pass Village.

Explanation and Reasons

The character of Arthur's Pass Village has evolved over time. Some buildings in the village were construction houses erected in association with work on the Otira Tunnel and Midland Railway Line. More modern buildings have been built for businesses relying on the tourism and recreation opportunities in the area, and more modern houses for staff involved with transport networks or Arthur's Pass National Park. As a result, Arthur's Pass has a unique mix of building styles:

- the early workers cottages
- the 'alpine chalet' theme adopted by some of the larger, modern buildings

Characteristics of the early, workers cottages, include:

- Wooden or corrugated iron materials
- Small size (one or two rooms) sometimes with a 'lean to'
- Low pitched roof; and
- Outside stone chimney

Characteristics of the 'alpine chalet' style buildings include;

- Wooden or stone materials
- Dark hues or natural finishes; and
- Steep pitched roof

Policy B3.4.29 recognises the unique character of these building designs at Arthur's Pass and seeks to maintain both of them. The policy is implemented by a set of rules for erecting buildings as permitted activities (no resource consent needed). The rules are quite specific but are a change from past planning schemes when all buildings needed a resource consent. Alternatively, a person may apply for a resource consent to erect a building that does not comply with the rules. Any resource consent application will be assessed on whether the proposed building design is 'in keeping' with one of these two design themes in Arthur's Pass Village.

Method

District Plan Rules

- Alpine Villages

RELOCATED BUILDINGS

Policy B3.4.30

Ensure any relocated building is reinstated to an appropriate state of repair, within a reasonable timeframe.

Explanation and Reasons

Buildings are often relocated as a whole or in parts, on to a new site, from either within or outside the District. Buildings are relocated for many reasons. They can be a cheaper alternative to new buildings; a specific building design may be required; or the building may be relocated to a new site to preserve it.

Some people object to relocated buildings being moved into their neighbourhood because they think it will reduce property values in the area, particularly if the relocated building is old and the other houses, new. Other people are more concerned if the relocated building sits on blocks on the new site for a long time, or is damaged during transit and not repaired.

Policy B3.4.30 and the accompanying rules do not prevent people from relocating buildings into any zone. The provisions enable the Council to require the building be set on to a building pad or foundations and repaired to a certain standard, within a specified time. The Council plan does not prevent people relocating buildings for the following reasons:

- The Plan does not control the design or age of any other building.
- Relocated buildings can be an efficient use of physical resources, which is a matter to be considered in promoting sustainable management under section 7(e) of the Act.
- If a particular developer wishes, he/she can use mechanisms outside the District Plan to prevent relocated buildings within a particular subdivision.

The Plan rules do not apply in the Business 2 and 3 Zones. Incomplete relocated buildings are less likely to affect the aesthetic and amenity values in Business 2 and 3 Zones, than in Business 1 and 3 and Living zones.

Relocated building is defined in Part D of the Plan. It does not include new buildings or parts of new buildings designed specifically for the site, but built off-site and

transported to it.

Method

District Plan Rules

- Relocated Buildings (Living, Business 1 and Business 3 Zones)

LANDSCAPING AND AMENITY PLANTINGS

Policy B3.4.31

Encourage sites in Living and Business 1 Zones to maintain a landscaped area along the road frontage of the site.

Policy B3.4.32

Encourage sites in Business 2, 2A and 2B Zones and the Business 3 Zones which adjoin a road to have the road frontage of the site landscaped or screened.

Explanation and Reasons

Living and Business 1 Zones are areas where people live and work. Tidy sites with gardens, lawns or sealed grounds help to maintain the aesthetic values of these zones and make them attractive places to live.

In Business 2, 2A and 2B Zones and the Business 3 Zone the Plan places less emphasis on aesthetic values as Living and Business 1 Zones. When sites in these zones are located adjacent to roads, untidy yards can affect the amenity values of the township and peoples appreciation of the place as a 'nice' area to live.

Policies B3.4.31 and B3.4.32 are implemented using two methods. A rule for some landscaping or screening applies to new activities. The rule only relates to the area between the buildings and road frontage of any site. The Council also encourages local business groups and township committees to develop voluntary programmes to 'spruce up' business areas.

When implementing amenity planting adjoining roads, consideration should be given to selecting plants that do not obscure visibility for vehicles entering or leaving the site.

Methods

District Plan Rule

- Landscaping or Screening (Business zones)

Advocacy

- Encourage township committees and business groups to develop plans or programmes to 'spruce up' business areas.

Policy B3.4.33

Encourage people who are developing or redeveloping sites in townships to retain trees, bush or other natural features on the site, as part of the new development.

Explanation and Reasons

Policy B3.4.33 recognises that trees, bush and other natural features can add to the amenity values of a township, even when on private land and only able to be admired from across the fence. Policy B3.4.33 encourages landowners to keep such features when developing their sites. The features addressed in Policy B3.4.33 do not include trees, bush or sites which are formally protected for their heritage, cultural or ecological values in the District Plan. These features are provided for in Part B, Sections 1.3 and Part B, Section 3.3 of the Plan. The LTP Development Contribution Policy allows for consideration of retained trees and vegetation as a credit towards development contributions for reserves.

Methods

Advocacy

- Suggest to people undertaking activities that they retain existing trees and bush on the site

LTP

- Development Contribution Policy

LAKE COLERIDGE VILLAGE

Policy B3.4.34

Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.

Explanation and Reasons

Lake Coleridge Village includes extensive grass areas, walkways and a mix of exotic and indigenous trees and bush. These features give the village particularly attractive surroundings, as well as providing shelter from north-westerly winds. New activities in the village are encouraged to both utilise, and help maintain and enhance these

features.

Methods

Advocacy

- Encourage people to continue to use and develop the walkways, green areas and plantings.

LTP

- Development Contribution Policy

District Plan Rules

- Subdivision – encourage walkways and green spaces in subdivision layouts, provided they are 'cost effective' to maintain.

REVERSE SENSITIVITY EFFECTS

Policy B3.4.35

Encourage Business 1 Zones to be consolidated into one area in each township, or into two areas in townships which may grow large enough to support two separate business areas.

Policy B3.4.36

Encourage Business 2, 2A and 2B Zones to be consolidated in one area, in each township.

Explanation and Reasons

If each Business zone in a township is consolidated in one area it:

- Reduces the number of boundaries between residential and business areas and associated potential for 'reverse sensitivity' effects.

- Enables a zone to be created where the quality of the environment and amenity values reflect the requirements of business activities.

Business zones are provided for activities which have effects that will detract from the amenity values of Living zones. If several, small Business 1 or 2 Zones are 'scattered' throughout a township, then there is much greater potential for adverse effects and 'reverse sensitivity' issues than if the activities are clustered into one area.

In the case of the Business 2A Zone this exists in one discrete location at Rolleston, and is well separated from any Living Zones. In the case of the Business 2B Zone, this exists in one discrete location at Lincoln, and a 50m buffer from the Living Z Zone will be created.

Policy B3.4.37 has an exception for larger townships which, may grow large enough to support two, separate Business 1 Zones within the next 20 years.

Method

District Plan Zones

- Area identified as Business zones in District Plan

- To assess plan change requests to rezone land for new Business zones

Policy B3.4.37

Avoid establishing activities in Business 2, 2A and 2B Zones or the Business 3 Zone at Lincoln, which are likely to be sensitive to the effects of other activities in the zone, unless any potential for 'reverse sensitivity' effects will be minor.

Explanation and Reasons

The activities which are accommodated in Business 2, 2A and 2B Zones and the Business 3 Zone at Lincoln may have effects which are incompatible with other activities. For example, in Business 2, 2A and 2B Zones the visual effects of sites; vibration from heavy vehicles; dust from the stockpiling of materials; or noise from machinery, may be incompatible with residential activities, other forms of accommodation, schools or restaurants. In the Business 3 Zone, odour from livestock or fertilisers, chemical sprays, noise and heavy vehicles are some of the effects which may be incompatible with residential activities, other forms of accommodation or restaurants.

The Business 2, 2A, 2B and 3 Zones are created specifically to accommodate activities which have these effects away from the activities which they can potentially affect.

Method

District Plan Rules

- Business 2 Zone

- Business 2A Zone

- Business 2B Zone

- Business 3 Zone

Policy B3.4.38

Where Living zones and Business 2 Zones adjoin, ensure any new activity occurring along the boundary in either zone, includes measures to mitigate any potential 'reverse sensitivity' effects on existing activities.

Explanation and Reasons

Business 2 Zones are encouraged to be separated from Living zones where possible. Existing land use patterns mean many Business 2 Zones adjoin Living zones along at least one boundary, and some adjoin Living zones on two or three boundaries. Policy B3.4.38 requires new activities which locate on sites along these boundaries, whether they be in the Living zone or the Business 2 Zone, to include measures to reduce potential effects on existing activities on sites along the boundary. This includes potential 'reverse sensitivity' effects from new residential activities in the Living zone existing activities on adjoining sites in the Business 2 Zone.

Examples of such measures include, but are not limited to, landscaping and screening of sites to reduce visual effects, greater setback distances for buildings from property boundaries or building line restrictions, the use of larger sections, roads or walkways along the zone boundary to act as 'buffer zones', or bunding landscaping.

Methods

District Plan Policy

- To assess plan changes to rezone land for new Living or Business zones

District Plan Rules

- Subdivision

- Setbacks from boundaries (Business 2 Zones)

- Setbacks from boundaries (Living zones)

Policy B3.4.39

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.

Explanation and Reasons

Rezoning land for new residential development around townships should not create 'reverse sensitivity' issues with existing activities in any zone. Policy B3.4.39 does not preclude rezoning of land for residential development adjoining Business 2, 2A and 2B Zones or sites in the Rural Zone which have activities with incompatible effects provided appropriate methods are used to address potential 'reverse sensitivity' issues. Appendix 14 suggests information on activities in the surrounding area be included with any plan change request to rezone land.

Method

District Plan Policy

- To assess plan changes to rezone land for new residential development

Policy B3.4.40

To recognise the special characteristics of the Rakaia Huts settlement based on the existing quality of the environment, character and amenity values.

Explanation and Reasons

The majority of the Rakaia Huts have developed in an ad-hoc fashion over a number of years. The area is a historic fishing settlement that has evolved into residential areas with some permanent, semi-permanent and holiday accommodation. The land on which the huts are located is susceptible to flooding from the Rakaia River. The tenure of the land has been an issue in the past, and has been addressed to an extent by the Council and occupants. Rationalisation of land tenure and restrictions on future development options due to flooding has been provided for in this plan.

Method

District Plan Rule

- Natural Hazards Area (Living zone)

- Subdivision

TEMPORARY ACTIVITIES

Policy B3.4.41

Provide for temporary activities or those that are necessary for construction purposes, provided associated short term adverse effects on the environment are appropriately managed.

Explanation and Reasons

Policy B3.4.41 provides for a range of temporary activities. These activities include construction activities to recognise the necessary effects associated with these activities during the temporary construction of buildings and structures. They also include other activities undertaken for limited durations. There can be benefits to the District from allowing temporary activities particularly where the positivie effects of these activities outweigh any temporary adverse effects.

Methods

District Plan Rules

- Township Volume, Part C - Living and Business Zones - Activities

District Plan Policies

- Township Volume, Quality of the Environment - B3.4

QUALITY OF THE ENVIRONMENT — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B3.4:

- Townships develop with zones of distinctive character.
- Living zones maintain a quality of the environment and amenity values compatible with residential areas.
- Most new residential activities occur in Living zones, with some higher density living areas in Business 1 Zones.
- Any new residential activities in Business 2, 2A and 2B Zones or the Business 3 Zone are ancillary to other activities in the zone.
- Increases in the variety of small scale businesses and other non-residential activities in Living zones.
- Business 1 Zones have more variety in activities and associated infrastructure.
- Business 1 Zones are attractive places for people to visit, work in or reside in.
- Lower standards of aesthetic and amenity values are maintained in Business 2, 2A and 2B Zones.
- The Business 3 Zone remains dominated by specialist research, education and associated activities.
- No increase in ‘reverse sensitivity’ issues in townships.

QUALITY OF THE ENVIRONMENT — MONITORING

Please refer to Part E, Appendix 1.

PART B

4 GROWTH OF TOWNSHIPS

B4.1 RESIDENTIAL DENSITY — ISSUES

- **The need for a range of section sizes and living environments in Selwyn District, while maintaining the spacious character and amenity values of townships.**

What are the Issues?

In a survey of township residents carried out by the Council (November 1998 and April 1999) respondents consistently identified that larger section sizes than those found in Christchurch City and the corresponding impression of "spaciousness", as important. Many respondents also suggested the existing District Plan did not make sufficient provision in townships for either:

- Flats and small sections; or

- A range of section sizes.

As lifestyles change and the population ages, not all people want or can manage a large section. At the same time, the amenity values associated with larger sections and spaciousness have been identified by people in several forms as an important part of the character of the small rural towns in Selwyn.

Part of promoting sustainable management of natural and physical resources involves both:

- Enabling people and communities to have the living environments and section sizes which suit their needs; and

- Maintaining the spacious character and amenity values of townships.

How a new residential area is designed, the layout and size of sections, and access to open space and outlooks affect how pleasant the place is to live in. For example, if a residential area does not include enough open space or reserve areas and has small section sizes, it will create more of an impression of being a 'built up' or 'metropolitan' area, than one that has more open space and larger section sizes.

If a township has a local stream or river, public access along that waterbody may enhance the amenity values of the new residential area. Trees, bush, and pasture often add to the amenity values of a township, even when they are on private land. The loss of pasture land is inevitable if the area is used for residential development, but it may be possible to retain trees or bush areas as part of the new residential development. The LTCCP Development Contribution Policy allows for consideration of retained trees and vegetation as a credit towards development contributions for reserves.

There is an identified demand for rural residential sections, particularly within the commuter belt of the District with Christchurch City. There has also been an increase in the use of 4ha rural allotments provided for under the Rural (Inner Plains) Zone for rural residential lifestyle living rather than rural purposes. It is recognised that a managed amount of rural land should be rezoned to rural residential densities to provide diverse living environments and promote housing choice, but that this should only be provided through a comprehensive plan change process where all potential adverse effects can be assessed, along with the location's consistency with Chapter 6 of the Canterbury Regional Policy Statement and the adopted Selwyn District Council Rural Residential Strategy 2014.

This section addresses issues relating to residential density: section sizes; site coverage; and open space; as part of residential growth in townships. Part B, Section 4.2 deals with subdivision of land and Part B, Section 4.3 deals with areas for new residential or business development in the District.Part B, Section 4.4 addresses financial contributions.

RESIDENTIAL DENSITY — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues of residential density:

- Zones used to provide for living environments with differing residential density.

- Existing residential areas have a similar density in the new plan, to the existing density. The residential density in new Living zones or undeveloped Living zones (Living X), together with the Living WM Zone, is determined by the subdivider, but is not more dense than the density in the Living 1 Zone for the township. The exception is in Living Z zones and Medium Density areas where greater densities are anticipated. These areas are subject to additional regulatory controls which will ensure high quality urban design outcomes to maintain the amenity of the towns.

- The Plan provisions provide for a range of section sizes in Living zones by having an average lot size, not a minimum.

- Spaciousness is managed through site coverage (small section/small house; large house/large section).

- Increased site coverage for smaller sections and flats is allowed in Living 1 Zones for a percentage of sections. The percentage is managed through a resource consent, to keep overall spaciousness.

- Density in Living 2 and 3 Zones is kept low thus reflecting the rural character by maintaining a sense of open space, panoramic views and rural outlook.

- There is no limit on building density and site coverage in Business 1 Zones, with the exception of the Business 1 Zone bounded by State Highway 1, Rolleston Drive and Dick Roberts Place and the Business 1A Castle Hill Zone.

- Open space areas are provided to mitigate effects of building density.

RESIDENTIAL DENSITY — OBJECTIVES

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

Explanation and Reasons

To enable people and communities to provide for their well-being, the District Plan provides for a range and variety of section and house sizes in existing townships. Overall, larger section sizes than those found in Christchurch need to dominate townships, to maintain spaciousness thus reflecting something of the rural character by a sense of open space, panoramic views and rural outlook that attract residents to these townships. The market is the best determinant of the range and variety of section and house sizes that should be provided – what people choose to meet their needs. This includes alternative housing forms such as comprehensive residential development provided the spacious character and amenity values associated with adjoining and surrounding low density living environments are maintained. The role of the District Plan is twofold:

- To set 'bottom lines' or base requirements to maintain the overall spacious character.

- To ensure there are not any unnecessary rules or regulations that stop people from choosing the appropriate section or house sizes they want.

The plan sets these 'bottom lines; through policies and rules for average allotment sizes and for site coverage.

For some locations in and around townships, a low density Living 2 environment, which result in a compact town form and is consistent with preferred growth direction for townships, may be appropriate. Such a low density residential area will add to the range of living environments within the District.

Medium Density areas are to be identified in Outline Development Plans to provide for anticipated population growth within a consolidated urban area and provide choice and opportunity for a variety of housing types. The provision of medium density areas will result in a more urban character that is nonetheless anticipated to provide a high quality living environment, albeit with a less spacious character than the typical low density environments that currently exist. Any new living zones shall be consistent with the General Policies, Town Form policies and any relevant Specific Township policies by which all plan change requests are judged.

At some locations around townships, a low density Living 2 environment may be appropriate on the edge of towns. Within such low density living environments particular regard should be had to reducing the potential for reverse sensitivity by increasing the size of allotments at the rural interface, reducing the number of people exposed to potential reverse sensitivity effects and in turn providing an appropriate buffer between the rural area proper and the more concentrated township areas.

Any Living 3 Zone being a rural residential zone shall be located beyond the 'urban limits' but where it can be economically provided with reticulated sewer and water supply, and appropriate stormwater treatment and disposal. The Living 3 Zone will have regard to providing a visual transition area between the 'urban area' and the rural area which exists beyond townships by incorporating certain design elements of rural character, which are common in rural settings so the land is visually set apart from the neighbouring urban area.

New residential areas should be attractively laid out, with allotments of an appropriate shape to build a house, and with access to sunlight. As well as functional utilities, new residential areas need some open space, plantings and landscaping to make them aesthetically pleasing. Objective B4.1.2 is to ensure future residential areas maintain the current attractive layout of Selwyn's townships. For low density Living 2 and 3 Zones, the careful consideration and application of design treatment to such matters as road formation, kerbs, letterboxes, power supply, entry treatment, fencing, landscaping, lighting and the like will ensure the retention of open, spacious rural character. The market can be relied on to achieve this to a certain extent – many people won't buy sections in an unattractive area. However, not all people have the money to choose allotments in more attractive subdivisions. The District Plan provisions set some "bottom lines" to ensure all new residential areas achieve a standard of aesthetic appeal.

RESIDENTIAL DENSITY — POLICIES AND METHODS

Policy B4.1.1

(a) **Provide for a variety of allotment sizes for erecting dwellings in Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.**

(b) **Facilitate development in the Living 1A6 Zone in Prebbleton where it is consistent with the density provisions of the Regional Policy Statement, and is compatible with the form and character of development in adjacent Living zones, with a particular emphasis on maintaining residential lots of not less than 1,000m^2 along the common boundary of the Kingcraft Drive Existing Development Area.**

Explanation and Reasons

Policy B4.1.1 (a) and associated rules allow for a variety of section sizes when land is subdivided to erect dwellings in Living 1 Zones, provided small sections are balanced with larger ones. This keeps residential density more spacious than in Christchurch City. However, in the Medium Density areas identified on Outline Development Plans, developments are encouraged to accommodate anticipated urban growth, retain a compact urban form, and provide for housing diversity through a higher residential density. Subdivision rules include an average section size for each Living zone. The rules allow for a smaller average section size for flats or townhouses. The number of these allotments in each zone is controlled through the resource consent process or through an Outline Development Plan.There is no average section size in Business zones.

Policy B4.1.1 (b) also requires development of the Living 1A6 Zone to be consistent with the density provisions of the Regional Policy Statement, whilst having regard to the form and character of development of the adjacent living zones. This is to ensure development proceeds in a sustainable and compact manner, without adversely impacting on the 'spacious' character of existing development in the vicinity of the site.

Methods

District Plan Rules

- Subdivision (Living zones)

Policy B4.1.2

Maintain Living 2 and 3 Zones as areas with residential density which is considerably lower than that in Living 1 Zones.

Explanation and Reasons

Living 2 Zones replaced rural-residential zones in the Transitional District Plan, where these zones adjoin townships.Average section sizes in these zones vary from 0.5 to 1 hectare. Roads and other utilities have been designed for a population of that density to reflect the sense of open space and 'spaciousness' anticipated by persons wishing to live in a low density residential environment.

Policy B4.1.2 retains Living 2 and 3 Zones areas with lower residential density than Living 1 Zones.The policy refers to 'considerably lower' which acknowledges that low density living zones be spacious and reflect something of the rural characteristics in which they are located. Currently they are from 6 to 12 times lower. The Council suggests average section sizes would need to remain between 3 and 6 times lower in the Living 2 Zone and between 6 and 10 times lower in the Living 3 Zone than that of Living 1 Zones, to have a visually discernible difference in residential density. If more intensive residential density than this is desired in Living 2 or 3 Zones, the area should be rezoned to another Living zone.

In recent years the Council has received applications from landowners in Living 2 zones to subdivide their sections.The information supplied in those applications and in response to the Council's township surveys (November 1998 and April 1999) suggest that 1 hectare or even 0.5 hectare allotments are larger than necessary to meet at least some of the demand for larger residential sections. However some proposals for further subdivision of allotments in Living 2 Zones have been opposed by surrounding residents, who have purchased properties in that area because the residential density is one house per hectare or 0.5 of a hectare.

Subdivision of land into smaller allotments in Living 2 Zones may be desirable if it:

- Makes more efficient use of the land;
- Enables people to provide for their economic well-being by selling surplus land; or
- Improves the amenity values of the area because allotments are easier to maintain.

When considering adverse effects on amenity values the consent authority should consider that a change in residential density per se, is not necessarily an adverse effect. For example, if people are having difficulty maintaining larger allotments, drains or water races or vehicular accessways, increasing residential density may improve the amenity of the area.

Method

District Plan Rules

- Subdivision (Living 2 Zones)

Policy B4.1.3

Within the Greater Christchurch area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development through the Living 3 zone and only where located in accordance with the areas shown in the adopted Selwyn District Council Rural Residential Strategy 2014. Elsewhere in the District to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they achieve the following:

- **A compact township shape;**
- **Consistent with preferred growth options for townships;**
- **Maintains the distinction between rural areas and townships;**
- **Maintains a separation between townships and Christchurch City boundary;**
- **Avoid the coalescence of townships with each other;**
- **Reduce the exposure to reverse sensitivity effects;**
- **Maintain the sustainability of the land, soil and water resource;**

- **Efficient and cost-effective operation and provision of infrastructure.**

Explanation and Reasons

Low density living zones reflect a desire by some to live on a small holding while undertaking only limited “farming” if desired. It is essentially a life-style rather than occupation and has both urban and rural characteristics. While this form of low density living need not necessarily adjoin an existing township, it must be consistent with the objectives and policies of the District Plan including developing a compact and consolidated township shape, and be consistent with preferred growth options for townships.

It is possible to accommodate this type of residential activity selectively in the District, while minimising the use of versatile soils thereby sustaining the productivity of the District. However, the location and extent of the low density living environment must take account a number of factors including: effluent treatment and disposal (water quality), water supply, accessibility and walkability to community services and facilities, natural hazards, and compatibility with surrounding rural activities.

Low density living environments need to be provided with adequate and safe road access in order to reduce any impacts on the functioning of the roading network, both locally and further a field. Similarly servicing by an acceptable means will be required to adequately dispose of sewage and stormwater to protect the quality of surface and underground waters. An adequate and reliable water supply must also be provided.

In some areas a low density living environment may detract from rural character and amenity associated with a rural area. People who live in rural areas value their sense of open space, panoramic views and rural outlook and low density living development should reflect something of the rural character they are associated with. It is also desirable to avoid coalescence of townships and of townships with Christchurch City. It is appropriate that low density living environments do not result in a blurring of the distinction between the rural, township, and Christchurch City.

Proposals for low density living environments must have regard to compatibility with existing rural and rural related uses, such as intensive livestock production, boarding and keeping of animals, recreational uses, machinery depots and effects from day to day rural activities including noise and smell. Existing rural and rural related activities, while having adverse effects in themselves, may also have their operations duly impinged upon by inappropriately located low density living environments. Effort should be made to reduce the potential for reverse sensitivity effects by increasing lot sizes and reducing the number of people exposed to effects.

Policy B4.1.4

Allow choice in residential density in Living X Zones, provided that it is not more dense than that for the Living 1 Zone(s) in that township.

Explanation and Reasons

Living X Zones are areas zoned for residential development but have not been subdivided yet. Rather than ‘second guessing’ what future demand for residential density shall be, the District Plan provides for the landowner or subdivider to nominate section sizes and other conditions for residential density at the time the land is subdivided. Similarly, if land is rezoned for residential development. Policy B4.1.4 requires residential density to be no greater than the Living 1 Zone for the township to maintain the ‘spacious’ character identified in Objective B4.1.1. Higher density residential areas can be provided for in Business 1 Zones.

Methods

District Plan Rules

- Subdivision (Living zones)

District Plan Policies

- To assess plan changes to rezone land to create new Living zones

Policy B4.1.5

Provide for residential activities in Business 1 Zones at densities which are greater than those in Living 1 Zones.

Explanation and Reasons

The policies and rules for Living 1 Zones allow for some smaller sections and flats or townhouse developments. The numbers are controlled, to avoid cumulative effects on residential density in Living 1 Zones. There are no controls on section sizes, site coverage or numbers of households per site, in Business 1 Zones. These zones have an environment which is more ‘built up’ and ‘busier’ with more people and traffic than Living zones. This environment is compatible with dense residential developments such as apartment blocks.

Methods

District Plan Rules

- Business 1 Zone

District Plan Policies

- To assess plan change requests to rezone land for new residential development

Policy B4.1.6

In Living 1, X Zones and Medium Density areas identified in an Outline Development Plan in Living Z zones, allow site coverage to exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated.

Policy B4.1.7

Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m^2 and in the Living 3 Zone at the lesser of 10% or 500m^2, unless any adverse effects on the spacious character of the area will be minor.

Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20% or 500m^2 and in the Living 3 Zone at the lesser of 10% or 500m^2, and the Living 2 (Springfield) Zone at a maximum of 500m^2, unless any adverse effects on the spacious character of the area will be minor.

Explanation and Reasons

Site coverage is the ratio of building area to land area on a site. It is site coverage, not section sizes, that affects how 'built up' an area looks. For example, a small house on a small section may look more 'spacious' than a large house on a large section.

The site coverage rules for Living 1 and X Zones maintain the "status quo" for residential areas.Policy B4.1.6 allows site coverage to be exceeded on allotments in these zones, and also within Medium Density areas identified in an Outline Development Plan in Living Z zones, to make provision for flats and large houses on small sections. The number of sections on which site coverage is exceeded and the extent is managed through the resource consent process, to avoid cumulative adverse effects on the overall residential density of the area.

Adverse effects on residential density may be addressed in several ways: For example: the small number of sites on which site coverage is exceeded; high site coverage is offset by low site coverage on surrounding lots; or the area already has high residential density and has lost its 'spacious' character; or in the case of Medium Density areas a higher density of development and a less spacious character is anticipated albeit that opportunities for garden planting, private outdoor living space, and an open and attractive streetscene should still be maintained. Whether exceeding site coverage will have adverse effects may vary between townships and between areas within townships.

Policy B4.1.7 maintains low site coverage in Living 2 and 3 Zones.The very rationale for Living 2 and 3 Zones is to provide a low density, residential area. The policy does include some flexibility to accommodate small increases in site coverage. Any effects on the 'spacious' look of the area in Living 1, X and Z zones should be minor. There are no limits on site coverage in Business zones.

A greater level of site coverage has been allowed for in the Living 1 and 2 Zones for emergency services recognising their importance to the community and provides scope for development or redevelopment of such sites. Their limited number will ensure that the character of surrounding areas is maintained.

Method

District Plan Rules

- Site Coverage (Living zones)

Policy B4.1.8

Manage the number of sites with more than one dwelling in Living 1 or X Zones, to maintain the overall residential density of the zone.

Policy B4.1.9

Avoid erecting more than one dwelling per site in low density living (Living 2 and 3) Zones.

Explanation and Reasons

A dwelling is defined in Part D of the Plan.

Policy B4.1.8 restricts the number of sites on which multiple dwellings can be erected in Living 1 or X Zones.This enables some provision to be made for flats/townhouses or a lifestyle village (as a restricted discretionary activity) but manages the number to avoid cumulative effects on residential density.

Provision is made for comprehensive residential development (discretionary activity) on land zoned Living 1A5 in Prebbleton, recognising the unusual characteristics of this area namely; the area is currently occupied by a non-residential activity, surrounded by existing low density residential development, and is located in close proximity to the township centre. The focus is on site and building design in an integrated and comprehensive manner to achieve a high quality urban environment while maintaining low density character and amenity.

Policy B4.1.9 is to avoid multiple dwellings in low density living (Living 2) Zones.The rationale for these zones is to provide a low density, residential area. There is no restriction on the number of dwellings per site in Business 1 Zones.

Method

District Plan Rules

- Number of Buildings per Site (Living zones)

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

Explanation and Reasons

The provision of land or money for reserve areas has been a long standing requirement upon the subdivision and development of land for residential or business activities. Reserve areas have a dual function of:

- Providing for the needs of residents for outdoor places for recreation, and

- Mitigating against the visual and psychological effects of the loss of 'open space' as land is built on.

Therefore reserve requirements vary depending on how dense the new residential area is and whether people have sufficient sized sections that neighbourhood reserves

are not needed for recreation. The provision of reserves and esplanade reserves for recreational needs is addressed in Part B, Section 2.3 – Community Facilities (and Reserves).

The provisions to take land or cash for reserve or open space contributions are included in the LTCCP Development Contribution Policy.

Method

LTP

- Development Contribution Policy

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- **Retaining existing trees, bush, or other natural features on sites; and**

- **Landscaping public places.**

Explanation and Reasons

Trees, bush and other natural features can add to the amenity values of an area, even if they are on private land. Similarly, simple landscaping of public spaces can improve the aesthetics of an area. At the same time, any features or areas to vest in the Council need to be cost-effective to maintain.

Policy B4.1.11 is primarily implemented by advocacy. The LTCCP Development Contributions Policy provides a process for taking development contributions for the provision of network and community infrastructure and reserves.

Method

Advocacy

- Encourage initiatives by property developers to promote high standards of urban design

Policy B4.1.12

Discourage high and continuous fences or screening of sites in Living zones that have frontage but no access on to Strategic Roads or Arterial Roads.

Explanation and Reasons

In some cases, sections in Living zones will have frontage on to a road, but are not allowed access on to that road for traffic safety reasons (see Part B, Section 2.1 – Transport Networks). New roads or vehicular accessways are built, as part of the residential development. People often fence or screen the property frontage along the road they cannot have access to. This effect can reduce the aesthetic values of the area, as viewed from that road, and the “feeling” of personal safety for pedestrians and cyclists.

Policy B4.1.12 is to discourage this practice in favour of lower fences and landscaping. The policy is implemented through conditions on consents for subdividing land.

Method

District Plan Rules

- Subdivision

Policy B4.1.13

To ensure that development in Medium Density areas identified in an Outline Development Plan provides a high quality living environment and achieves a good level of urban design, appearance and amenity. Relevant urban design considerations include:

- **That the design of medium density developments is of a high quality, with a good balance of consistency and variety in form, alignment, materials and colour and a sufficient level of architectural detailing;**

- **That residential units provide an open and attractive streetscene through being oriented towards the street or other adjacent public spaces, have low or no front fencing, front facades that are not dominated by garaging but instead have clearly visible pedestrian front entrances and a balanced ratio of glazing to solid walls;**

- **That opportunities for landscaping and tree planting is provided, commensurate with a medium density living environment;**

- **That opportunity for comprehensive developments are provided, including the ability to erect short terraces or share internal side boundary walls;**

- **That medium density developments make provision for adequate, well located and well designed private outdoor living areas;**

- **That internal amenity is provided for occupants through levels of privacy and access to sunlight appropriate to a medium density living environment;**

- **That the appearance of cramped development is avoided by limiting site coverage and ensuring there is open space between houses, duplexes or blocks of terraces, particularly at first floor level.**

Explanation and Reasons

This policy seeks to ensure that medium density housing developments in areas identified on Outline Development Plans are well designed and provide a high level of amenity for residents whilst also providing an attractive and open streetscene.

Encouragement for good design is to be achieved through the use of both rules in the Plan and the preparation and promotion of non-regulatory methods such as medium density and subdivision design guidelines. Such guidelines can identify in broad terms, principles involved in designing compatible buildings, for the benefit of both developers and residents. Within the medium density areas, rules relating to the provision of private outdoor living space, low front fencing, the location of garages, and building and window boundary setbacks, have all been designed to facilitate good quality medium density living environments. The rules also allow comprehensive developments with small average lot sizes to also be assessed against urban design principles to ensure that a good standard of urban design, appearance and amenity is provided, whilst freedom of choice in specific architectural styles is maintained.

The management of buildings to ensure privacy is particularly important in maintaining amenity in higher density development. Windows that look into windows (interlooking) at close distances and windows that overlook private outdoor space of neighbouring properties should be avoided. The plan in general manages these issues by requiring separation distances between windows and balconies above the ground floor and boundaries, with recession plane and boundary setback controls also having a role to play in providing a degree of separation.

Method

District Plan Rules

- Medium Density Design Guide

- Subdivision Design Guide

RESIDENTIAL DENSITY — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.1:

- A range of living environments is provided for in townships.

- The spacious character of townships in Selwyn District is maintained.

- Residential density in Living 1 Zones is more spacious than in residential areas in Christchurch, but there are some sections with flats, townhouses or large houses on small sites.

- Medium Density areas are identified in Outline Development Plans to accommodate anticipated population growth and to provide a diversity of housing sizes and types.

- Living 2 Zones are low density residential areas.

- Living 3 Zones are low density rural residential areas.

- Section sizes in some Living 2 Zones may decrease.

- Higher density living areas may develop in the Business 1 Zones of larger towns such as Lincoln and Rolleston.

- Comprehensive residential development achieving high quality urban design that will not adversely impact on surrounding living environments of low density character and amenity.

- Integrated development, in the Living WM zone, achieving high quality urban design whilst also allowing residential growth to occur to meet target household numbers.

- Low density living environments are only created in appropriate locations in and around townships to achieve a compact township shape and maintain the surrounding

rural character of the locality.

RESIDENTIAL DENSITY — MONITORING

Please refer to Part E, Appendix 1.

B4.2 SUBDIVISION OF LAND – ISSUES

- **Expectations associated with subdivision.**

- **Effects of subdivision on residential growth and changes in land uses.**

- **Effects of subdivision on town form, transportation and amenity.**

What is Subdivision?

Subdivision is a confusing term, because it has two meanings:

Legally

It is the process whereby areas of land are divided into separate allotments with separate Certificates of Title, which can be sold. Section 218 of the Act defines 'subdivision'. It includes:

- creating new allotments

- leasing of parts of allotments for more than 35 years; and

- company leases, cross leases and unit titles

Common Language

In common language people refer to a 'subdivision' as an area of new residential development, including: the survey of land into allotments; and erecting of new houses and associated infrastructure.

In many townships in the District and in metropolitan centres such as Christchurch City, most new residential development involves subdivision of either:

- rural land on the edge of the town ('Greenfields' subdivision); or

- further subdivision of existing residential sections ('in-fill' subdivision).

In this plan, subdivision has the meaning set out in Section 218 of the Act, i.e. the legal process of dividing land into separately saleable allotments. New residential development is addressed in Section B4.1 and Section B4.3.

What are the Issues?

Subdivision, as a legal process, has no physical effects on land or other resources. It simply redefines the legal boundaries of allotments for separate sale. However, land is often subdivided as a primary step for new residential or business development, in townships. It has associated or consequent activities and effects.

Expectations from Subdivision

Town planning in New Zealand has traditionally managed residential development by controlling the subdivision of land. This has two results:

- The popular expectation that if one buys an allotment, one can build a house on it.

- Subdivision rules in district plans focus on subdividing land to build houses and are inflexible for subdivision for other purposes.

Under the Act, District Plan provisions should focus on managing effects of activities on the environment. Some parties argue that District Plans should not control subdivision because it does not have any effects. Effects of residential development should be managed at the land use stage (when houses are built). Subdivision may not have any direct physical effects on land, but it is an integral part of much residential or business development, particularly with regard to matters such as movement connectivity and permeability within and between subdivisions, open space, and the future character of the area. Therefore, the policies and rules relating to subdivision in the Plan, affect residential development in the District. In addition, a separate "Design Guide for Residential Subdivision in the Urban Living Zones" has been adopted by Council which provides guidance as to the sorts of outcomes sought in new subdivisions.

Subdivision — Utilities and Reserves

Most houses and buildings erected in townships need utilities and facilities such as: roads or vehicular accessways, water supply and effluent disposal. These utilities and facilities are shared, - they are not exclusive to each household. Therefore, it is easier and more cost-effective to provide for utilities and facilities for a whole area, before the new allotments are sold.

Installing utilities and preparing land for subdivision can also have adverse effects on the environment, such as: dust from earthworks, noise and vibration, and disturbance of sites of special ecological, heritage or cultural value. These effects are often managed as part of the subdivision process.

Subdivision is the process under which the consent authority can take land for esplanade reserves and esplanade strips, in accordance with rules in the Plan.

The LTP Development Contribution Policy provides a process for taking development contributions for the provision of network and community infrastructure and reserves.

Residential Growth without Subdivision

There are townships in the Selwyn District where residential growth may occur without subdivision. These townships have either:

- Vacant allotments which can be bought and built on; or
- Underlying survey plans which can have Certificates of Title issued for the allotments without any subdivision of the land (section 226 of the Act).

The effects of residential development on these sites and the provision of utilities and facilities need to be managed, even though subdivision is not part of the process.

Subdivision and the RMA

District Councils may control subdivision under the Act (section 31(2)). Land may not be subdivided, unless it is allowed by a rule in a plan or a resource consent (section 11).

Section 106 of the Act restricts the subdivision of land subject where 'natural hazards' may result, even if it complies with rules in the Plan.

SUBDIVISION OF LAND — STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with the subdivision of land:

- Subdivision continues to be managed through the resource consent process.
- The Plan has different rules for subdivision, depending on the intended use of the allotment and thus matters that need to be addressed as part of the subdivision.
- The Plan has separate rules for installing utilities and erecting houses which apply whether the land is subdivided or not.
- When land is subdivided for residential growth, the subdivision rules link into the land use rules, to ensure people do not buy allotments unaware that they may not be suitable for building houses.
- Guidance is provided on the sorts of outcomes anticipated through subdivision applications within Living Zones through the "Design Guide for Residential Subdivision in the Urban Living Zones", which sits outside the District Plan.

Subdivision is a restricted discretionary activity. Applications will mostly be non-notified and will not require the written approval of affected parties. This approach allows the Plan to be flexible on matters such as allotment size and supplying utilities, to recognise different purposes for subdividing land. In exchange for this flexibility, the consent authority needs to retain its discretion to decline an inappropriate subdivision application. The rules include clear criteria for approving and declining applications (matters over which discretion is restricted).

> **Note:** Where subdivision of land is proposed within an Outline Development Plan area, as shown on Planning Maps and contained within the Appendices, the provisions of Section 4.3 Growth of Townships are also applicable.

SUBDIVISION OF LAND — OBJECTIVES

Objective B4.2.1

Subdivision of land for various purposes is recognised and provided for.

Objective B4.2.2

New allotments created have appropriate characteristics and facilities for their intended or likely uses.

Objective B4.2.3

The maintenance and enhancement of amenities of the existing natural and built environment through subdivision design and layout.

Objective B4.2.4

That subdivision provides for variety and efficiency in its design, form and function.

Explanation and Reasons

Most subdivision of land in townships in the Selwyn District is to create new allotments to be sold for residential or business development. Subdivision of land for other purposes can occur. For example: to create separate allotments for utilities and reserves; adjusting the boundaries between existing allotments; or cross-leasing of all or part of a building. The Plan provisions for subdivision need to be flexible enough to deal with subdivision for a variety of purposes, efficiently.

Objective B4.2.2 recognises that where land is subdivided for new residential or business development, it is usually more efficient and effective to provide allotments with the utilities and facilities which activities will need at the time the land is subdivided, not when the building is erected. This is particularly so for: reticulated services; access; or subdivision of land in areas where services or utilities may be difficult or unusually costly to provide. Alternatively, some notation must be placed on the Certificate of Title for the new allotment(s) alerting any prospective purchaser to the work that is needed before the allotment may be built on.

Objective B4.2.3 recognises that it is desirable to maintain and enhance the amenity values of areas when subdivision takes place. The particular characteristics (and

constraints) of a site often provide opportunities for the creation of development with a “sense of place”. Subdivision design should also pay close regard to important natural features, cultural heritage resources, waterways and public access linkages. The retention of mature existing trees where they form a core part of the surrounding character of the area, should be investigated and encouraged within public spaces and residential areas.

Traditional approaches to subdivision tend to prioritise the movement of vehicles above other movement functions and tend to follow basic design standards within the District Plan e.g. some recent subdivision within Rolleston has created similar sized lots and dwellings with relatively poor connection links for pedestrians and cyclists.

Objective 4.2.4 seeks to provide opportunity and flexibility for developers to express greater innovation, while satisfying the engineering requirements of the Plan. Such matters include roading design and layout, the shape and size of allotments, particularly to allow for low and medium density development within Living Z ODP areas, protection of views, and an open space network within the subdivision to provide good connectivity for pedestrians, cyclists and motorists. Subdivision also provides opportunities for tree planting alongside formed roads and recreation reserves.

SUBDIVISION OF LAND — POLICIES AND METHODS

Policy B4.2.1

Provide for the subdivision of land for uses other than new residential development, in townships.

Explanation and Reasons

New residential development is the most common purpose for subdivision in townships. Sometimes land is subdivided for other purposes, such as: where a house and business are separately funded, or an allotment is to be used for a reserve, utility or vehicular accessway. These activities do not have the same associated effects as subdivision to create allotments for new house sites. They should be assessed under rules which are relevant to their effects.

Method

District Plan Rules

- Subdivision: Boundary Adjustments
- Access, Reserve and Utility Allotments

Policy B4.2.2

Ensure any allotment created by subdivision (including any balance allotment) has the services, facilities and characteristics appropriate to the proposed likely use of the land.

Explanation and Reasons

The subdivision of land and the proposed use of the resulting allotment are two separate activities. However, it does not promote sustainable management of natural and physical resources to subdivide land into allotments which are of an inappropriate size, shape or condition for the intended use or which cannot be supplied with the utilities or facilities required for any future use. Where land is being subdivided without a specific, intended use of the resulting allotment, the Plan assumes that the allotment may be used to erect a house or building, in townships. The utilities and facilities required in townships are addressed in Part B, Sections 1.2 – Water; 2.1 – Transport Networks; 2.2 – Utilities; 2.3 – Community Facilities (and Reserves); 2.4 – Waste Disposal; and 4.1 – Residential Density.

Method

District Plan Rules

- Subdivision
- Boundary Adjustments
- Access, Reserve and Utility Allotments
- General
- Heritage Structures and Sites
- Subdivision Design Guide
- Engineering Code of Practice for subdivision

Policy B4.2.3

Ensure any new allotment on which a building may be erected has all of the following features:

- **Access to sunlight;**
- **Adequate size and appropriate shape for a building platform;**

- **Adequate size and shape for outdoor living space in Living zones or car parking and storage space in Business zones; and**

- **Easy and safe access for motorists, pedestrians and cyclists.**

Explanation and Reasons

How allotments are designed, their shape, orientation to the sun and proximity to roads, reserves and walkways, affects the final shape and form of a residential neighbourhood or a business area. It is important that residential buildings maximise the ability to receive sunlight in living areas which helps to achieve energy efficiency and maintain associated amenity values. Building density is specifically addressed in Part B, Section 4.1. Direct site access onto limited access roads or State highways is not generally possible. However, allotments that adjoin main roads within urban areas should be designed so as to gain access from those roads rather than 'turning their back' to main roads.

Method

District Plan Rules

- Subdivision: General

- Subdivision Design Guide

Policy B4.2.4

Encourage the retention of natural, cultural, historic and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.

Explanation and Reasons

It is desirable to maintain and enhance any existing natural, historic or other features within the subdivision area, including the retention of existing mature trees or other characteristic features. In addition, subdivision layouts that maximise the amenity value of water races and views to the Southern Alps and Port Hills, should be incorporated into the subdivision design where possible to maintain a sense of uniqueness and distinctiveness that is characteristic of the surrounding area.

Allotment boundaries that follow rather than traverse natural or physical features such as roads and waterbodies are easier to define and manage on the ground. In townships, it is also important to ensure the allotment has adequate space to erect houses and provide outdoor living space. Policy B4.2.4 only applies where there are natural or physical features present that can be used to form an appropriate allotment boundary. Consideration of the protection of heritage sites and buildings and of archaeological sites is also a factor in determining allotment boundaries.

Methods

District Plan Rules

- Subdivision: General

- Outline Development Plans

- Subdivision Design Guide

LIMs

- Archaeological Sites

Policy B4.2.5

Ensure any temporary, adverse effects from the preparation of land for subdivision or installing utilities, are avoided, remedied or mitigated.

Explanation and Reasons

Preparing land for subdivision and installing utilities can create adverse effects such as: dust from earthworks noise and vibration. The policies and methods for transport networks and utilities in Part B, Section 2.2 address this issue, specifically.

Method

District Plan Rules

- Subdivision

- Earthworks

- Quality of the Environment: Blasting

- Utilities

- Utilities – Transport

Policy B4.2.6

Require some form of notification to alert potential buyers if an allotment is created which will not comply with the District Plan rules for erecting a house, as a permitted activity.

Explanation and Reasons

The District Plan rules do not specify minimum allotment sizes for subdivision. This is to enable land to be subdivided for a variety of purposes and to encourage variety in section sizes in Living zones. However, the Plan has rules for site coverage, setbacks and utilities required, to erect buildings. If an allotment is created which is unable or unlikely to have a building erected on it in compliance with the rules in the District Plan for permitted activities, this information should be available to any person wanting to buy the allotment.

Methods

Resource Consent

- A condition of the subdivision consent may require a Consent Notice to be registered on the Certificate of Title.

LIM

- Any Land Information Memorandum (LIM) for the allotment may note that erecting a house on the allotment is not a permitted activity.

Policy B4.2.7

Provide for the consideration of the form of land to be taken under the LTP Development Contribution Policy, when land is subdivided.

Explanation and Reasons

The consent authority may take development contributions under the LTP for the cost of providing growth-related network and community infrastructure, and reserves for open space and recreation. The provisions allow development contributions to be taken at either the subdivision consent stage, building consent stage, or at the time of service connection, depending on when the consent authority thinks it is the most appropriate time for them to be paid. While the area/value of land to be provided as a development contribution for reserves is determined under the LTP Development Contribution Policy process, it is necessary to consider the form of the land to be provided as reserves, including consideration of the location, size, layout, topography, etc, of that land at the time of subdivision consent. This is achieved through reference to the “Criteria for Taking Land Instead of Cash” policy in the Development Contribution Policy in the 2006 – 2016 LTP.

Methods

LTP

- Development Contribution Policy

District Plan Rules

- Subdivision (all zones)

Policy B4.2.8

In limited circumstances and at the Council’s discretion, to apply the concept of “environmental compensation” where:

- **land of high landscape or natural value is protected or made available for public use; or**

- **significant public benefit will be gained from hazard mitigation measures which would substantially enhance amenity values.**

Explanation and Reasons

There is a strong link between subdivision of land and the subsequent impacts of land use development. Subdivision activity can, in some cases, provide an opportunity to enhance the environment through the protection of significant features or through the provision of additional areas of open space. The Plan provides for the consideration of environmental compensation at the time of subdivision or development proposals. In some circumstances development may be proposed on land, where there are significant open space or natural values, examples being portions of the Port Hills, Malvern Hills and the High Country. The ability to acquire or protect such land in exchange for development opportunities is an option the Council will explore in appropriate circumstances. However, it is important to bear in mind that environmental compensation does not form part of a proposals development contribution under the LGA.

The acquisition or protection of land having high landscape or natural values is often impractical on account of land purchase costs. The use of the concept of "environmental compensation" (public ownership or covenants) for development rights has to be approached with some caution, but does offer a cost effective means to the community of achieving environmental benefits. This may result in development in locations which may not meet all other policy criteria, but any such arrangement must still require permitted development to be sustainable and environmentally acceptable.

The acquisition of land by the Council as environmental compensation for development opportunities in terms of Policy B4.2.8 would generally be in addition to, and not

instead of, any requirement to provide land or cash for reserves under the Council's Development Contribution Policy. The Development Contribution Policy requires provision for public reserves for open space and recreation at the time of any residential and/or business development and/or subdivision. However, the provision of environmental compensation may be a situation where it is appropriate for the Council to exercise its discretion to reduce the amount of development contribution payable under the remission provisions of its Development Contribution Policy.

Environmental compensation may also be appropriate in circumstances where a public benefit is obtained from hazard mitigation, but only where as a result of such measures, there is a significant enhancement of amenity values (eg plantings, or wetlands for flood retention). It would not apply to normal sound management practices which landowners can be expected to undertake. Environmental compensation would arise in circumstances requiring significant development proposals, which would arise through plan changes, variations or resource consents, the outcome of which would still be subject to rights of submission and appeal under the Act.

Methods

District Plan Rules

- Subdivision (all zones)

Policy B4.2.9

To ensure development in the Rolleston Lowes Road Outline Development Plan area is in accordance with the Outline Development Plan Appendix 34 so that development proceeds in a logical and coherent manner that provides for internal and through connections and a high standard of public amenity by:

a) **Providing for pedestrian, cycle and vehicle movement within and through the area in accordance with the outline development plan map Appendix 34, with such land to be vested in Council at the time of subdivision.**

b) **Providing reserves and public amenity within the zone as identified in Appendix 34.**

c) **Ensuring coherent, safe and attractive public areas by implementing an appropriate development pattern and density of development.**

d) **Protecting the special character of Waterbridge Way and Fairhurst Place by ensuring: the retention of a lower density of development; the avoidance of obtrusively positioned buildings; the preservation of existing special features.**

Explanation and Reasons

The Outline Development Plan will promote integrated development by providing a logical road and walkway/cycleway network and providing direct street access for a larger proportion of allotments. Land required for structure plan connections will be obtained at the time of subdivision. New buildings should not be positioned in a way that would frustrate the ability of Council to obtain connections in future.

The road and walkway/cycleway connections in the structure plan have been designed to provide for permeability and for through movement. They serve the wider needs of Rolleston as well as those of the residents of the zone. Without them the area is likely to be a barrier to movement for surrounding residents.

The Outline Development Plan aims to provide for reserves within the area on a logical basis, taking advantage of significant features such as trees and water-races. Council will buy the land required using reserves contributions from development in the area.

Two parts of the area have been identified as having a special character:

- Waterbridge Way, due to its low density of development and unique streetscene (landscaped water-races, narrow bridges and buildings set well back from the street).
- Fairhurst Place, due to the sense of spaciousness on the street, especially for views extending south-east from Lowes Road into the distance, and the established cherry trees and front boundary planting.

A low density area (with increased setbacks) is regarded as the best way to prevent the loss of this character from cramped development. The establishment of more closely spaced (L1B density) houses and accessory buildings in locations where they are noticeable from the street would undermine this. The special character results in part from the absence of any incongruously positioned dwellings in the street scene.
Subdivision proposals which are likely to lead to such development due to the shape and position of lots should be avoided.

Methods

District Plan Rules

- Subdivision - General
- Outline Development Plan

LTP

- Development Contributions Policy

Non-Statutory Guidance

- (Good Solutions Guide for Subdividing Large Rural Style Sections)

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

Explanation and Reasons

Limiting the scale of new residential blocks will encourage pedestrian, cycle and vehicular permeability within and through these living environments. Where this does not occur, pedestrians and cyclists will experience a higher degree of inconvenience than motorists, as extra distances prove a disincentive to use alternative modes of transport to private vehicles, including public transport systems. This subsequently increases the level of traffic on the road network, which in turn can adversely affect amenity values and create inefficiencies in the functioning of the township. Liberal use of cul-de-sac heads without provision for through connectivity may make it difficult to achieve sufficient permeability.

A greater sense of community can be achieved with good access and views to community features and facilities e.g. mature trees, water races and sports fields. Smaller and more walkable block sizes reduce car journeys and encourage residents to walk and cycle. Residential blocks with perimeters of 800m or less will provide permeability and a choice of routes. As stated within the ”Design Guide for Residential Subdivision in the Urban Living Zones”, an average dimension of up to 800m per block was traditional for many cities prior to widespread car ownership and therefore emphasised walking and cycle routes. Those blocks with larger perimeters e.g. 1000m or more, can therefore be a greater barrier to such movement. Development should ideally limit block sizes to perimeters of no more than 1000m, with an average perimeter of no greater than 800m to help achieve an appropriate scale for a residential environment. In addition and as also stated within the Design Guide, all cul-de-sacs should be limited in lengths, preferably no greater than 150m, and have access from a through road rather than another cul-de-sac. Long meandering cul-de-sacs make it difficult for people to determine where they are going, and can limit connectivity. A safe pedestrian connection from the end of the cul-de-sac through to another road is often desirable, however a connection must be seen to serve a useful purpose in terms of connectivity to justify its future maintenance by Council.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.11

Encourage subdivision designs within Outline Development Plan areas to provide for a variety of section sizes that are designed to cater for different housing types.

Explanation and Reasons

A range of housing types are required to cater to different living requirements and different age groups within Outline Development Plan areas. It is likely that a person’s housing needs will change throughout their life and it should be possible for them to meet their needs within the District. Policy B4.2.11 therefore seeks to ensure that new residential areas are designed to provide for housing diversity by creating variety in section sizes and subsequent housing types.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.12

Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.

Explanation and Reasons

Ensuring that subdivisions are designed to encourage high levels of interaction between allotments, roads, reserves, existing urban properties and other features (e.g. schools, streams, water races, heritage or other cultural features) will enhance amenity values, encourage passive movement within and through the subdivision and support the fostering of a sense of community. Achieving this policy is important within Greenfield subdivision areas due to the opportunities available and relative absence of constraints, however it is acknowledged that this may be more difficult when redeveloping or intensifying existing urban areas, given the location of existing dwellings, roads or other features.

Streets perform a variety of functions and must provide for the appropriate movement of vehicles as identified within the road hierarchy in the Plan. This hierarchy identifies the mobility function of arterial and collector roads, which carry significantly higher flows of vehicles than local roads and streets which provide property access and are therefore suitable for increased levels of interaction with adjoining properties.

Sufficient interaction for all allotments with road frontages can be achieved by minimising the number of rear lots served by individual driveways rather than shared access environments. The use of narrow rights of way to serve rear lots in developments has adverse effects on the function and amenity of the street environment. Serving each back lot by its own rights of way can be an inefficient use of land and create security and privacy issues. Rear lots should therefore only be created to reach awkward parts of a site where there is no alternative to develop the site. Where rights of way serving multiple properties are required, they should be designed to create a good level of amenity with sites having ample frontage and building setbacks to such rights of way.

Matters of discretion within the Plan encourage ease of access and views to community facilities and reserves to maximise their use and allow casual surveillance. Accordingly, new subdivisions should be designed so as to avoid undesirable connections such as dark, narrow corridors with poor visibility.

Where gated subdivisions are proposed, it will be necessary to balance any benefits of enclosing a subdivision against potential longer term issues for residents, such as maintenance costs of facilities, and costs to the wider community including lack of connectively or viability of bus or car routes.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.13

To manage rural residential development in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement through the Living 3 Zone and the adopted Selwyn District Council Rural Residential Strategy, whilst ensuring:

- **Development is in accordance with an Outline Development Plan included in the District Plan;**
- **Areas can be efficiently serviced with network infrastructure;**
- **Efficient and effective linkages are provided to the adjoining township;**
- **Where areas are sufficiently large such that lots do not directly adjoin a rural area, the subdivision plan is to have an appropriate mix of section sizes, orientation, and internal road layout to maintain a sense of openness and visual connection to rural areas;**
- **The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;**
- **Any risks of natural hazards or soil contamination are effectively managed;**
- **That there will be no adverse effects on ancestral land, water and the Wāhi tapu and WWāhi taonga of Te Taumutu Rūnunga. This includes the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Te Waihora/Lake Ellesmere and any associated mahinga kai sites;**
- **That there will no significant adverse effects on the quality of ecosystems and indigenous biodiversity;**
- **That where located in an urban growth path identified in an adopted township structure plan, the lot and road layout and infrastructure servicing is to be designed to readily facilitate intensification of the area to urban densities.**

SUBDIVISION OF LAND — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.2:

- Subdivision of land for other purposes than new residential or building development is easier.
- Greater variation in allotment size, shape and layout, while maintaining residential density standards and amenity values in townships.
- Allotments are created with the characteristics and services and facilities appropriate for the intended use of the land.
- On land identified as having significant open space or natural values, the Council has the ability to consider environmental compensation, depending on the circumstances of subdivision and development.
- Subdivision outcomes that incorporate the design, form and function characteristics identified within the Design Guide for Residential Subdivisions in Living Zones including:

- Convenient access to community facilities;
- Efficient connectivity for walking, cycling and transport;
- Strong connections between allotments and the road frontage;
- Retention and enhancement of important or unique existing natural, cultural and heritage features;
- Sustainable, resource efficient development that avoids high maintenance features e.g. low maintenance roadside plantings rather than lawns in areas that are more difficult or costly to maintain.

- Living 3 Zone facilitates rural residential living opportunities and housing choice in the Greater Christchurch Urban Development Strategy area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement. The location, density and development of rural residential activities are managed through the adopted Selwyn District Council Rural Residential Strategy 2014 to achieve the following subdivision outcomes:
  - Avoid areas where constraints cannot be adequately managed, including areas prone to natural hazards,ground contamination, in close proximity to strategic infrastructure and established education and research facilities, or areas of high natural, historic or cultural value or Te Taumutu Rununga and Ngāi Tahu values;
  - Support the consolidated management of Township growth;
  - Provide ready access to public transport, health care and emergency services, schools, community facilities, employment and services through linkages and integration with adjoining townships;
  - Provide efficient connection to reticulated infrastructure;
  - Manage potential reverse sensitivity effects with established rural based activities;
  - Achieve the anticipated rural residential amenity and character and maintain this on an ongoing basis through Outline Development Plan and subdivision consent process.

SUBDIVISION OF LAND — MONITORING

Please refer to Part E, Appendix 1.

B4.3 RESIDENTIAL AND BUSINESS DEVELOPMENT

Introduction

This section specifically addresses issues associated with residential or business growth in townships in the District. Part A, Section 4.5 Townships & Zones, Table A4.4 describes how townships are identified.

Part B, Sections 1.1 to 4.2 contain objectives and policies that apply to all activities generally and to residential or business growth specifically. This section collates these objectives and policies, and applies them to specific townships (Policies B4.3.11 – B4.3.102). Town Form includes policies on the shape and pattern of land rezoned for new residential or business development. Appendix 14 contains a guide on information to be included with plan change requests to rezone land.

The Council has included a separate, specific section in the District Plan addressing this issue because it is a complex and significant resource management issue in the District.

RESIDENTIAL AND BUSINESS DEVELOPMENT — ISSUES

- **Effects on the environment from the location, amount and rate of residential or business growth in the District.**
- **How to provide for new residential and business growth in a way that achieves an integrated land use planning approach, while recognising that parts of the district are at different stages of strategic planning.**

Type of Growth

Residential or business growth in this section refers to the development or redevelopment of land and erecting buildings and associated infrastructure, to accommodate residential or business activities at a density, and with characteristics, found in an urban area.

Selwyn District has one of the fastest resident population growth rates in New Zealand. Between 1996 and 2006 the population residing in the District grew by 34% or 8600 people (Statistics New Zealand, 2009). Population projections developed for Council by BERL show the District's population continuing to grow by a further 30,000 people over the next three decades (BERL, 2008).

Most of the population growth has occurred in the District's townships, with many residents attracted by the feel of a small town within a rural community whilst still enjoying proximity to Christchurch. The areas with the highest (percentage) population projections are Lincoln, Prebbleton, Rolleston and West Melton.

Between 1996 and 2006, approximately 60% of the District's population lived in the rural area, predominately on small allotments close to Christchurch. In recent years the largest demand for new residential development has been in Selwyn's townships. Smaller modern accommodation options in the townships are being developed and are becoming increasingly more attractive to some residents than the larger lifestyle blocks. It is anticipated that this demand will continue in the future.

The Selwyn District Council seeks to consolidate future residential growth in the existing townships of Lincoln and Rolleston, and to a lesser extent Prebbleton. This consolidation will provide housing for the increases in the population while creating a more compact urban form, in accordance with the guiding principles of the Greater Christchurch Urban Development Strategy (UDS) and the Regional Policy Statement.

Increases in residential areas, particularly in townships, will result in new business growth to service those areas. A study carried out for the Council more than 10 years ago concluded that there is likely to be increasing demand for additional land for business activities at Rolleston and Lincoln in the future [Barber 1998]. The growing demand for reasonably-priced industrial land in the Greater Christchurch area inspired the Council to initiate the Izone project at Rolleston in 2001. Izone has grown from an initial 130 hectares in 2001 to 180 hectares in 2009, with further growth anticipated into the future, so that Izone is now one of New Zealand's largest industrial developments with the capacity to provide jobs for local residents.

Sources:

Barber, Max (1998 (2)) Commercial and Industrial Growth Estimates for Selwyn District. Prepared for the Selwyn District Council.

BERL (2008) Residential Growth Estimates for Selwyn District. Prepared for the Selwyn District Council.

Statistics New Zealand (2009) Census data and population estimates at www.stats.govt.nz.

Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy is a long-term planning project aimed at managing Greater Christchurch's population growth.The Strategy is a partnership between Environment Canterbury, Selwyn and Waimakariri District Councils, Christchurch City Council and the New Zealand Transport Agency (bringing together the former Transit New Zealand and Land Transport New Zealand entities).Through a set of agreed actions and a framework about how the Strategy will be managed, it sets out a settlement pattern for residential, commercial, business and rural residential growth to 2041.

The Strategy:

- Reinforces the Selwyn communities desire to maintain its uniqueness and individual character;
- Encourages townships to become more self-sufficient, without attempting to duplicate the range of facilities that are in Christchurch City;
- Sets a broad framework for growth within which Council can facilitate market driven township growth through mechanisms such as structure plans (and subsequent outline development plans as part of a change to the District Plan);
- Reinforces the principles of integrated land use, transport and water systems;
- Reinforces the Council policy of Izone Southern Business Hub being the main industrial centre in the District, and encourages vibrant town centres in Rolleston and Lincoln through a range of mechanisms;
- Sets density targets to encourage a full range of section sizes in a township to accommodate all ages and the increase of single person households;
- Encourages new growth to be designed in a manner that integrates and connects to the existing township;

Implementing the Strategy requires changes to a number of policy and legislative documents, including the Regional Policy Statement and, as a consequence, the District Plan. This approach reflects the Council's decision to take a more directive role in determining where, and in what fashion, urban growth is to occur (i.e. a change from a 'market-led' to a strategic approach).

Effects on the Environment

Residential or business growth may have adverse effects on the environment if:

- The site is unsuitable for the proposed activity.
- The capacity of existing utilities, services or facilities is inadequate; or
- The rate or amount of growth is greater than residents expect.

If an area is subject to flooding or slips, or has special landscape, ecological or heritage values, it may not be suitable for residential development. If the area surrounding a site is used for activities that are incompatible with residential activities such as a landfill or airport, 'reverse sensitivity' issues may develop. These issues are identified under various topic sections in Part B.

New residential or business development will use utilities such as: roads; water supplies; and effluent treatment and disposal systems; and community facilities such as reserves. The amount of residential or business growth may create the need for additional utilities and facilities or upgrades to existing ones. These issues are identified in Part B, Sections 2.1 to 2.4.

The results of the Council's township surveys (November 1998 and April 1999) indicated that many residents are attracted to townships in Selwyn District because of their small size, compared with Christchurch City. In these surveys, in comments on the District Plan Discussion Papers and in submissions on proposals for new residential

developments, some residents have objected to:

- Growth of their townships per se; or
- The rate at which residential growth is occurring.

The reasons given usually relate to; impacts on services and community facilities and loss of the 'village' or 'small town' character.

Providing for Residential or Business Growth

How the Council provides for new residential or business growth is also an issue.

Under previous legislation Councils had an explicit role to direct and control the growth the townships. Common practice was to predict the amount of land likely to be needed for new residential or business growth for the next 10 to 18 years and to zone land to meet that demand. This approach had both advantages and disadvantages. The main advantage was the certainty it provided for the community and for agencies supplying utilities, facilities and services. The main disadvantages were:

- The areas zoned were not always areas people wanted to live in, which created surpluses and shortages of appropriately zoned land in different places.
- Those landowners who had land zoned were given considerable economic advantage over those landowners who did not. Often there was little difference in the suitability of the sites.

The District Plan seeks to ensure that any proposed residential development occurs on sites and under conditions which promote sustainable management of natural and physical resources.

However, a rapid population growth rate and a reliance on a private plan change approach has led to issues associated with the availability of, and ability of the Council to provide appropriate and affordable infrastructure; difficulties in integrating new development with existing townships resulting in a lack of cohesiveness; and retaining the open and spacious rural identity of the character of the District.

The Council is therefore to adopt a more strategic approach to managing urban growth. The change to a community-led approach is being initiated through (among other things) the preparation of structure plans for those larger townships within the Greater Christchurch area of the Urban Development Strategy, including Lincoln, Rolleston and Prebbleton. The purpose of each structure plan is to provide a strategic framework to guide development, including the setting of urban limits, which will then be used as a basis for future changes to the District Plan. It is anticipated that new development within these townships will occur in accordance with an approved outline development plan, which demonstrates how the key principles of the structure plan are to be implemented. The preparation and subsequent implementation of each ODP area will also enable the Council to ensure that the development of these urban growth areas incorporates the principles of good urban design.

The Council also intends to adopt a strategic approach to managing growth in other townships in the district (outside the Greater Christchurch area) in order to promote an integrated land use pattern and the efficient provision of infrastructure. In these townships, the Council will continue to manage the design and layout of subdivision, and the availability of services, within existing zoned areas. Any private plan change request to re-zone land for residential or business purposes will be assessed against the policy framework for rezoning land specific to each township, together with the broader objectives and policies of the Plan relating to the overall strategic provision of infrastructure, and the Selwyn Growth Model. The Growth Model, adopted in April 2007, is a set of population and household projections with a planning horizon of 2041. It is based on known infrastructure capacity constraints and will be reviewed regularly as infrastructure is upgraded or replaced. This approach is to be applied until such time as a structure plan (or other strategic planning tool) has been prepared for these townships, either individually or collectively.

RESIDENTIAL AND BUSINESS DEVELOPMENT — STRATEGY

The Township Volume of the District Plan uses the following strategy to address residential and business growth issues:

- The Plan has policies which describe the effects that new residential or business development should not create.
- For those townships within the Greater Christchurch area, new areas for residential or business development will be created through the preparation of an Outline Development Plan and associated rezoning of land to Living or Business zones.
- For those townships within the Greater Christchurch area, any new areas of residential or business development is to occur within the Urban Limits identified within the Regional Policy Statement.
- For those townships outside the Greater Christchurch area, any new areas for residential or business development will be created by rezoning land Living or Business through a plan change request.
- Each plan change request to rezone land will be assessed against the policies in the Plan, including those relating to the strategic provision of infrastructure, to see if it is consistent with those policies (or alternatively, they are changed).

RESIDENTIAL AND BUSINESS DEVELOPMENT — POLICY FRAMEWORK

INTRODUCTION

Any plan change request to rezone land for residential or business development should be either: consistent with the objectives and policies of the District Plan; or change the provisions with which it is inconsistent. If a plan change request seeks changes to the Plan's objectives or policies, the request needs to show why the objective(s) or policy(ies) is not appropriate under the RMA. This is necessary so the Council can carry out its duties under section 32(1)(c) of the Act see Part A, Section 3.2.

There are three sets of policies that apply to the growth of townships:

- **General Policies**

- The objectives and policies from Part B, Sections 1.1 to 4.2 and Section 4.4. Table B4.3.1 is a cross reference to the general objectives and policies which may be particularly relevant to rezoning land for residential or business development.

- **Town Form Policies**

  - Policies B4.3.1 – B4.3.10 relate to township expansion in terms of the shape and form. They address potential adverse effects on: existing activities; infrastructure; and town 'character'. These policies apply as well as the general policies from Part B, Sections 1.1 to 4.2 and 4.4.

- **Specific Township Policies**

  - Policies B4.3.11 – B4.3.102 relate to the expansion of specific townships. The policies are derived from applying the General Policies in Part B, Sections 1.1 to 4.2 and the Town Form policies B4.3.1 – B4.3.10 to the specific townships. In some townships there are clear, preferred areas for expansion while in others there is not. The specific township policies are based on the circumstances of each township at the time of writing the Plan. If they become inconsistent with the General and Town Form policies the more general policies in those two Sections apply.

RESIDENTIAL AND BUSINESS DEVELOPMENT — OBJECTIVES

Objective B4.3.1

The expansion of townships does not adversely affect:

- **Natural or physical resources;**

- **Other activities;**

- **Amenity values of the township or the rural area; or**

- **Sites with special ecological, cultural, heritage or landscape values.**

Objective B4.3.2

For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

Objective B4.3.3

For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

Objective B4.3.4

New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

Objective B4.3.5

Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.

Objective B4.3.6

Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.

Objective B4.3.7

Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, provides for the long-term maintenance of rural residential character, and where located in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement occurs only in the Living 3 Zone and in locations shown in the adopted Selwyn District Council Rural Residential Strategy 2014.

Objective B4.3.8

Commercial growth is primarily focused within the Key Activity Centres of Rolleston and Lincoln in a way and at a rate that:

(1) **Meets the economic needs of commercial businesses, provides for their communities with convenient access to goods and services, and ensures opportunities for employment and social interaction: and**

(2) **Ensures an adequate supply of land to meet commercial and community demands.**

Objective B4.3.9

Targets for sufficient, feasible development capacity for housing within Greater Christchurch [Inserted in accordance with sections 55(2) and 55(2A) of the Resource Management Act 1991, from the National Policy Statement on Urban Development Capacity 2016]

For the period 2018-2048, sufficient, feasible development capacity for housing is enabled in the urban areas of Selwyn District within Greater Christchurch in accordance with the CRPS Policy 6.2.1a.

Table B4.3.9 - Targets for housing development capacity in the urban areas of Selwyn District within Greater Christchurch, 2018-2048

Selwyn	Development capacity to be enabled (number of dwellings)		
	Medium Term (2018-2028)	Long Term (2028-2048)	Total 30 Year Period (2018-2048)
	8,600	8,690	17,290

Explanation and Reasons

Objective B4.3.1 outlines the types of effects that the expansion of townships should avoid. It includes both tangible effects on natural and physical resources; and intangible effects on the 'character' of both townships and rural areas. The intangible effects are often the most difficult to manage. The plan does this using a zoning system to identify and manage areas based on their character. For example, Living zones provide an environment that is most pleasant for residential activities. Business zones accommodate the effects of business activities as well as residential activities.

Objective B4.3.2 seeks to maintain the distinction between 'town and country' in Selwyn District by promoting most residential and business development in or adjoining existing townships. A more managed approach applies within the Greater Christchurch area, where new residential or business growth is to be contained within the Urban Limits identified in the Regional Policy Statement.Residential and business development can occur in the rural areas but at densities and under conditions that maintain rural character. In particular, the maintenance of a ratio of buildings to 'open space' and dominance of vegetation cover rather than hard-standing areas.

Objective B4.3.2 also encourages the expansion of existing townships in preference to the creation of new settlement areas. Additional controls apply to the expansion of those townships within the Greater Christchurch area, whereby residential or business development is to be contained within township urban limits to achieve a compact urban form. Further, new low density living environments need not necessarily be adjoining townships but should be located around the edge of existing townships where they will promote a compact town shape and consolidated form. Selwyn District already has 22 townships. None are sufficiently large to provide employment for most residents. Many do not have sufficient population to sustain basic business services and community facilities, or to fund basic utilities, such as reticulated sewage treatment and disposal.

Objective B4.3.3 seeks to ensure that sufficient land is provided within township Urban Limits (as identified within the Regional Policy Statement) to accommodate the projected growth of those townships within the Greater Christchurch area. It is anticipated that residential or business development within the Urban Limits is to occur in accordance with an Outline Development Plan that has been inserted into the District Plan.In Medium Density areas identified in Outline Development Plans, higher density development is provided for in order to accommodate anticipated population growth, whilst achieving both a compact urban form and a diversity of living environments.

Objective B4.3.4 recognises that the structure plan and subsequent Outline Development Plan and Plan Change processes provide a reliable mechanism for integrating future and anticipated urban development with infrastructure requirements. They also provide the mechanism for achieving the intensity, type and form of development necessary to accommodate urban growth in a sustainable way. In addition, ODPs provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated, addressed, protected and provided for at the time of initial urban zoning.

Objective B4.3.5 recognises the need to ensure that sufficient land is made available to accommodate the anticipated number of new households within Selwyn District's portion of the Greater Christchurch area. Objective B4.3.6 seeks to ensure that in order for the new growth areas to accommodate the predicted growth in household numbers set out in Objective B4.3.5, development of those growth areas needs to generally achieve an average net density of 10 units per hectare. This density will be implemented through Outline Development Plans and subsequent subdivision consents.

Objective B4.3.7 seeks to ensure that rural residential development occurs outside the urban limits in a manner that accords with the Regional Policy Statement. Given the nature of rural-residential development, Objectives B4.1.1, B4.1.2 and B4.1.3 of the Rural Volume of the District Plan are also relevant when assessing the sustainability of rural land for rural residential purposes.

Objective B4.3.9 The National Policy Statement on Urban Development Capacity 2016 (NPS-UDC) requires local authorities that have part, or all, of a high-growth urban area within their district or region to set minimum targets for development capacity for housing over the medium (next 10 years) and long term (10 to 30 years). The targets in Table B4.3.9 refer to the development capacity for housing that must be enabled, rather than the amount of housing that is built in any given period. They represent the development capacity that Selwyn District Council will, over the medium term, zone and otherwise enable through their relevant planning processes and mechanisms, including district plans, structure plans and outline development plans and over the long term, identify in relevant plans and strategies, in accordance with the NPS-UDC Policy PA1.

The relevant policies are outlined in the next three subsections.

RESIDENTIAL AND BUSINESS DEVELOPMENT — GENERAL POLICIES

All objectives and policies in Part B, Sections1.1 to 4.2 and 4.4 apply to the expansion of townships. Any variation or plan change request to rezone land should be either consistent with those objectives and policies, or seek to change them.

Table B4.3.1 provides cross references to the objectives and policies in Part B, Sections1.1 to 4.2 and 4.4 which may be particularly relevant to rezoning land for new residential or business development. Table B4.3.1 does not limit the application of Part B of the Plan. It does not purport to be either complete or exclusive, and is included for ease of reference only.

Table B4.3.1 — Policy Framework for Expansion of Townships (Part B Objectives and Policies)

Plan Section	Objective / Policy
Land and Soil	Objectives B1.1.1 and B1.1.2 Policies B1.1.3, B1.1.7, B1.1.8
Water	Objectives B1.2.1 and B1.2.2 Policies B1.2.2 - B1.2.7, B1.2.9
Ecosystems	Objectives B1.3.1 and B1.3.2 Policies B1.3.1 - B1.3.3
Outstanding Natural Features and Landscapes	Objectives B1.4.1, B1.4.2 and B1.4.4 Policies B1.4.6, B1.4.10, B1.4.11, B1.4.13 - B1.4.17
Transport	Objectives B2.1.1 - B2.1.4 Policies B2.1.3, B2.1.4(a) & (b), B2.1.7, B2.1.9 - B2.1.11, B2.1.15, B2.1.17 – B2.1.20, B2.1.22 and B2.1.23
Utilities	Objective B2.2.1 Policies B2.2.1 – B2.2.3, B2.2.5, B2.2.6, B2.2.11
Community Facilities	Objective B2.3.1 Policies B2.3.1, B2.3.2, B2.3.4, B2.3.8 and B2.3.9
Waste Disposal	Objective B2.4.1 Policies B2.4.2, B2.4.4 and B2.4.5
Natural Hazards	Objective B3.1.1 Policies B3.1.2 – B3.1.5, B3.1.7
Hazardous Substances	Objective B3.2.1 Policy B3.2.2
Culture and Heritage	Objective B3.3.1 Policies B3.3.6 and B3.3.7
Quality of the Environment	Objectives B3.4.1 - B3.4.5 Policies B3.4.1, B3.4.3 – B3.4.7, B3.4.23, B3.4.35, B3.4.36, B3.4.38 and B3.4.39
Residential Density	Objectives B4.1.1 and B4.1.2 Policies B4.1.3, B4.1.4, B4.1.10 and B4.1.11
Subdivision	Objective B4.2.2 – B4.2.4 Policies B4.2.1, B4.2.2 and B4.2.8 – B4.2.12

Methods

- Plan Changes.

NOTE: See guide in Appendix 14 for information to be included with plan changes.

RESIDENTIAL AND BUSINESS DEVELOPMENT — TOWN FORM POLICIES

Policies B4.3.1 to B4.3.10 of this section apply to rezoning of land for residential or business development in addition to the general policies in, Part B, Sections 1.1 to 4.2 and 4.4. Any variation or plan change request should be consistent with each and every relevant policy in these two parts of the Plan or seek to change those policies with which it is not consistent.

Policy B4.3.1

Ensure new residential, rural residential or business development either:

- **Complies with the Plan policies for the Rural Zone; or**

- **The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or**

- **The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.**

Explanation and Reasons

Zoning is an integral part of the approach the District Plan uses to promote sustainable management of natural and physical resources. New residential, rural residential or business activities need to occur on land which is appropriately zoned, to ensure the most appropriate policies and rules in the Plan apply to the activity. Additional requirements apply to those townships within the Greater Christchurch area, whereby new residential or business development within Greenfield areas is to be contained within the Urban Limits identified in the Regional Policy Statement and such development is to be carried out in accordance with an approved ODP that has been inserted into the District Plan. The purpose of these provisions is to consolidate and manage the rate of growth within these townships to ensure the integration of development with the appropriate provision of infrastructure, transport linkages, reserves and other community facilities.

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

Explanation and Reasons

To achieve Objective B4.3.2, any land rezoned for new residential or business development in areas outside the Greater Christchurch area should adjoin an existing township zone along at least one boundary, except in the case of low density residential development located around townships that achieve a compact and consolidated town shape. The new zoning pattern should also avoid leaving a patch of land zoned ‘Rural’ surrounded by Living or Business zones. Such a land zoning pattern can increase the potential for ‘reverse sensitivity’ issues between the site and adjoining zones. It also makes the provision of utilities and services more difficult, because it is uncertain whether this land will be rezoned in the future. In turn there are uncertainties about whether pipes and cables installed past the boundary should include capacity

to serve the area, and, if so, who pays for it.

'Adjoining' land includes land separated by a road, water race, drain, easement or other vehicular accessway.

Policy B4.3.4

Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

Explanation and Reasons

Many townships in Selwyn District have sites within existing Living or Business zones that may be able to be used for new residential or business activities.The Council encourages use of sites, in existing zones, in the first instance, to encourage a consolidated township area. Consolidated Living or Business areas may have the following benefits:

- Reduced potential 'reverse sensitivity' issues with activities in the Rural zone by reducing the 'interface' of the zones.
- More efficient utilisation of infrastructure, especially reticulated utilities.
- Fostering of a 'village' atmosphere.

Policy B4.3.4 also recognises that sites in existing zones may not always be available for new activities. In addition they may not be available at an appropriate price, or be suitable for the proposed activity.

Policy B4.3.5

Ensure that land to be rezoned to Business 1 is assessed as to whether it has appropriate dimensions and characteristics to allow for the creation of the type of Business 1 zone environment sought in Policy B3.4.24 (a).

Explanation and Reasons

The usability of business land is highly dependent on its shape. If land is rezoned without regard to how it can be used, the result can be a town centre or neighbourhood centre where a high quality built environment is difficult to achieve.

Often, due to the shape of the land rezoned, it is difficult to achieve an improved urban form. It is therefore important that an application for rezoning demonstrates how the land can be used a way that will result in a high quality built environment, as described in Policy 3.4.24(a).

In instances where a high quality built environment is not possible or would depend to a great extent on the form of development chosen, then site specific rules may be required, either to restrict what can be done on the site, or the form of development which occurs.

The Council's *Commercial Design Guide* is a useful reference on how the shape of land may constrain development options.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

Explanation and Reasons

New residential or business development, Policy B4.3.6 promotes shapes and situations that foster a compact or consolidated town shape. Compact means zones of similar lengths and widths, rather than long, thin strips of land following a particular road, waterbodies or other feature.

A compact shaped township helps mitigate adverse effects in the following ways:

- Reduction of the number of allotments that share a boundary with the Rural Zone, and therefore the area for potential conflicts between incompatible activities.
- Facilitating of cost-effective provision of services such as reticulated water, sewage, roads and footpaths because more connections are provided, or houses served, per kilometre of pipe or road.
- Reduction in the distance of houses to businesses and community facilities, which may encourage people to walk or cycle rather than use motor vehicles for short trips. It may also help to facilitate the 'village' atmosphere of townships, such that the shopping centre and community facilities are close to all houses.
- Reduction in the impacts on the road network, and more opportunity to impose lower speed limits in the township (refer to Part B, Section 2.1).
- Maintenance of the visual distinction between the rural area and townships (refer to Part B, Section 3.4).

Policy B4.3.6 recognises that a compact shaped zone may not always be practical if there is a constraint to a zone expanding in a particular direction(s). Such constraints may include (but are not limited to) geographical features such as mountains, waterbodies, and transport routes.

Method

- Plan changes to rezone land

NOTE: See guide in Appendix 14 for information to be included with requests for plan changes.

Policy B4.3.7

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:

- **Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;**
- **Be prepared in accordance with the matters set out in Policy B4.3.8;**
- **Take account of the Medium Density and Subdivision Design Guides.**

Explanation and Reasons

It is important to ensure that any areas identified in the District Plan as being suitable for urban growth are developed in a coordinated manner that achieves good levels of urban design and connectivity. The inclusion of an Outline Development Plan within the District Plan is therefore a key method for guiding development and achieving good environmental outcomes. Relevant urban design and subdivision design guidelines for Selwyn District are to be considered and addressed in the creation of an Outline Development Plan. A singular plan is necessary for each ODP area to maintain good strategic outcomes.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.8

Each Outline Development Plan shall include:

- **Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;**
- **Any land to be set aside for**
    - **community facilities or schools;**
    - **parks and land required for recreation or reserves;**
    - **any land to be set aside for business activities;**
    - **the distribution of different residential densities;**
    - **land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;**
    - **land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and**
    - **land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.**
- **Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;**

- **Identify any cultural (including Te Taumutu Rūnanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;**

- **Indicate how required infrastructure will be provided and how it will be funded;**

- **Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;**

- **Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;**

- **Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;**

- **Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;**

- **Include any other information which is relevant to an understanding of the development and its proposed zoning; and**

- **Demonstrate that the design will minimise any reverse sensitivity effects.**

Explanation and Reasons

The preparation of an Outline Development Plan requires consideration and inclusion of many aspects, particularly the location of low and medium density housing areas, layout of infrastructure and compatibility and connectivity with surrounding land uses. The phasing and general co-ordination of development is also an appropriate consideration for detailing how the ODP will be implemented.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

- In Rolleston 13 Living Z areas have been identified, and an Outline Development Plan for 12 of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan.

- In Lincoln six Living Z areas have been identified, and an Outline Development Plan for each area incorporated into the District Plan. A Business 2 Zone has also been identified with an operative ODP included in the District Plan.

Explanation and Reasons

The phasing of development is crucial to ensuring that sufficient land is made available to accommodate the District's predicted household growth, whilst also enabling a consolidated urban form of the Greater Christchurch area that includes both Christchurch City and Waimakariri Districts. The District Plan provides sufficient land at Rolleston to meet the anticipated growth until 2020, however four of these growth areas require an operative Outline Development Plan to be included within the District plan to ensure their integrated development and have therefore been deferred until an ODP is included. Within Lincoln, sufficient land has been made available to accommodate predicted households until 2020. A number of ODP areas in Lincoln however cover land areas that are much larger than necessary for accommodating urban growth to 2020. These ODP areas have therefore been split into two phasing periods, with the land within the second period deferred until 2021 (or 2017 in the case of ODP Area 5) and until adequate infrastructure has been provided. In terms of ODP Area 5, it is considered that due to the limited amount of households that can be achieved within the area, the deferred status can be lifted in 2017 rather than 2021.

The Business 2B zoned area is not subject to a phasing criteria and an ODP has been included into the District Plan.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.10

To ensure that the key principles and outcomes sought in operative Outline Development Plans are achieved and where development is proposed that is not in general accordance with an operative Outline Development Plan in the District Plan, consideration shall be given as to whether:

- **the proposed change will better achieve the key principles of the Outline Development Plan, as set out in Policy 4.3.7 and any specific ODP requirements set out in any area-specific ODP policy, than the land use pattern shown in the operative ODP;**

- **the proposed change will potentially compromise the outcomes sought within the remainder of the Outline Development Plan area. This is especially the case where changes are proposed that only cover a portion of an ODP area and/or have implications for other parts of the ODP area beyond the applicant's control. Where development that is not in general accordance with the ODP is proposed via a subdivision consent application, it is preferable that the application covers the entire ODP area so that the implications of such changes are able to be fully understood and assessed;**

- **adequate provision has been made to ensure that such changes are aligned with the corresponding land use provisions of the District Plan and that this is transparent to current and future landowners.**

Explanation and Reasons

Outline Development Plans are a key method for achieving the integrated, sustainable development of Greenfield urban growth areas. It is therefore anticipated that development will be in general accordance with Outline Development Plans. It is nonetheless recognised that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that better achieve the outcomes sought in ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP. Such demonstration is made easier where the proposed development encompasses the entire ODP area so that the implications of the changes can be fully understood. Conversely, where the proposed development is for only a portion of an ODP area the applicant will need to demonstrate that the outcomes sought for the entire ODP area will not be compromised.

Development that is not in general accordance with an ODP can also have implications for the rule package that will apply to that development over time. For example the Business 1 zone rules apply to neighbourhood business areas shown on ODPs, however if the final location of the centre changes, then the applicant will need to demonstrate that an appropriate mechanism such as consent notices on individual property titles is in place to provide certainty to future landowners regarding the relevant rule package.

Method

District Plan Rules

- Subdivision

District Plan Maps

- ODP areas

District Plan Appendices

- Operative ODPs

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.11

Provide Neighbourhood and Local Centres, as shown in operative Outline Development Plans, to satisfy the more localised and convenience needs of people and communities, whilst recognising that neighbourhood and local centres are to complement Key Activity Centres which shall remain the primary focus for commercial, social and community activity within that Township.

Explanation and Reasons

The Town Centres within each township serve an important function as significant physical resources providing for the social, cultural and economic wellbeing of their respective communities of influence. Crucially such Town Centres serve as focal points in terms of providing important public and private services and facilities in the most efficient manner to the wider community, and should remain the focus of commercial, business and retail development in future.

The majority of such Town Centres are comprised of a core business area providing primarily retail, service and limited community activities. It is considered that over time the range and diversity of such functions, including that of office and commercial activity, will increase.

Whilst the Business 1 Zone Objectives, Policies and Rules also apply to neighbourhood and local centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility, and accordingly need to complement existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level.

Accordingly, such neighbourhood centres, as identified by the ODPs should:

- Range in size, but generally comprise 1,000m^2 – 2,000m^2 total floorspace and include:
    - up to 15 shops, with a maximum retail tenancy of 350m^2 GFA; and provide
    - a limited range of community facilities.

Local centres, as identified by the ODPs should:

- Range in size, but generally comprise up to 450m^2 total floorspace and include;
    - 1 – 5 shops, with a maximum retail tenancy of 350m^2 GFA; and provide
    - a limited range of community facilities.

Method

District Plan Rules

- Subdivision
- Business 1 Zone Rules

RESIDENTIAL AND BUSINESS DEVELOPMENT — SPECIFIC POLICIES FOR TOWNSHIPS

The policies in this Section apply to the growth of specific townships. The policies apply in addition to any relevant policies in Part B, Sections 1.1 to 4.2 and 4.4 of the Plan; and in addition to the policies B4.3.1 – B4.3.11. The policies in this Section are based on application of the general policies in Sections B1.1 to B4.2 and policies B4.3.1 – B4.3.11 and to the circumstances of specific townships at the time of writing the Plan. Should any policy in this Section conflict with any relevant policy in Sections B1.1 to B4.2 and policies B4.3.1 – B4.3.11, the latter policies shall apply.

The notes and references under each township do not limit the application of the relevant objectives and policies of the Plan.

Preferred Growth Options

In most townships, there may be more than one area that complies with all relevant objectives and policies for growth of the township. There is no preferred choice between these areas.

Some townships have a preferred area or direction for expansion. This direction or area, and the reasons, are identified in the specific policies for the township.

ARTHUR'S PASS

Preferred Growth Option

Arthur's Pass village is surrounded by Arthur's Pass National Park. Options for future expansion of the township are limited to those identified in Policy B4.3.12.

Specific Policies

Policy B4.3.12

Encourage new residential or business development to occur either by:

- **The rezoning of land in the Rural Zone between SH 73 and the Bealey River; or**
- **The redeveloping of sites in the existing Living 1 Zone.**

Explanation and Reasons

Arthur's Pass village is surrounded by Arthur's Pass National Park except for that part of the Rural Zone which adjoins the Living 1 Zone, between SH73 and the Bealey

River. This area was designated for railway purposes, but the designation is no longer required. Areas for new residential or business development at Arthur's Pass are limited to either: rezoning and development of this part of the Rural Zone; or redevelopment of sites in the existing Living zone.

Any rezoning and development of land in the Rural Zone should proceed in accordance with policies B4.3.13 andB4.3.14. Further subdivision and development on sites in the Living 1 Zone is restricted by the area of land each activity needs for on-site effluent treatment and disposal. More dense development may be appropriate with reticulated sewage treatment and disposal, depending on effects on natural hazards, SH73, and landscape and amenity values.

Policy B4.3.13

Ensure that any land in the Rural Zone used for residential or business development is not:

- **Unstable or subject to flooding; or**
- **Contaminated.**

Explanation and Reasons

The land zoned Rural between SH 73 and the Bealey River is no longer required for railway purposes.Information about the history of the site is needed before the Council can be certain it is appropriate for residential or business activities. In particular, information is required on past erosion or flooding of the site and any likelihood of contaminated soil, from past uses or storage of goods.

Policy B4.3.14

Require any land rezoned for residential or business development to proceed in accordance with a development plan which provides for all of the following matters:

- **A reticulated sewage treatment and disposal system;**
- **Only one entry/exit point onto SH73;**
- **On-site car parking and bus parking if required;**
- **Any road links within the site;**
- **A pedestrian walkway throughout the site;**
- **Building and sign design and landscaping plans to complement the Alpine surroundings;**
- **Provision for access to the stop-banks along the Bealey River and a building or development set back to allow for their maintenance.**

Explanation and Reasons

Policy B4.3.14 applies largely to the area of land zoned Rural between SH73 and the Bealey River.The matters listed in Policy B4.3.14 need to be addressed to comply with the general policies in Part B, Sections 1.1 to 4.2 and 4.4 of the Plan.

General Policies

General policies that may be particularly relevant to Arthur's Pass, include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policies B1.1.3 and B1.1.7	Contaminated and unstable land
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.1, B1.4.2 and B1.4.3. Policies B1.4.1 – B1.4.5	Protecting the landscape values around arthur's Pass
2.1 Transport	Policies B2.1.17 and B2.1.18	Townships 'straddling' Strategic Roads
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.1 Natural Hazards	Policy B3.1.2	Erosion and Flooding
3.4 Quality of the Environment	Policy B3.4.20 – B3.4.27 and B3.4.39	Signage and building design, arthur's Pass

CASTLE HILL

Preferred Growth Option

There may be more than one site for expansion of 'Castle Hill' Village which complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.15

Encourage new residential or business activities to use sites in the existing Living 1A or Business 1A Zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

Castle Hill Village has been designed and developed as a 'whole village' concept. Large areas of the existing Living 1A and Business 1A Zones have yet to be developed. Using these sites first, provided they are available and appropriate, is consistent with the Town Form Policy B4.3.4.

Policy B4.3.16

Encourage any land rezoned for new residential or business development to be located on the west side of SH73.

Explanation and Reasons

Castle Hill Village is confined to one side of SH73. This policy is consistent with Policy B2.1.17.

Policy B4.3.17

Ensure any new residential or business development does not adversely affect the Thomas River, or wetlands.

Explanation and Reasons

This policy is consistent with Policy B1.2.2.

Policy B4.3.18

Require any land rezoned for new residential or business development to proceed in accordance with a development plan which provides for all of the following matters:

- **Building and sign design to compliment the alpine environment.**
- **The layout of roading and road and utility links, to the existing Castle Hill Village.**
- **Pedestrian links or walkways throughout the area and to the existing Castle Hill Village.**
- **The staging of any development.**
- **Landscaping or buffering of any zone boundary along SH73, to reduce noise effects for residents and visual effects for road users.**

Explanation and Reasons

The conditions are similar to those for the comprehensive development plan for the existing Living 1A and Business 1A Zones at Castle Hill Village.The conditions address potential adverse effects on the environment and are consistent with the policies in Sections 1.1 to 4.2.

General Policies

General policies that may be particularly relevant to residential or business growth at Castle Hill include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.1 and B1.4.2. Policies B1.4.6 – B1.4.9	Protecting the landscape values around Castle Hill
2.1 Transport	Policies B2.1.17	Castle Hill is confined to one side of a Strategic Road
3.4 Quality of the Environment	Policy B3.4.20 – B3.4.29	Signage and building design, Castle Hill

COALGATE

Preferred Growth Option

There may be more than one area for any future expansion of Coalgate that would comply with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.19

Encourage new residential and business activities to use sites in the existing Living and Business zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are large areas of land in the existing Living zones at Coalgate. This policy is consistent with the Town Form Policy B4.3.4.

Policy B4.3.20

Encourage any land rezoned for residential or business development to be on the south side of Homebush Road.

Explanation and Reasons

Homebush Road is a Strategic Road and Coalgate is currently confined to the south side of Homebush Road. This policy is consistent with Policy B2.1.17.

Policy B4.3.21

Ensure that any land rezoned for residential or business activities between Coaltrack Road and the Selwyn River/Waikirikiri does not create or exacerbate natural hazards.

Explanation and Reasons

The land south of Coaltrack Road forms terraces for the Waikirikiri/Selwyn River.Before this land is zoned for residential or business development, further information is needed on the history of land erosion or flooding on this land. This policy is consistent with Policy B3.1.2.

Policy B4.3.22

Ensure any land rezoned for residential or business developments does not exacerbate 'reverse sensitivity' issues in respect of activities in the Business 2 zone.

General Policies

General policies that may be particularly relevant to Coalgate include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.13 and B1.4.14	Protecting the values of Waikirikiri/Selwyn River and Malvern Hills
2.1 Transport	Policies B2.1.17	Coalgate is confined to one side of a Strategic Road
3.4 Quality of the Environment	Policy B3.4.36 – B3.4.39	Reverse sensitivity issues in respect of Business 2 Zones

DARFIELD

Preferred Growth Option

The Plan provides for a pattern of development in and around the township which in general terms, provides for development in a concentric pattern with lower rural–residential densities on the periphery (Living 2A and 2A1) and graduated higher densities towards the centre (Living 2, Living X and Living 1).

As at April 2004 township water supply is a constraint that until overcome, will substantially limit the extent of further development possible around the township. With the exception of the Living 2A1 Zone, which is already intensively subdivided, outline development plans will be required for the coordinated development of land in the large Living 2A Zone, the Living X Zone and part of the Living 2 Zone north of Kowhai Drive.

The development of large areas of land on the periphery of the Township will be deferred pending an upgraded water supply, the incorporation of outline development plans, and measures to address reverse sensitivity effects. The ultimate development of land in the deferred zones may ultimately also be subject to review in respect to effluent treatment required.

Specific Policies

Policy B4.3.23

Encourage new residential and business development on sites in existing Living and Business zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are large areas of land zoned Living at Darfield that have not been subdivided or developed for residential purposes.There are also vacant sites in the existing Business 1 zones along North and South Terrace. This policy is consistent with the Town Form Policy B4.3.4.

Policy B4.3.24

To encourage the provision of large residential allotments within the Living 2 Zones.

Explanation and Reasons

Residential density and allotment sizes average between 0.5 and 1 hectare in the Living 2 Zones at Darfield. These zoned areas cover large blocks of land up to 2 km from the town centre. The zone is intended to allow large residential lots of an average minimum area of 5000m^2, and some large existing lots are expected to be further subdivided provided this overall density is not exceeded. Further subdivision in the zone is also subject to the availability of the necessary infrastructure, particularly water supply. This policy complements the Policy B4.1.3 and the Town Form Policy B4.3.6.

Policy B4.3.25

Discourage individual property access from new Living or Business zones to State Highway 73 or State Highway 77 (Bangor Road) and manage the number and location of any new subdivisional roads on to these routes.

Explanation and Reasons

Future expansion of Darfield, will straddle two Strategic Roads, State Highway 73 and State Highway 77 (Bangor Road)Subdivision in new Living or Business zones (i.e. zones created after the date of notification of this Plan) will need to be designed so that individual properties do not have direct frontage access to these routes. The number of any new subdivisional roads intersecting with these highways should be minimised (or prevented where necessary), or located such that the efficiency and safety of these highways is not impaired. Policy B4.3.20 complements Policy B2.1.18.

Policy B4.3.26

Encourage any new Business zone to adjoin an existing Business zone of similar character if land for this purpose is available and appropriate.

Explanation and Reasons

Darfield has two Business 1 and 2 Zones. Policy B4.3.26 is to encourage consolidated Business zones in townships rather than in several isolated areas. This policy is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.27

Ensure any land rezoned for new residential or business development does not create or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zones or the Midland Railway.

Explanation and Reasons

Darfield has a variety of activities located in Business 2 Zones and the Rural Zone around the edge of the township that may not be readily compatible with residential activities. The Council is also aware of complaints about the noise and dust from coal trains using the Midland Railway line.

Policy B4.3.27 is to ensure that the existing activities in the Business 2 Zones and the Midland Railway Line are not affected by residential activities keep established too close to them, which leads to complaints about their nuisance effects. This is consistent with Policies B3.4.38 and B3.4.39.

Policy B4.3.28

To provide for mixed densities in the Living X Zone, and rural residential development around the township in the Living 2A (Deferred) Zone to a minimum average area of 1ha, and in the Living 2A1 Zone to a minimum average area of 2ha, subject to the following:

- **That all new allotments are able to be serviced with a reticulated potable water supply:**

- **That outline development plans have been incorporated into the Plan for the coordinated development of four identified areas of land in the Living 2A Zone, the Living X Zone and part of the Living 2 Zone to address roading, reserve, and pedestrian/cycle linkages;**

- **Where applicable, provision has been made to address any reverse sensitivity issues.**

Explanation and Reasons

As of April 2004, the Darfield water supply system was at capacity, and pending the development of a new system, and the obtaining of the necessary resource consents, further subdivision in the Deferred Living X and 2A Zones is unlikely to be possible. The scope for further development, and the likely rate of resubdivision in the Living 2A1 Zone, is such that it is less affected by this constraint.

The Living X Zone provides for a range of allotment sizes as may be nominated by the developer, but not to a lesser area than specified in the Living 1 Zone. Development in the Living X Zone is also subject to deferral pending the incorporation of outline development plans.

The Living 2A1 Zone applies to land already substantially subdivided into lots of between 2 and 4 ha, generally bounded by Clinton, Bangor and Creyke Roads. This degree of fragmentation is such that requiring an outline development plan is unrealistic. However, the zone already has a distinct low density rural residential character and a generally uncoordinated internal roading pattern. Having regard to this, and the expectations of existing residents, the Council does not wish to allow further subdivision below an average area of 2ha without consultation with the resident community. Given the existing subdivision pattern and low density allowed in the zone, deferred status is not considered necessary for the Living 2 A1 Zone.

For the Living 2A Deferred Zone, deferred zoning also applies to enable the incorporation of outline development plans for each of the four areas labelled 1, 2, 4 and 5 in Appendix 25. The purpose of the outline development plans is to ensure the provision of through roading patterns where necessary; preventing frontage access for properties to state highways and managing the location and number of new access roads; staging of development for provision of services; and cycle/pedestrian links and reserves; and to address reverse sensitivity issues.

In some cases, the presence of business zones, utilities, arterial roads (noise) or plantations adjacent to future residential developments will necessitate provisions of setbacks or other methods to mitigate reverse sensitivity effects, and to avoid operation of existing activities being compromised. With the exception of a large block of land north-east of the Township (bounded by Homebush and Kimberley Roads, Area 4, Appendix 25, outline development plans will have to be added by variation or plan change. However the Living 2A and 2A1 Zonings signal that subject to constraints being addressed, these areas are suitable in principle for low density residential development.

General Policies

General policies that may be particularly relevant to Darfield include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policies B1.2.2, B1.2.3 and B1.2.5	Stormwater disposal, reticulated water supply and reticulated sewage treatment and disposal
2.1 Transport	Policies B2.1.15 – B2.1.18	SH1 and Main South trunk line
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.4 Quality of the	Policies B3.4.35 and B3.4.36, B3.4.38 and	Consolidating Business zones and reverse sensitivity effects

Environment	B3.4.39	

DOYLESTON

Preferred Growth Option

There may be more than one area for the future expansion of Doyleston that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.29

Encourage new business or residential activities to use sites in the existing Living 1 Zone if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are vacant sites in the existing Living zone at Doyleston. Policy B4.3.29 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.30

Encourage any land rezoned for new residential or business development to be located on the north side of Drain Road.

Explanation and Reasons

Doyleston is located around a 5 point intersection of Leeston, Beethams and Drain Roads.It is largely confined, at present, to the north side of Drain Road. Policy B4.3.30 minimises adverse effects of the growth of Doyleston on the safe and efficient operation of the road network. It is consistent with Transport Objective B2.1.1, Policy B2.1.3 and Policy B2.1.9.

Policy B4.3.31

Ensure any land rezoned for new residential or business development does not create, or exacerbate, a natural hazard from flooding of Doyleston Drain or Boggy Creek, or from stormwater ponding on-site.

Explanation and Reasons

Doyleston is located in an area where groundwater is close to the ground surface. Stormwater can pond on sites for several days after heavy rain. Doyleston Drain and Boggy Creek flow either side of the township area. Any new residential or business activities should not occur on sites that have a reasonable risk of being flooded downstream as a result of increasing the rate at which stormwater runs off the land into waterbodies. Policy B4.3.31 is consistent with Policy B3.2.1.

Policy B4.3.32

Ensure any land rezoned for new residential or business development does not create 'reverse sensitivity' issues in respect of the seed cleaning plant west of King Street, or activities in the Business 2 Zone.

Explanation and Reasons

The seed cleaning factory west of King Street and activities in the Business 2 Zone on Leeston Road are existing activities that may be incompatible with new residential activities or some other business activities. Policy B4.3.32 is consistent with policies B3.4.38 and B3.4.39.

Policy B4.3.33

Promote the rezoning of land for new residential activities on sites 'behind' the existing zone fronting Leeston and Drain roads, if such sites are available and appropriate.

Explanation and Reasons

Doyleston Township has developed at the intersection of three roads. In some places, the existing residential development is one section 'deep' along these roads. Policy B4.3.33 promotes further town growth by using the land 'behind' these existing houses (at right angles to the road) to create a compact residential area, rather than extending the township 'one section deep' further along roads. This policy is consistent with the Town Form Policy B4.3.6

General Policies

General policies which may be particularly relevant to Doyleston include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.2, B1.2.3 and B1.2.5	Stormwater disposal, reticulated water supply and reticulated sewage treatment and disposal
2.2 Utilities	Policy B2.2.1 and B2.2.4	Community reticulated sewage scheme
3.1 Natural Hazards	Policy B3.1.2	Flooding of Doyleston Drain or Boggy Creek or surface ponding on sites
3.4 Quality of the Environment	Policy B3.4.38 and B3.4.39	Reverse sensitivity effects

DUNSANDEL

Preferred Growth Option

There may be more than one area for the future expansion of Dunsandel that complies with all relevant provisions in the District Plan.

Specific Policies

Policy B4.3.34

Encourage new residential or business activities to use sites in the existing Living or Business zones, if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are vacant sites within the existing Living and Business zones at Dunsandel. Policy B4.3.34 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.35

Discourage rezoning of land for new residential or business development along SH1, west of the existing Business 1 Zone or east of the Hotel site.

Explanation and Reasons

SH1 is the busiest Strategic Road in Selwyn District and bisects Dunsandel. Policy B4.3.35 is consistent with Policy B2.1.16.

Policy B4.3.36

Require any land rezoned for new residential or business development to be supplied with reticulated sewerage if on-site effluent disposal may result in groundwater contamination.

Explanation and Reasons

Environment Canterbury staff have indicated (in correspondence dated 19 August 1999) that they have concerns that on-site effluent treatment and disposal at Dunsandel may cause groundwater contamination. However, the Regional Council are, at the time of writing, continuing to issue discharge permits for on-site effluent treatment and disposal at Dunsandel. Policy B4.3.36 is consistent with Policy B1.2.2.

Policy B4.3.37

Encourage any new Business zone to adjoin an existing Business zone of similar character if such sites are available and appropriate.

Explanation and Reasons

Dunsandel has Business 1 and 2 Zones. Policy B4.3.37 is to encourage consolidated Business zones in townships, rather than in several isolated zones. This policy is consistent with policies B3.4.36 and B3.4.37.

Policy B4.3.38

Ensure any land rezoned for new residential or business development does not cause or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zone, or the Main South Island Trunk Line.

Explanation and Reasons

Dunsandel is bisected by the Main South Island Trunk Line. A transport depot operates in the Business 2 Zone on Irvines Road. These existing activities should not be adversely affected by new residential or business activities locating next to them, which might lead to complaints about noise, dust or other effects of the existing operations. This policy is consistent with policies B2.1.14, B3.4.38 and B3.4.39.

Policy B4.3.39

Promote rezoning of land for new residential activities on sites 'behind' existing Living zones fronting Railway Road, Highfield Avenue, Leeston/Dunsandel Road or Dunsandel/Hororata Road, if such sites are available and appropriate.

Explanation and Reasons

Much residential development in the existing Living 1 Zones at Dunsandel is 'one section deep' along the frontage of these roads. Policy B4.3.39 promotes further residential development by using the land 'behind' these houses (at right angles to the road) to facilitate a compact shaped residential area, rather than the extension of the township 'one section deep' further along these roads. This policy is consistent with Policy B4.3.6.

General Policies

General policies which may be particularly relevant to Dunsandel include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policies B1.2.2 and B1.2.5	Stormwater and sewage disposal
2.1 Transport	Policies B2.1.15 – B2.1.18	SH1 and Main South trunk line
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.4 Quality of the Environment	Policies B3.4.35 – B3.4.38	Consolidating Business zones and reverse sensitivity effects

Sewage Treatment and Disposal

At the time of writing the Plan, Environment Canterbury (the Regional Council) was unable to confirm whether reticulated sewage treatment and disposal will be required for future residential or business development at Dunsandel (letter dated 19 August 1999). The discharge of contaminants is a function of Regional Councils under the Act (section 30). Selwyn District Council's policy is that the District Plan will require reticulated sewage treatment and disposal once Environment Canterbury indicates that it will not issue discharge permits for on-site effluent treatment and disposal – see Policy B4.3.36 above.

GLENTUNNEL

Preferred Growth Options

The preferred area for any expansion of Glentunnel is north towards the Malvern Hills, but not encroaching on to the base of these hills.

Specific Policies

Policy B4.3.40

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are vacant sites within the existing Living 1 zone at Glentunnel. Policy B4.3.40 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.41

Encourage any land rezoned for new residential or business development to be located north of the existing Living 1 Zone, extending towards, but not on to, the Malvern Hills.

Policy B4.3.42

Discourage any land being rezoned for new residential or business development which is located:

- **East or west of the existing Living 1 Zone along Homebush Road; or**
- **South of Homebush Road.**

Explanation and Reasons

The preferred area for any expansion of Glentunnel Township is north of the existing zone towards, but not onto, slopes of the Malvern Hills. The landscape values of the Malvern Hills are recognised in Policy B1.4.13.

Glentunnel is largely confined to the north side of Homebush Road. The existing Living 1 Zone adjoins the Living 1 Zone at Coalgate. Coalgate is confined to the south side of Homebush Road. Any extension of the Living 1 Zone at Glentunnel on to the south side of Homebush Road, or to the east of the existing Living 1 Zone, is contrary Policy B2.1.17.

The area south of Homebush Road includes the lower terraces and bed of the Waikirikiri/Selwyn River. The area is subject to flooding in heavy rainfall. The plan also seeks to maintain the natural character of the river margins. Extending Glentunnel south of Homebush Road may be inconsistent with Policy B1.4.14 and Policy B3.1.2.

General Policies

General policies that may be particularly relevant to expansion of Glentunnel include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.13 and B1.4.14	Protecting the values of Waikirikiri/Selwyn River and Malvern Hills
3.1 Natural Hazards	Policy B3.1.2	Flooding of Waikirikiri/Selwyn River

HORORATA

Preferred Growth Option

There may be more than one area for the future expansion of Hororata that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.43

Encourage new residential and business activities to use sites in the existing Living zones where those sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are many sites within the existing Living zones at Hororata that are not currently used for residential or business activities. Policy B4.3.43 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.44

Discourage rezoning of any land for new residential or business development along Hororata Road, north of Duncan's Road.

Explanation and Reasons

Policy B4.3.44 discourages the growth of Hororata township along Hororata Road north of Duncan's Road, in favour of more consolidated town growth in and around the existing Living zones. This policy is consistent with the Town Form Policy B4.3.6.

Policy B4.3.45

Ensure any land rezoned for new residential or business development does not create or exacerbate a natural hazard from flooding of the Hororata River or Cordy's Stream.

Explanation and Reasons

Parts of Hororata township are situated on the edge of Cordy's Stream or the Hororata River.Land rezoned for new residential or business development should not occur on land which is likely to be flooded or eroded by these waterbodies. New residential or business development should not increase the risk of these waterbodies flooding land 'downstream' as a result of an increase in the rate of rainfall runoff from the site. Policy B4.3.45 is consistent with Policy 3.1.2.

General Policies

General policies that may be particularly relevant to Hororata include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
2.1 Transport	Policy B2.1.6	Additional property access on to Hororata Road
3.1 Natural Hazards	Policy B3.1.2	Hororata River and Cordy's Stream

KIRWEE

Preferred Growth Option

The future growth of Kirwee will be met by the development of the extensive zoned areas north of State Highway 73, generally in a compact pattern with higher densities towards the centre of the township.

Specific Policies

Policy B4.3.46

Encourage new residential and business activities to use sites in the existing Living zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are many sites within the existing Living zones at Kirwee that are not currently used for residential or business activities. Policy B4.3.46 encourages those sites to be used in accordance with the Town Form Policy B4.3.4.

Policy B4.3.47

Discourage rezoning of land for new residential or business development in areas:

- **South of SH73; or**

- **North of the Living 2A Zone along Courtenay Road.**

Explanation and Reasons

Most of Kirwee Township has developed on the north side of SH73 and the Midland Railway Line.Policy B4.3.47 is consistent with Policy B2.1.17.Along Courtenay Road a large area of land has been rezoned Living 2A by private plan change. Policy B4.3.47 discourages further extension of Kirwee township, in favour of consolidated development of the existing Living zones including large areas of undeveloped land in the Living 1 and Living 2A zones.This policy is consistent with policies B4.3.4 and B4.3.6. It is also consistent with Policy B1.1.8 as the area to the north of Kirwee township contains versatile soils.

General Policies

General policies that may be particularly relevant to Kirwee include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Versatile soils to north
1.2 Water	Policies B1.2.4 and B1.2.5	Protection zone for community water supply bores
2.1 Transport	Policies B2.1.7, B2.1.14, B2.1.15 and B2.1.17	Additional property access on to SH73. Midland Railway line. Township confined to one side of SH73

LAKE COLERIDGE VILLAGE

Preferred Growth Option

There may be more than one site/area for the future expansion of Lake Coleridge Village, that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.48

Ensure that rezoning of any land for new residential or business development occurs on sites, and in ways, that maintain the landscape and amenity values of the alpine surrounds, and which include a development plan for the design and siting of buildings and structures.

Explanation and Reasons

Lake Coleridge Village is located in an area with special landscape values and natural features (Lake Coleridge and the Rakaia Gorge). The area has a relatively low level of human modification, especially in terms of structures and facilities, compared with areas around townships on the Plains. Any new residential or business development at Lake Coleridge Village should be sited to minimise the impact of buildings and associated infrastructure on the surroundings. This policy is consistent with policies

B1.4.10 – B1.4.12.

Policy B4.3.49

Encourage any land rezoned for new residential or business development at Lake Coleridge Village to include a landscape plan providing for tree planting, walkways and reserve areas similar to those in the existing village.

Explanation and Reasons

Residents at Lake Coleridge Village indicated they value highly the trees, walkways and grass reserves in the Village (Selwyn District Council Residents' Survey 1999). The trees are valued for shelter against the north westerly and south westerly winds, as well as for their aesthetic values. Any expansion of the village should continue this theme, in accordance with Policy B3.4.34.

Policy B4.3.50

Encourage any land rezoned for residential or business development at Lake Coleridge Village to be located in the area between the existing Living zone boundaries at Acheron Avenue and Harper Place, provided land is available and appropriate for the proposed activity.

Explanation and Reasons

Lake Coleridge Village is spread over a reasonably large area relative to the number of households in the Village. Policy B4.3.50 is to encourage the village to develop in a compact form, where practical, in accordance with the Town Form Policy B4.3.6.

General Policies

The following general policies may be particularly relevant to Lake Coleridge Village.

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.5	Reticulated sewage
1.4 Outstanding Natural Features and Landscapes	Policies B1.4.10 – B1.4.12	Lake Coleridge Village
3.4 Quality of the Environment	Policies B3.4.20, B3.4.22 and B3.4.34	Signs and amenity planting

LEESTON

Preferred Growth Option

There may be more than one area that complies with all relevant plan provisions for the future expansion of Leeston.

Specific Policies

Policy B4.3.51

Encourage any new Business zone to adjoin an existing Business zone of similar character, if such sites are available and appropriate.

Explanation and Reasons

Leeston has Business 1 and 2 Zones. Policy B4.3.51 is to encourage the consolidation of Business zones in townships rather than the creation of new business areas.

Policy B4.3.52

Encourage future Business 2 zoning to develop in a southerly direction, adjoining the existing Business 2 zone along Station Street, where land is available and appropriate for the proposed activity.

Explanation and Reasons

Expanding in a southerly direction keeps the Business 2 Zone away from the main living zone at Leeston.This may reduce the potential for 'reverse sensitivity' effects, in accordance with Policy B3.4.38.

Policy B4.3.53

Avoid new residential areas south of Station Street, and east of Leeston/Lake Road, unless any potential adverse effects resulting from:

- **Reverse Sensitivity' between activities in the Business 2 Zone and any new residential area;**
- **Heavy traffic using the Station Street bypass; or**
- **The sewage treatment and disposal facilities along Beetham's Road, are avoided or mitigated.**

Explanation and Reasons

The south side of Station Street is a Business 2 Zone.Residential areas should not adjoin a Business 2 Zone unless the residential area is designed to mitigate potential reverse sensitivity effects, in accordance with Part B, Section 3.4.The township has a heavy vehicle bypass, (Station Street) to reduce heavy vehicles travelling through the Business 1 and Living 1 Zones. Policy B4.3.53 is also consistent with Policy B2.1.17.

The Leeston and Doyleston sewage treatment and disposal facilities are located south of Leeston township (Beetham's Road).Avoiding potential 'reverse sensitivity' effects is consistent with Policy B2.2.5.

Policy B4.3.54

Ensure any land rezoned for new residential or business development does not cause, or exacerbate, a natural hazard by increasing the rate of stormwater runoff into the Leeston main drain.

Explanation and Reasons

The Leeston main drain overflows during heavy rainfall events. A project is in place to install a flood swale to relieve the existing flooding. However, any further residential or business development should not exacerbate the problem, in accordance with Policy B3.1.2.

Policy B4.3.55

Ensure that land that is zoned for residential development but is presently subject to surface flooding is not developed for its zoned purpose until provision is made for the amelioration of that constraint.

Explanation and Reasons

Some land to the west of Leeston is presently subject to surface flooding at times of heavy rain. The principal reason for this is the presently limited capacity of the Market Street Culvert. From an engineering point of view there are several ways in which this problem can be ameliorated and some of these depend upon development decisions yet to be made. In order to ensure that residential development of the land affected does not proceed before this problem has been remedied the areas affected have been given a 'deferred' zoning that brings in to play a restriction on subdivision. It is intended that, once a remedy has been decided upon and implemented, the 'deferred' notation and subdivision restriction will be removed by Plan Change.

General Policies

The following general policies may be particularly relevant to Leeston:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.5	Reticulated sewerage
2.1 Transport	Policy B2.1.19	Heavy vehicle bypasses
2.2 Utilities	Policies B2.2.1 and B2.2.4	Interim community reticulated sewerage schemes
3.1 Natural Hazards	Policy B3.1.2	Flooding, Leeston Main Drain
3.4 Quality of the Environment	Policies B3.4.35 – B3.4.39	Consolidating Business zones and reverse sensitivity effects

LINCOLN

Specific Policies

Policy B4.3.56

Ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices, and in accordance with the phasing set out in Policy B4.3.9.

Explanation and Reasons

The future urban growth of Lincoln has been identified through both the Regional Policy Statement and the Lincoln Structure Plan. These two processes have identified the Greenfield areas adjacent to Lincoln that are most suitable for urban growth and where the potential environmental effects of such growth are able to be sustainably managed. These growth areas are identified on the planning maps and in the appendices and will be sufficient to meet the foreseeable needs of the Lincoln community and will enable the efficient provision of infrastructure to service that growth.

Policy B4.3.57

Ensure any land rezoned for new residential development has motor vehicle access from an alternative collector or arterial road other than Gerald Street.

Explanation and Reasons

Residents in Lincoln have expressed concerns about the effects, on pedestrian safety, of traffic along Gerald Street. The resulting 'traffic calming' works mean Gerald Street may not be as efficient for carrying vehicles 'through' the township as an alternative road intersecting directly with Springs Road, Ellesmere Road or Birches Road. This policy is consistent with policies B2.1.8 and B2.1.9.

Policy B4.3.58

Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies "downstream".

Explanation and Reasons

Stormwater disposal at Lincoln is commonly disposed of by a reticulated system that drains into the LI or LII waterbodies.These waterbodies flow into Te Waihora/Lake Ellesmere. Stormwater runoff can adversely affect these waterbodies by changing the sediments and contaminants contained in the stormwater, or the rate at which stormwater runs off the land. Policy B4.3.58 is to ensure no adverse effects arise from these changes. It is consistent with Policy B1.2.2.

Policy B4.3.59

Achieve integration between the rezoning of land for new residential development at Lincoln and associated provisions for utilities, community facilities and areas for business development.

Explanation and Reasons

A study prepared for the Council (Barber, 1999: Demand for Land for Commercial and Industrial Uses in Selwyn District) indicates that if projected residential growth occurs at Lincoln, there will be a shortage of space for associated business activities in the current Business 1 Zone.

In submissions on private requests for plan changes to rezone land at Lincoln, residents have expressed concerns about the impacts of additional residents on schools and other community facilities. Policy B4.3.59 is consistent with Policy B2.3.1.

Policy B4.3.60

Ensure rezoning any land for new residential or business development does not create or exacerbate potential "reverse sensitivity" issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.

Explanation and Reasons

Activities in the Business 3 Zones and associated activities in the immediately adjoining Rural Zone may have effects that are incompatible with the amenity values of residential areas. An example is that sewage holding ponds south of the Living 1A Zone. To ensure existing activities in these zones continue relatively freely, residential development should be kept to the east of the Business 3 Zones, unless it is developed under conditions that ensure any potential 'reverse sensitivity' effects are minor. Policy B4.3.60 is consistent with policies B3.4.37 and B2.2.5.

Policy B4.3.61

Consider any potential adverse effects of rezoning land for new residential or business development to the north of Lincoln Township on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this land in "rural and recreational" areas. Policy B1.4.17 of the District Plan addresses this issue.

The area identified by the definition in Chapter 12, Objective 3 and Policy 5 of the RPS is currently to the north of Lincoln so that the present urban area is not constrained by that policy. If, however, Lincoln grows to the north it is likely that such future growth will need to take account of the RPS policy.

Policy B4.3.62

In that part of the Living Z Zone located in Lincoln as depicted within the Outline Development Plan for ODP Area 5, Appendix 37, no subdivision is to occur and no principal buildings are to be erected within 50m of the Landscape Buffer located at the northern end of the Business 2B Zone until appropriate noise attenuation measures are constructed, so as to address potential noise effects from the Business 2B zone on the Living Z zone and to ensure that the noise standards contained in Rule 22.4.1.6 can be achieved.

Explanation and Reasons

Activities in the Business 2B Zone may have noise effects that are incompatible with the amenity values of the adjoining Living Z zone. To ensure activities in these zones develop relatively freely, residential development in the Living Z zone should not occur within 50m of the Landscape Buffer located at the northern end of the Business 2B zone, unless appropriate noise attenuation measures are constructed to ensure any potential 'reverse sensitivity' effects are minor. Policy B4.3.62 is consistent with policies B3.4.37 and B2.2.5.

Policy B4.3.63

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Lincoln addresses the specific matters relevant to each ODP Area number listed below:

Lincoln

Outline Development Plan Area 1

- ODP Area 1 to align with ODP Area 5;
- Provision of a main east-west road originating from Weedons Road, linking Springs Road to Moirs Lane in the southern area of ODP Area 1;
- Provision of secondary and tertiary roads connecting to the roading network within the adjoining subdivision to the north of the ODP area;
- Provision of main pedestrian and cycle links to the township and university;
- Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main truck connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant;
- Provision of a building setback and landscape buffer adjacent to Springs Road and between residential properties and the rural land to the south of the ODP area;

- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- ODP Area 2 to align with ODP Area 3;
- Provision of main east-west road linking Southfield Drive to Ellesmere Road south of Edward Street;
- Provision of main north-south road linking Edward Street to main east-west road west of Ellesmere Road;
- Provision of Rail Trail route, and main pedestrian and cycle links to the township and university;
- Provision of main pedestrian and cycle links along the eastern side of the Liffey (LI) waterway and both sides of the LII waterway;
- Provision of a comprehensive stormwater/wetland system, including stormwater/wetland areas where required to accommodate necessary flows and secondary flow paths or flood capacity measures away from residential property;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a 20m reserve along the eastern side of the Liffey (LI) waterway and both sides of the LII waterway;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;

Outline Development Plan Area 3

- ODP Area 3 to align with ODP Area 2 and ODP Area 4;
- Provision of a main north-south road linking Edward Street (aligning with Southfield Drive) and Birchs Road adjacent to ODP Area 4;
- Provision of a main road link from the main north-south road to link to Edward Street aligning with main road from ODP Area 2;
- Provision of Rail Trail route, and main pedestrian and cycle links to township, including routes via 'Browns Lane' and adjacent to both Ellesmere Road and Edward Street. (**Note:** The 'Browns Lane' route shall be deferred until residential development of the 'Duncan's Block' has occurred.)
- Provision of a comprehensive stormwater conveyance system to accommodate necessary flows within both the northern and southern catchment boundaries;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision for riparian corridor/reserve along stream to Ellesmere Road;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road and Edward Street;
- Provision of one neighbourhood centre;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- ODP Area 4 to align with ODP Area 3;
- Provision for a main road connection between Birchs Road and Boundary Road aligning with main road from ODP Area 3;
- Avoidance of any direct vehicular access onto Tancreds Road and the northern frontage of Birchs Road;
- Provision of main pedestrian and cycle links to the town centre;
- Interface with existing reserve areas;
- Provision for maintenance of capacity and flows of Paparua Water Race.
- The potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from “burn off”, and odour;
- Provision of a comprehensive stormwater/wetland system, including stormwater/wetland areas where required to accommodate necessary flows;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a building setback and landscape buffer adjacent to Tancreds Road and the northern frontage of Birchs Road;
- Provision of a 20 metre (minimum) building setback and landscaped non-recreational buffer adjacent to 'Smith's Block', with hedging by slow growing, tightly branched evergreen natives;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 5

- ODP Area 5 to align with ODP Area 1;
- For the Living Z Zone, provision of one roading connection off Springs Road to service the residential development only;
- For the Business 2B Zone, provision of one roading connection off Springs Road to service the business development only;
- No roading access between the Living Z and Business 2B zones;
- Provision of a 50m buffer between the Living Z and Business 2B zones to be used as a landscape buffer with the potential to become a limited access bypass road (subject to confirmation by the Selwyn District Council)
- Provision of pedestrian and cycle links within the ODP area that could connect with the adjoining urban area to the north and the east;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for an integrated stormwater management system;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a minimum net density of 10 households per hectare averaged over the Living Z zone.

Outline Development Plan Area 6

- Provision for a road extension from North Belt to the northern ODP boundary, aligning with William Street;
- Provision of main pedestrian and cycle links to the town centre;
- Provision for cycle and pedestrian facilities through to the Community Centre and Domain sites;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for stormwater management system;
- Provision of a minimum net density of 15 households per hectare averaged over the ODP area.

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Lincoln Township to accommodate an additional 4,015 households by 2041. The Lincoln Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Lincoln as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads or rivers, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome.One exception in Lincoln is ODP Area 6, which due to its location adjacent to the Lincoln Community Centre and its use for medium density purposes only, is suited to a small ODP. Comparatively, providing one ODP for the entire area will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Lincoln has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, Rail Trail route, and pedestrian and cycle links to the town centre, university and esplanade reserves. These criteria must be addressed when preparing an ODP within an ODP area in Lincoln. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.10.

General Policies

General policies which may be particularly relevant to Lincoln include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policies B1.1.3 and B1.1.8	Possible contaminated soil in areas used for agricultural research in the past. Lincoln is surrounded by “versatile soils” except to the south-west (LUC Class I or II)
1.2 Water	Policy B1.2.2 and B1.2.5	Stormwater disposal to LI and LII. Reticulated sewerage.
2.1 Transport	Policy B2.1.8 and B2.1.9	Community perceptions of traffic on Gerald Street. Impact of growth of Lincoln and road links into Christchurch City
2.2 Utilities	Policies B2.2.1 and B2.2.4	Impacts of rate of residential growth on Lincoln’s sewerage system
2.3 Community Facilities (and Reserves)	Policy B2.3.1	Impact of rate of residential growth at Lincoln on community facilities
3.4 Quality of the Environment	Policy B3.4.37	Reverse sensitivity issues, Business 3 and Rural zones

Reticulated Sewage

Reticulated sewage treatment and disposal is required at Lincoln.

PREBBLETON

Preferred Growth Option

The first preferred areas for expansion of Prebbleton are east and west of Springs Road, between the north and south limits of the existing Living and Business zones as identified in Appendix 31, inclusive of the additional ‘Greenfield’ development sites that are zoned Living Z and identified in the outline Development Plans contained in Appendix 42.

Specific Policies

Policy B4.3.64

Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Prebbleton, provided sites are available and appropriate for the proposed activity.

Explanation and Reasons

Much land rezoned for residential development at Prebbleton has been to the south of the township, to avoid using land containing 'versatile soils' (LUC Class I or II)As a result, Prebbleton is developing in an elongated north-south pattern along Springs Road.The Council's preferred areas for future residential development are east and west of Springs Road located as close as possible to the existing town centre. This policy is consistent with:

- Creating a compact shaped township; Town Form Policy B4.3.6.
- Minimising effects on Springs Road as a Strategic Road; Policy B2.1.18.
- Minimising the length of "rural-residential" boundaries and potential for "reverse sensitivity" issues; Policy B3.4.39.

Although this area contains LUC Class II soils, there are other resource management effects of continuing residential development on soils that are not "versatile" at Prebbleton.

Policy B4.3.65

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.

Explanation and Reasons

Springs Road is one of the busiest Strategic Roads in Selwyn District.Further elongation of Prebbleton township north-south along Springs Road is inconsistent with Policy B2.1.18 and Town Form Policy B4.3.6.

Policy B4.3.66

Encourage rezoning of any land for new business development to adjoin the existing Business 1 Zone on the east side of Springs Road.

Explanation and Reasons

Confining Business 1 Zones to one side of Springs Road may lessen the number of pedestrian and vehicle movements crossing the road than if Business 1 Zones were to occur on both sides of the road. This policy is consistent with Policy B2.1.3.Consolidating similar Business 1 Zones into one area in a township is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.67

Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the 'rural-urban' landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this land in "rural and recreational" uses. Policy B1.4.17 of the District Plan addresses this issue.

Policy B4.3.68

Ensure that development within each of the Living Z zone Outline Development Plan areas identified on the Planning maps and Appendices within Prebbleton address the specific matters relevant to each ODP Area number listed below:

Prebbleton

Outline Development Area 1

Provision of a primary loop road linking up to two access points off Blakes Road;

- Provision of a connection to The Paddocks subdivision to the north (Living 2A zone);
- Provision of pedestrian and cycle links through the ODP area to connect with the adjoining urban area to the west and east via Blakes Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of a reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park;
- Houses developed along Blakes Road must front this road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 2

Provision of a primary north-south road connection through the area linking from Trents Road to the Cairnbrae subdivision (Living 1A6 Zone);

- Provision of pedestrian and cycle link through the ODP area to connect with the adjoining urban area in the Cairnbrae subdivision (Living 1A6 zone) to the north and to secure through connections to any future residential development that may establish on the opposite southern side of Trents Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood park;
- Houses developed along Trents Road must front this road;
- Houses developed along the north-western boundary with the Kingcraft Drive Existing
  Development Area to be of lower residential densities with appropriate fencing and boundary treatments at the rural residential/urban interface;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 3

Provision of a primary north-south road connection through the area linking from Springs Road to Trents Road;

- Provision of a secondary east-west road connection through the area linking from the adjacent Sterling Park subdivision (Living X Zone) to the main north-south primary road connection within this ODP;
- Provision of a further secondary north-south road connection from Hamptons Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas, including specifically a connection from Trents Road to the Prebbleton Nature Park;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park and green links;
- Houses developed along Springs Road and Trents Road must front these roads;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;
- Houses developed along the north-western boundary with the Rural (Inner Plains) Zone to contain appropriate fencing and boundary treatments at the rural/urban interface. Further interfacetreatments will also need to be established along the Hamptons Road frontage to avoid long lengths of close board or solid fencing where housing is likely to be accessed from within the subdivision rather than directly from Hamptons Road.

Outline Development Area 4

Provision of a primary road connection through the area linking from Station masters Way to Tosswill road;

- Provision of a secondary east-west road connection through the area to Prebbleton Central;
- Provision of a local east-west secondary connection through the area to conductors road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas;
- Provision of an integrated stormwater management scheme to service the wider catchment, which shall incorporate wetland and riparian margins that form part of an environmentally sustainable solution that enhances ecological, cultural and Te Taumutu Rūnanga values;

- Interim stormwater management solutions established in advance of the integrated scheme are to have sufficient capacity for the development area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of an 'open space corridor' through to area to link up with the Prebbleton Central subdivision and Business 1 Zone, including capacity to support stormwater and pedestrian/cycling links;
- Provision of a local neighbourhood park;
- Houses developed along Tosswill Road must front this road;
- Provision of larger lots of at least 1,000m^2 around the northern and eastern boundaries of the ODP Area, with appropriate perimeter fencing and planting to preserve the rural outlook and Port Hills views;
- Provision of medium density lots along the 'open space corridor', to incorporate appropriate permeable fencing treatments and setbacks to promote passive surveillance and integration of housing with the wider reserve network;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

General Policies

General policies that may be particularly relevant to Prebbleton include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Many areas around Prebbleton contain "versatile soils" (LUC Class I or II)
1.2 Water	Policy B1.2.5	Reticulated sewage (see note below)
2.1 Transport	Policies B2.1.3, B2.1.9, B2.1.10 and B2.1.18	Effects of additional traffic on Springs Road. Growth of a township "straddling" a Strategic Road
2.2 Utilities	Policy 2.2.1	Impact of rate of town growth on utilities
2.3 Community Facilities (and Reserves)	Policy 2.3.1	Impact of rate of town growth on community facilities
3.4 Quality of the Environment	Policy B3.4.38	Reverse sensitivity issues, Rural zone

Reticulated Sewage

Reticulated sewage treatment and disposal is required at Prebbleton.

RAKAIA HUTS

Preferred Growth Option

There may be more than one site that complies with all relevant provisions in the District Plan for the future expansion of Rakaia Huts.

Specific Policies

Policy B4.3.69

Avoid rezoning any land for new residential or business development on the south-west side of Pacific Drive and restrict further building development on existing Lots 58-108 as shown in Appendix 24.

Explanation and Reasons

Land on the south-west side of Pacific Drive is subject to flooding from the Rakaia River.For this reason the Council intends to discourage further zoning of land for living or business purposes in this area and restrict development on the lower terrace within the existing Living zone.

Policy B4.3.70

Ensure any land rezoned for new residential or business development at Rakaia Huts does not cause damage or disturbance to archaeological sites or sites that are culturally important to Tāngata whenua.

Explanation and Reasons

The area around the Rakaia River mouth is a traditional area of occupation and food gathering for local Māori.Remains of a moa hunting ground exist in the area. The Council encourages any person wanting to rezone land for new residential or business development at Rakaia Huts to consult with Tāngata whenua and the New Zealand Historic Places Trust Pouhere Taonga about their interests in this area. This policy is consistent with Policy B3.3.2.

NOTE: If an archaeological site is accidentally uncovered, it has interim protection from further disturbance under the Historic Places Act 1993 – see Part B, Section 3.3.

General Policies

General policies that may be particularly relevant to Rakaia Huts include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
3.1 Natural Hazards	Policies B3.1.2 and B3.1.3	Flooding and coastal erosion
3.3 Culture and Heritage	Policy B3.3.2	Sites of cultural importance to Tāngata Whenua

ROLLESTON

Preferred Growth Option

There may be more than one area that complies with all relevant plan provisions for the future expansion of Rolleston.

Specific Policies

Policy B4.3.71

Avoid rezoning land for new residential or business development (other than Business 2 and 2A Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).

Explanation and Reasons

Rolleston Township is currently confined to one side of SH1 and the SIMTL except for the Business 2 and 2A Zones. Policy B4.3.71 is consistent with Policy B2.1.17.

Policy B4.3.72

Avoid rezoning land for new residential development in areas shown under the Airport Flightpath Noise Contours for 50 dBA Ldn or greater, on Planning Map 013.

Explanation and Reasons

Land within Rolleston township is under an approach path for aircraft to Christchurch International Airport. Policy B4.3.72 is consistent with Policy B2.1.22.

Policy B4.3.73

Encourage land rezoned for new business development to adjoin an existing Business zone of similar character, where sites are available and appropriate for the proposed activity.

Policy B4.3.74

Encourage additional Business 2 or 2A Zones to locate west of SH1, preferably adjoining the existing Business 2 or 2A Zone.

Explanation and Reasons

Rolleston contains two Business 1 Zones. That part of the Business 1 Zone bounded by Rolleston Drive, State Highway 1, and Dick Roberts Place has site specific rules and it is intended to provide for the Selwyn District Council's district headquarters and for civic and community activities undertaken by the Council. It is not intended that commerce and retailing will locate in this part of the Business 1 Zone.

Policy B4.3.73 encourages any additional business development to adjoin these zones and create consolidated Business zones in the township, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Keeping the Business 2 and 2A Zones west of SH1 provides a "buffer" area between these activities and the township, which may help reduce potential "reverse sensitivity" issues. Policy B4.3.74 is consistent with Policy B3.4.38.

Policy B4.3.75

Encourage integration between rezoning land for new residential development at Rolleston and associated provisions for utilities, community facilities and areas for business development.

Explanation and Reasons

A study prepared for the Council (Barber, 1999: Demand for Land for Commercial and Industrial Uses in Selwyn District) indicates that if projected residential growth occurs at Rolleston, there will be a shortage of space for associated business activities in the land currently zoned Business 1.

Future residential growth at Rolleston will also result in the need for additional or upgraded utilities and community facilities. Any application to rezone land for a new residential area needs to address these effects in the same way as the Council is required to, should it rezone land for additional residential areas. This policy is consistent with policies B2.2.1 and B2.3.1.

Policy B4.3.76

Encourage new residential development by further subdivision in existing Living 2 Zones where it complies with the objectives and policies of the Plan.

Explanation and Reasons

Residential density and allotment sizes in the Living 2 Zones at Rolleston average either 0.5 ha to 1 ha. These zones cover large areas. Policy B4.3.76 allows Rolleston township to grow through closer residential development in the Living 2 zones, provided: there are no adverse effects on infrastructure; and closer density is supported by the residents in the areas affected. This policy is consistent with Policy B4.1.3 and Town Form Policy B4.3.6.

Policy B4.3.77

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below:

Outline Development Plan Area 1

- Provision of local secondary road connections through the area to Dunns Crossing Road, Brookside Road, and Stonebrook Drive;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the east and south;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Potential provision of primary school subject to agreement with Ministry of Education;
- Provision of one Local Centre;
- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of local neighbourhood parks and a key open space corridor along the alignment of the unformed East Maddisons Road. Green pedestrian and cycle linkages are to be provided from the balance of the area to this open space corridor;
- Provision of a mix of housing densities within the area, with medium density housing to be located in close proximity to local parks and the central open space corridor;
- Provision of a minimum net density of 11 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- Vehicle access to be via a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- The stopping of an unformed portion of road ‘Dick Roberts Place’ along the area’s western boundary will need to be addressed through a separate road stopping procedure;
- Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to the existing dwellings to the west where lower density lots are to be located to provide an area of transition between the existing dwellings and higher density units;
- Provision of pedestrian and cycle link between Rolleston School and Markham Way;
- Provision of a minimum net density of 20 households per hectare averaged over the ODP area.

Outline Development Plan Area 3

- ODP Area 3 to align with ODP Area 8;
- Provision of local east-west secondary road connections through the ODP area to the existing “Park Lane” subdivision;
- No direct vehicle access from State Highway 1 and restricted vehicle access from Levi Road, to maintain the operational status of these primary roads, with lots fronting Levi Road to have an alternative access such as slip lanes;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;

- Provision of local neighbourhood parks, including a gateway reserve on the south eastern corner of the ODP area adjacent to Levi Road;
- Provision of larger lots of at least 1,000m^2 around the northern, eastern, and southern boundaries of the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- Provision of a local secondary road connection accessing Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 5

- Provision of District-function recreation and open space facilities;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 6.

Outline Development Plan Area 6

- ODP Area 6 to align with ODP Area 10 and ODP Area 13;
- Provision of a main east-west primary road connection through the area from near the intersection of Goulds Road and East Maddisons Road to Springston Rolleston Road;
- Provision of two local north-south secondary road connections through the area, to provide connections between ODP area 5 to the north and the primary road noted above and future urban areas to the south;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 5;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of one neighbourhood centre;
- Provision of local neighbourhood parks;
- Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area.

Outline Development Plan Area 7 (Park Grove)

- Provision of a main east-west primary road connection through the area linking up to two access points off Overbury Crescent:
- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;

- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 19 households per hectare averaged over the ODP area.

Outline Development Plan Area 8 (Park Lane)

- ODP Area 8 to align with ODP Area 3;
- Provision of main north-south primary road connection from Marlowe Place to Beaumont Drive;
- Provision of three local east-west secondary road connections to ODP Area 3 (including one connect from Shadbolt Drive to ODP Area 3);
- Provision of a 40m building setback from the State Highway 1;
- No direct access off State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 9 (Helpet Park)

- ODP Area 9 to align with ODP Area 11;
- Provision of a north-south primary road connection from Lowes Road to ODP Area 11;
- Provision of a east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a neighbourhood park;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

Outline Development Plan Area 10 (Triangle Block)

- ODP Area 10 to align with ODP Area 6 and ODP Area 12;
- Provision of main north-south primary spine road connection;
- Provision of main east-west primary road connection from Goulds Road to primary spine road;

- Provision of main northwest – southeast primary road connection from East Maddisons Road to the primary spine road;
- Provision of main east-west primary road connection from East Maddisons Road to the southern primary road connection between Goulds Road and East Maddisons Road;
- Provision of two secondary road connections from East Maddisons Road to the primary spine road;
- Provision of a secondary road network internal to the ODP area;
- Provision of off-street pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of (at least) four neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

Outline Development Plan Area 11 (Branthwaite Drive)

- ODP Area 11 to align with ODP Area 9 and ODP Area 13;
- Provision of a primary CRETS road along the south eastern boundary of the ODP area;
- Provision of main north-south primary road connection from ODP Area 9 linking up with Branthwaite Drive and to future development to the south of ODP Area 11;
- Provision of east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of main east-west primary road connection from Springston Rolleston Road to Branthwaite Drive;
- Provision of two east-west secondary road connections from Springston Rolleston Road to Lincoln Rolleston Road via Branthwaite Drive;
- Provision of north-south secondary road connections from ODP Area 9 to primary east-west road connections and adjacent future development areas;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Potential provision of one Neighbourhood Centre;
- Provision of (at least seven) neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Outline Development Plan Area 12 (West Block)

- ODP Area 12 to align with ODP Area 10;

- Part provision of a primary CRETS road along the South eastern boundary of the ODP area;
- Provision of a main north west-south east central spine primary road connection from Dunns Crossing Road to the primary CRETS road on the south eastern boundary of the ODP area;
- Provision of a main north east-south west primary road connection from East Maddisons Road to the central spine primary road of the ODP area;
- Provision of a secondary road network internal to the ODP area and also linking Dunns Crossing Road and East Maddisons Road with the CRETS Road and the primary roads of the ODP area;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Retention of water race;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of (at least seven) neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Outline Development Plan Area 13 (Springston Rolleston Road)

- ODP Area 13 to align with ODP Area 6 and ODP Area 11;
- Provision of main east-west primary CRETS road connection from Springston Rolleston Road linking up with ODP Area 6;
- Provision of a east-west secondary road connection from Springston Rolleston Road linking up with ODP Area 6;
- Partial provision of a north-south secondary road connection (Park Lane) from Broadlands Drive to Dynes Road;
- Provision of a north-south secondary road connection from Dynes Road to the primary CRETS road of the ODP area;
- Provision of a secondary loop road connection from and to Springston Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of (at least three) neighbourhood parks and a green link from the secondary loop road to Foster Recreation Park/Park Lane;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Rolleston Township to accommodate an additional 5,375 households by 2041. The Rolleston Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Rolleston as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome. One exception in Rolleston is

ODP Area 2 due to it being the last large vacant lot close to the existing town centre available for comprehensive development. Comparatively, providing one ODP for the entire Township will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Rolleston has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, and pedestrian and cycle links. These criteria must be addressed when preparing an ODP within an ODP area in Rolleston. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.10.

General Policies

General policies that may be particularly relevant to Rolleston include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	'Versatile soils' are located north of the township (LUC Class I or II)
1.2 Water	Policy B1.2.5	Reticulated sewage is required
2.1 Transport	Policies B2.1.17, B2.1.22 and B2.1.23	Confining Rolleston to one side of SH1/SIMTL. Christchurch International airport
2.2 Utilities	Policy 2.2.1	Impact of rate of town growth on utilities
2.3 Community Facilities (and Reserves)	Policy 2.3.1	Impact of rate of town growth on community facilities
3.4 Quality of the Environment	Policies B3.4.35, B3.4.36 and B3.4.38	Consolidating Business zones and reverse sensitivity effects
4.1 Residential Density	Policies B4.1.2 and B4.1.3	Further subdivision, Living 2 zones

SHEFFIELD/WADDINGTON

Preferred Growth Option

There may be more than one area that complies with all the relevant plan provisions for the future expansion of Sheffield/Waddington.

Policy B4.3.78

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not used for residential activities in the existing Living 1 zone at Sheffield and Waddington. Using this land is consistent with Town Form Policy B4.3.4.

Policy B4.3.79

Encourage any land rezoned for new residential or business development to occur north of the existing Living 1 Zone boundaries at Sheffield; north of the existing Living 1 Zone at Waddington; and south of the existing Living 1 Zone at Sheffield, but not on to the base of the Malvern Hills.

Policy B4.3.80

Discourage rezoning land for new residential or business development (other than Business 2) that is located:

- **North east or west of the Living 1 Zone at Sheffield; or**
- **East of the Living 1 Zone at Waddington**

Explanation and Reasons

Sheffield Township straddles SH73 and the Midland Railway Line.Waddington Township is confined to one side of SH73 and the Midland Railway Line.Policy B4.3.79 and B4.3.80 are consistent with policies B2.1.17 and B2.1.18. It is also consistent with Policy B1.4.13 which protects the landscape values of the Malvern Hills.

Policy B4.3.81

Encourage any land zoned for business development to be located on one side of SH73 only.

Explanation and Reasons

Activities which locate in Business 1 Zones tend to have relatively high numbers of vehicle or pedestrian movements compared with activities in Living zones.Policy B4.3.81 is to discourage these activities from locating on both sides of SH73 and the Midland Railway Line, so as to avoid a potential increase in the number of people and motor vehicles moving across transport routes.

This is consistent with Policy B2.1.17. It is also consistent with policies B3.4.35 and B3.4.36 which encourage Business zones to consolidate in one area of a township.

Policy B4.3.82

Ensure any land rezoned for residential or business development south of Vogel Street does not create or exacerbate a natural hazard.

Explanation and Reasons

The area to the south of the Living zones beyond Vogel Street is terraced. An assessment of the natural hazards and stability affecting the upper terrace (Living 1A) has been undertaken and the area is generally suitable for residential development. However particular sites, including those close to the edge of the upper terrace, may require further investigation at the time that applications for subdivision and/or building consents are made. Before any residential or business development takes place on the lower terrace further investigation will be needed relating to land stability and the risk of flooding, including that caused by the flow of stormwater from the upper terrace.

General Policies

General policies that may be particularly relevant to Sheffield/Waddington include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.13	avoid residential or business development on Malvern Hills
2.1 Transport	Policies B2.1.17, B2.1.18	SH73 and Midland Railway Line
3.1 Natural Hazards	Policy B3.1.2	Terraced area south of Vogel Street

SOUTHBRIDGE

Preferred Growth Option

There may be more than one area for the future expansion of Southbridge that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.83

Encourage new residential or business areas to locate on sites in the existing Living and Business zones, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not currently used for residential or business activities in the existing Living and Business 1 Zones at Southbridge. The use of that land for new residential or business activities is consistent with Town Form Policy B4.3.4.

Policy B4.3.84

Ensure that any land rezoned for new residential or business development in the existing Living 1 Zone along Gordon Street and High Street, does not create or exacerbate a flooding hazard.

Explanation and Reasons

The drain in this area tends to overflow in heavy rainfall, therefore flooding the area. Any new residential or business development should not occur on land which has a reasonable risk of flooding. It should not increase the risk of flooding "downstream" by increasing the rate of rainfall runoff into the drain. This policy is consistent with Policy B3.1.2.

Policy B4.3.85

Encourage any new Business zone to adjoin an existing Business zone of similar character, if sites are available and appropriate.

Explanation and Reasons

Southbridge has Business 1 and 2 Zones. Policy B4.3.85 is to encourage consolidated Business zones in townships, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.86

Ensure any land rezoned for new residential or business development does not create or exacerbate "reverse sensitivity" issues in respect of activities in the existing Business 2 Zone.

Explanation and Reasons

Southbridge has an existing Business 2 Zone that adjoins the Living zone in all areas except west of High Street. Some activities in the Business 2 Zone may have effects that are incompatible with residential activities. Ensuring there are options for the Business 2 areas to continue or expand without creating "reverse sensitivity" issues will promote sustainable management. This policy is consistent with Policies B3.4.38 and B3.4.39.

General Policies

General policies which may be particularly relevant to Southbridge include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.13	avoid residential or business development on Malvern Hills
2.1 Transport	Policies B2.1.17, B2.1.18	SH73 and Midland Railway Line
3.1 Natural Hazards	Policy B3.1.2	Terraced area south of Vogel Street

Sewage Treatment and Disposal

Reticulated sewage treatment and disposal is required at Southbridge – see Policy B1.2.5.

SPRINGFIELD

Preferred Growth Option

There may be more than one area for the future expansion of Springfield that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.87

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not used for residential or business activities in the existing Living 1 zone at Springfield. Using land in the existing zone is consistent with Town Form Policy B4.3.4.

Policy B4.3.88

Encourage any new Living zone to occur on the north side of SH73 and avoid new Living or Business 1 Zones:

- **East of the existing Living 1 zone;**
- **On the south side of SH73; or**
- **North of the Midland Railway Line.**

Explanation and Reasons

Springfield Township is currently confined to one side of a Strategic Road (SH73) and the Midland Railway Line. Policy B4.3.87 is consistent with Policy B2.1.17, in keeping the township confined to one side of both transport routes.

The Russell Range is identified in the Plan as having special landscape values. Confining new residential or business development to the north side of SH73 is consistent with Policy B1.4.13.

Policy B4.3.89

Ensure that any land rezoned for new residential or business development north of Springfield does not create or exacerbate potential "reverse sensitivity" issues in respect of the Midland Railway Line.

Explanation and Reasons

Springfield Township is "sandwiched" between SH73 and the Midland Railway Line. There is some land zoned "Rural" between the Living 1 Zone and the Railway Line. The land was designated for railway purposes but this designation is not now required. This area may be suitable for the expansion of Springfield. However, potential "reverse sensitivity" effects with noise, dust and vibration from trains using the Midland Railway Line would need to be addressed.

General Policies

General policies that may be particularly relevant to Springfield include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.13	Landscape values of Russell Range
2.1 Transport	Policies B2.1.17	Confining growth of Springfield to one side of the Midland Railway Line and SH73

SPRINGSTON

Preferred Growth Option

There may be more than one area for the future expansion of Springston that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.90

Encourage any land rezoned for new residential or business development at Springston to create compact shaped areas behind the existing Living zones, with frontage on to Leeston, Waterholes or Ellesmere Junction Roads, if sites are available and appropriate.

Explanation and Reasons

Springston Township has developed around the intersections of Ellesmere Junction Road/Waterholes Road and Ellesmere Junction Road/Leeston Road. The Living 1 Zone is often only "one section deep" with houses fronting these roads. The preferred option for future expansion of Springston is by using land behind the existing Living 1

Zone rather than extending it further along these arterial roads. This policy is consistent with Town Form Policy B4.3.6. The use of some of this land for future residential or business development is complicated by its tenure as part of the 'Gammack Estate'.

Policy B4.3.91

Avoid rezoning land for new residential or business development:

- **Further west along Ellesmere Junction Road than the Domain;**

- **Further east along Ellesmere Junction Road than the Living 1A Zone.**

Policy B4.3.92

Avoid rezoning land for new residential or business development along both sides of Waterholes Road or both sides of Leeston Road.

Explanation and Reasons

Springston Township had developed along the intersection of three main roads, Leeston Road, Ellesmere Junction Road and Waterholes Road. In many parts houses are only one row deep along the road frontage. Policy B4.3.92 is to avoid extending the township further along Ellesmere Junction Road. This policy is consistent with Policy B2.1.18.

Policy B4.3.91 is to avoid creating a township that "straddles" both sides of Leeston or Waterholes Road. The policy contemplates extending the zone boundary along these roads, but preferably on one side only. This policy is consistent with Policy B2.1.17.

Policy B4.3.93

Ensure that any land rezoned for new residential or business development does not create or exacerbate a natural hazard from flooding of the Springston drainage network.

Explanation and Reasons

The land to the east and south east of the existing Living 1 Zone along Leeston Road has a high water table. If it is used for a new residential area, the water ponding in this area will need to be collected and disposed of. That activity should not increase the risk of local drains overflowing and flooding land 'downstream'.

General Policies

General policies that may be particularly relevant to Springston include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Springston is surrounded by "versatile soils" - LUC Class I or II
1.2 Water	Policies B1.2.1 and B1.2.5	The public reticulated water supply at Springston will need upgrading if it is used to supply any new allotments. Reticulated sewage.
2.1 Transport	Policies B2.1.17, B2.1.18	Further growth of townships along Strategic Roads.
2.2 Utilities	Policies B2.2.2 and B2.2.5	Upgrades to water supply and sewerage (see notes nelow). alternative to public water supply.

Water and Sewage

A reticulated water supply and sewage treatment and disposal is required at Springston – see Policy B1.2.3 and B1.2.5.

Gammack Estate

Land held by the Gammack Trust surrounds Springston to the west, north-west and north-east. The Trustees do not have power to sell this land (it has to be done through an Act of Parliament). There is also debate whether the land can be used for purposes other than farming, due to the wording of the Will of the late James Gammack.

TAI TAPU

Preferred Growth Options

There may be more than one area for the future expansion of Tai Tapu that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.94

Encourage new residential or business activities to locate on sites that have the least risk of being subject to flooding.

Explanation and Reasons

Tai Tapu is located in a stormwater ponding area for the surrounding catchment. The township is lower lying than the adjoining Halswell River. Parts of the township are flooded by stormwater ponding during quite regular heavy rainfall events (1 in 5 year storms). Policy B4.3.94 is to encourage new residential or business activities to locate on sites that are least subject to flooding. This may mean avoiding some sites in the existing Living 1A or 2A Zones in favour of rezoning a new area. In this case, the Council considers it better promotes sustainable management to utilise sites that are less prone to natural hazards, even if it results in a less consolidated township. Any new zoning must accord with Policy B4.3.95, and all other relevant District Plan policies.

Policy B4.3.95

Ensure any land rezoned for new residential or business development does not increase potential natural hazards from flooding.

Explanation and Reasons

Any new residential or business development should not increase potential natural hazards from flooding at Tai Tapu. This includes:

- Locating buildings in areas subject to flooding.
- Earthworks or buildings that divert floodwater onto other property; or
- Increasing the risk of flooding downstream by increasing the rate of rainfall runoff into the Halswell River or waterbodies in the catchment. This policy is consistent with Policies B3.1.2, B3.1.4 and B3.1.5.

Policy B4.3.96

Avoid rezoning land for new residential or business development along both sides of SH75.

Explanation and Reasons

Tai Tapu township straddles a Strategic Road - SH75. Policy B4.3.96 is to avoid extending this pattern by confining future north-south expansion of the township to one side of SH75. This policy is consistent with Policy B2.1.18. Future development should also occur in a manner that promotes a compact or consolidated town shape consistent with Town Form Policy B4.3.6.

Policy B4.3.97

Consider any potential adverse effects of rezoning land for new residential or business development at Tai Tapu on the "rural-urban" landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this area in "rural and recreational" uses. Policy B1.4.17 of the District Plan addresses this issue.

General Policies

General policies that may be particularly relevant to expansion of Tai Tapu include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Land around Tai Tapu contains "versatile soils" – LUC Class I or II
1.2 Water	Policy B1.2.1 and B1.2.5	Effects of stormwater disposal on water quality in Halswell River and other waterbodies. Reticulated sewage treatment and disposal.
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.17	Landscape contrast with Christchurch City
2.1 Transport	Policy B2.1.18	Further expansion of a township which "straddles" a Strategic Road
4.3 Residential and Business Development	Town Form Policy B4.3.6	Expansion of townships in a compact shape.

WEST MELTON

Preferred Growth Option

Substantial growth is expected to take place in and around West Melton. The focal point of this growth will be either side of Weedons Ross Road north of State Highway 73, but not extending north of Halkett Road. A lesser extent of lower density residential development will occur south of State Highway 73. The township is serviced with reticulated sewerage. Any further development will also be expected to be serviced by a reticulated sewerage system.

Specific Policies

Policy B4.3.98

Provide a primary focus for new residential or business development north of State Highway 73 and south of Halkett Road, and to allow only a limited extent of new low density residential development south of State Highway 73.

Explanation and Reasons

West Melton has developed with community facilities on both the northern and southern sides of State Highway 73. Residential development has taken place north of the highway centred on Westview Crescent. The primary focus for future growth of the township is to be provided for north of the State Highway. Limited new residential growth will be enabled south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway. A pedestrian/cycle link will also be provided under the highway to provide an alternative connection between the two areas. This pattern of growth is consistent with maintaining a consolidated form for the future growth of the township, and with Policy B2.1.18 and Town Form Policy B4.3.6.

Policy B4.3.99

Promote a consolidated pattern of future urban growth in West Melton.

Explanation and Reasons

West Melton's future growth is to adhere to a form of development which maintains a generally compact shape. While allowing a substantial amount of urban growth with higher densities north of State Highway 73, development south of the highway is to be limited in extent and density. This pattern is consistent with Town Form Policy B4.3.6.

Policy B4.3.100

Avoid using Laird Place or Westview Crescent as collector roads to access any significant new residential or business areas, in West Melton.

Explanation and Reasons

Westview Crescent and Laird Place are local roads that provide access to properties in the existing West Melton village.The Council prefers a new collector road off Weedons Ross Road to provide access to any new residential or business area on the west side of Weedons Ross Road, rather than any attempt to upgrade these roads. A small area of additional residential development will be provided for off Laird Place. This policy is consistent with Policy B2.1.8.

Policy B4.3.101

Promote new residential areas in West Melton that maintain the lower residential density of the existing village, where practical, whilst providing for the efficient and effective development of the Living WM zone.

Explanation and Reasons

West Melton village is an area with larger section sizes than those found in most townships in Selwyn District, particularly those close to Christchurch.Policy B4.3.101 recognises the character of the existing village and the support for larger section sizes in the Township survey results for West Melton (November 1998). A wide variety of lot sizes in response to market demand, have been provided for, but recognising the potential for West Melton to provide a lower density alternative living environment near Christchurch. However, the efficient and effective development of the Living WM zone must be provided for to achieve the anticipated residential growth for this zone.

Policy B4.3.102

Require any community reticulated sewage treatment and disposal system at West Melton to be designed so it can be connected to the public system when it becomes available.

Explanation and Reasons

Reticulated sewage treatment and disposal is required at West Melton (see Policy B1.2.5). A reticulated system is now available to cater for planned township growth. The Council prefers any community scheme used in the interim to be able to connect into the public system, so residents can transfer their responsibility for the maintenance and repair of their system to the Council. Any community reticulated scheme used at West Melton shall comply with Policy B2.2.4.

General Policies

General policies which may be particularly relevant to West Melton include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Versatile soils are located to the south-west of the existing village, (LUC Class I and II)
1.2 Water	Policy B1.2.5	Protection zone for any new water supply
2.1 Transport	Policy B2.1.18	Township largely confined to one side of a Strategic Road
2.2 Utilities	Policy B2.2.1	an upgraded community water supply will be needed for new residential or business development at West Melton
2.4 Waste Disposal	Policies B2.4.2 and B2.4.5	Reticulated sewage treatment and disposal is needed
4.1 Residential Density	Policies B4.1.3 and B4.1.9	Residential density in new residential areas

WHITECLIFFS

Preferred Growth Option

The preferred option for residential or business development at Whitecliffs is to use sites within the existing Living 1 Zone, provided use of those sites complies with the District Plan policies.

Specific Policies

Policy B4.3.103

Encourage new residential or business activities to use sites in the existing Living 1 Zone, provided the use of any such site complies with Policy 3 and the policies of the District Plan.

Explanation and Reasons

There are many sites within the existing Living 1 Zone at Whitecliffs that are not currently used for residential or business activities.The preferred option for expansion of Whitecliffs is to utilise sites in the Living 1 Zone. This policy is consistent with the Town Form Policy B4.3.4. However, some sites within the Living 1 Zone of Whitecliffs may not be suitable for residential or business activities. Some areas are prone to flooding from stormwater runoff from the Malvern Hills. Some sites south of Whitecliffs Road are subject to erosion from the Selwyn River/Waikirikiri. Conventional on-site effluent treatment and disposal systems will not work on some sites due to ground conditions.

Policy B4.3.104

Ensure any land rezoned for new residential or business development does not create or exacerbate:

- **Inundation from stormwater running off the Malvern Hills;**

- **Landslip from the Malvern Hills; or**

- **Erosion of the Selwyn River/Waikirikiri Terrace on the south side of Whitecliffs Road.**

Explanation and Reasons

Sites within and around the Living 1 Zone at Whitecliffs may be subject to: flooding from stormwater ponding; erosion from slumping land on the Malvern Hills; or erosion by the Waikirikiri/Selwyn River. Any new business or residential development should not result in:

- Buildings being erected on land subject to flooding or erosion; or

- Increases in stormwater runoff on to other sites, including sites "downstream" of the Waikirikiri/Selwyn River; or

- Increases in the rate or risk of erosion on other land through protection works on that site.

This policy is consistent with Policy B3.1.2.

General Policies

General policies that may be particularly relevant to expansion of Whitecliffs, include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system.
1.4 Outstanding Natural Features and Landscapes	Policies B1.4.13 and B1.4.14	Protect landscape values of Malvern Hills and natural character of Waikirikiri/Selwyn River
3.1 Natural Hazards	Policy B3.1.2	Flooding, landslip and erosion

Policy B4.3.105

Control commercial activities within the Business 2A Zones in Appendix 22 (Precincts 2-4 only) and Appendix 43 in order to avoid individual or cumulative adverse distributional or urban form effects on the viability and function of the Rolleston Key Activity Centre, including the efficient and effective implementation of the Rolleston Town Centre Masterplan.

Policy B4.3.106

In terms of the provision of Key Activity Centres in the Selwyn District, provide for the greatest concentration and scale of buildings within the Rolleston Key Activity Centre.

Policy B4.3.107

Enable a wide range of commercial, leisure, cultural, community and civic services to occur within Key Activity Centres to ensure efficiencies in infrastructure, accessibility and transportation.

Policy B4.3.108

Promote the comprehensive development or redevelopment of sites in Key Activity Centres, where these contribute to the function, amenity and vitality of the centre, and provide for quality urban design.

Policy B4.3.109

Promote the development of vibrant, integrated and coordinated Key Activity Centres by ensuring that appropriate activities are located within predefined precincts that enhance the overall form and functionality of the centre.

Policy B4.3.110

(a) **In the Rolleston Key Activity Centre, avoid Small Format Retail activities outside of the primary retail area of Precinct 1 (Core Retail), Precinct 5 (Transitional Living) and Precinct 8 (Community Anchor/Town Square).**

(b) **In the Lincoln Key Activity Centre, avoid Retail activities outside of the primary retail area of Precinct 1 (Core Retail).**

Policy B4.3.111

Enable residential (above ground floor) and visitor accommodation activities within Key Activity Centres, whilst managing any reverse sensitivity effects that may result from the establishment of activities.

Policy B4.3.112

Avoid residential activities at ground floor within Key Activity Centres to enable a range of commercial, leisure, cultural, community and civic opportunities that support the functioning of the town centre.

Policy B4.3.113

In Precinct 8 of the Rolleston Key Activity Centre, ensure that the Community Anchor/Town Square key projects can be achieved as envisaged by the Rolleston Town Centre Masterplan.

B4.4 DEVELOPMENT CONTRIBUTIONS — ISSUES

The distribution of the costs between private parties and general rates for:

- **Providing reserves and network and community infrastructure; and**

- **Mitigating the fiscal effects of providing growth related infrastructure**

What are Development Contributions?

The term development contributions, defined in Section 197 of the Local Government Act 2002, means a contribution:

a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and

b) calculated in accordance with the methodology; and comprising:

i) money;

ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or

iii) both.

Development contributions can be taken to provide for:

- Reserves

- Network infrastructure

- Community infrastructure

In most cases provision for reserves (for open space and recreation), land for esplanade purpose, network infrastructure or community infrastructure is made at the time of subdivision of the land. However, in some instances land use development and activities are undertaken without associated subdivision of land.

Contributions of land and/or cash arising from growth-related development can be required by the Council either under the Resource Management Act by way of the District Plan or under the Local Government Act 2002 by way of a Development Contribution Policy in the Long Term Plan (LTP). The Council has developed a Development Contribution Policy within the requirements of the Local Government Act.Accordingly, the Council's requirements for land and/or cash for the provision of growth-related reserves and for network and community infrastructure are contained within the Development Contribution Policy and such contributions are no longer taken under the District Plan. Requirements for the provision of esplanade reserves/strips and provisions relating to environmental compensation and the form of land contributions are included within the Subdivision provisions of the District Plan, while requirements for the provision of financial contributions to mitigate environmental damage are included as policies in Part B, Section 3, Peoples Health, Safety and Values.

Where costs are incurred in relation to maintenance of infrastructure or for improvements in service levels, these costs are met through targeted rates rather than development contributions. Therefore, the purposes for which development contributions are taken and the proportion of costs which are funded through development contributions is an important part of the Council's financial planning.

NOTE: Esplanade reserves and strips – see Part B, Sections 1.3 and 2.3 and Part C, Sections 12 and 24 respectively.

DEVELOPMENT CONTRIBUTIONS — STRATEGY

The provision to take development contributions under the LTP Development Contribution Policy will be complimentary to the subdivision consent process. Esplanade reserves/strips will be taken under the subdivision consent process, while consideration of the form of land to be provided as reserves will also be considered at the time of subdivision.

The LTP Development Contribution Policy will ensure that those responsible for development and/or subdivision that places additional demands on the Councils provision of reserves and network or community infrastructure will contribute a fair and reasonable contribution towards the expansion of those services.

DEVELOPMENT CONTRIBUTIONS — OBJECTIVES

Objective 4.4.1

The parties creating the need for the expenditure meet the costs of establishing or upgrading reserves and network and community infrastructure and developing and enhancing the recreational and amenity values of the District.

Objective 4.4.2

The Council uses its discretion to take development contributions under the LTCCP Development Contribution Policy in a transparent and consistent manner.

Explanation and Reasons

Development contributions are taken to help address the fiscal effects which a new development may have on the existing ratepayers of an area. If development contributions are not taken, the costs of addressing these effects must be funded from general rates.

DEVELOPMENT CONTRIBUTIONS — POLICIES AND METHODS

Policy 4.4.1

To ensure that subdividers and/or developers meet the costs of any required provision of works and services as a result of land use development and/or subdivision.

Explanation and Reasons

The Council has decided that all development contributions for new or upgraded reserves or network and community infrastructure as a result of development and/or subdivision will be in accordance with the Development Contribution Policy under the LTCCP and the Local Government Act 2002.This Policy will enable the Council to ensure that those responsible for development and/or subdivision that places additional demands on the Council's provision of reserves and network or community infrastructure will contribute a fair and reasonable contribution to the provision and expansion of these services.

Methods

LTP

- Development Contribution Policy

District Plan

- Subdivision

DEVELOPMENT CONTRIBUTIONS — ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing this section:

New developments and subdivisions which increase demand on the Council's reserves and network and community infrastructure contribute towards the cost of provision and expansion of them.

DEVELOPMENT CONTRIBUTIONS — MONITORING

See Appendix 1.

PART C

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PART C
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PART C

INTRODUCTION TO THE RULES

TYPES OF RULES

The rules in the district plan differ according to zoning. In the townships of the District, the zones are described as “Living” or “Business”.

The types of rules that apply to the Living and Business zones fall under two distinct categories. They are:

Rules for “Listed Activities” (Rules 1 and 13)

These rules specify that certain activities are permitted, discretionary or non-complying activities in particular zones.

In relation to a controlled, discretionary or non-complying activity that is listed, a resource consent is required irrespective of what any other rule in the plan may say.

The Business 3 zone at Lincoln specifies particular activities within that zone as permitted. This is the only zone within the townships of the District that adopts this approach. Permitted activity status is however reliant upon compliance with all other relevant rules in the plan.

Effects Based” Rules (Rules 2 to 12, and 14 to 24)

These rules:

- List the conditions that determine whether an activity is a permitted activity; and Specify the status of an activity that does not comply with the conditions for a permitted activity. The effects based rules are set out under topic heading. For example, for the Living zones, Rule 2 relates to Earthworks and Rule 8 to Hazardous Substances

Permitted activity status is however reliant upon compliance with all other relevant rules in the plan.

DEFERRED ZONES

In the Living Z Deferred zones shown on the Planning Maps, the provisions of the Rural (Inner Plains) zone shall apply (except that area shown as Living Z Deferred in Lincoln (ODP Area 2 and Area 5) where the provisions of the Rural (Outer Plains) Zone shall apply) until such time as an Outline Development Plan for the area has been made operative in the District Plan and sufficient infrastructure and servicing is available.

In the Living Z zones shown on the Planning Maps, any area shown within an Outline Development Plan as a Neighbourhood or Local Centre is subject to the provisions of the Business 1 zone.

In the Living Z zones shown on the Planning Maps, once the deferral is lifted the provisions of the ‘Medium Density areas’ shall apply to any individual allotment smaller than 500m^2 and the provisions of the Living 1 zone shall apply to any individual allotment larger than 500m^2.

RESOURCE CONSENTS

- Any proposed activity that is “controlled”, “restricted discretionary”, “discretionary” or “non-complying” requires a resource consent
- Instructions for how to apply for a resource consent are included in Part A, Section 2.5 of the plan.
- When making a decision on a resource consent application, the consent authority (the Council) must consider certain matters as set out in the Act.
- For “controlled” and “restricted discretionary” activities, the only matters that may be considered are those stated under the relevant rule(s) of the Plan.
- For “discretionary” and “non-complying” activities, the matters are broader and include: any adverse effects on the environment; and the objectives and policies of the plan
- A resource consent may not be applied for if an activity is specified as a “prohibited activity”.

DISCRETIONARY AND NON-COMPLYING ACTIVITIES

The Plan distinguishes between discretionary activities and non-complying activities according to the anticipated effects of the activity and how appropriate those effects may be to the particular zone.

A discretionary activity has effects that are generally appropriate to the zone depending on:

- the scale and nature of the activity; and
- the site and surrounding land uses; and
- how the activity is managed.

A non-complying activity has effects that are generally inappropriate to the zones, and that are therefore generally inconsistent with the objectives and policies of the zone. There may however be some instances where effects are atypical or minor, such that the activity is appropriate and resource consent is able to be granted.

The objectives and policies in the Plan describe effects that are, and are not, appropriate both generally and in specific zones.

READING THE RULES

Figure C1.1 shows a five-step guide to reading the rules and assessing whether an activity requires a resource consent. Figure C1.2 provides a specific six step guide for the Business 3 zone.

Remember:

Permitted Activity A resource consent is not needed

Prohibited Activity A resource consent cannot be applied for

All Other Activities A resource consent is needed

"Existing Uses"

Sometimes existing activities do not have to comply with the rules in a new plan. (Refer to Part A, Section 2.2).

Definitions

Underlined words are defined in Part D of the Plan.

The definitions should be checked to ensure the meaning of a word is understood.

Words that are not defined have their ordinary meaning (as defined in the Shorter Oxford English Dictionary).Where a New Zealand Standard is cited in these rules the definitions contained in that standard shall govern the meaning of words used in that context.

Other Consents or Permits

The following may be required, even if a proposed activity is a permitted activity in the Plan:

- A resource consent from the Regional Council (Environment Canterbury); or
- Consents or permits under other statutes; e.g. a building consent under the Building Act 2004.

Reasons

Underneath each rule is a 'Reason'. The reasons may help people to understand the intention of a rule. Further explanations of the Plan provisions are found in Part B, under the various resource management 'topics' or 'issues'.

INTERPRETATION OF RULES

A permitted activity must comply with all the rules for permitted activities and must not be stated as a controlled, restricted discretionary, discretionary, non-complying or prohibited activity under any rule in the Plan.

Users of the Plan should therefore check the applicability of any rules under the headings of controlled, restricted discretionary, discretionary, non-complying or prohibited activity to ascertain whether their proposed activity needs consent in respect to any one or more of these.

The status of an activity will be determined by considering all rules in the Plan which are relevant to that activity. Where the application of the rules gives the activity more than one status under the Plan, the activity will be assessed by the status which imposes the higher or more rigorous threshold on that activity.

This statement is intended to be interpreted in a way where, for example, if an activity is discretionary under one rule and non-complying under another then the whole of that activity will be assessed as non-complying under this Plan.

Any notes in italics which are included in the rules form part of the rules.

NOISE MEASUREMENT AND ASSESSMENT

Except where provided elsewhere in this Plan, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound.

The following additional provisions shall apply to the application of NZS 6802:1991:

- Adjustments for special audible characteristics, if present, as provided for in Clause 4.3 and 4.4 of the Standard shall apply and will have the effect of imposing a numerical noise limit 5dBA more stringent than the L10 numerical limits stated in the rules.
- Measurement time intervals provided for in Clause 5.1 of the Standard shall be limited to 10-15 minutes excluding pause or data exclude times. Where the sound under investigation is cyclic or occurs for durations less than 15 minutes, the measurement time interval may be less than 10-15 minutes excluding pause and data exclude times.

DEVELOPMENT CONTRIBUTIONS

Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

Figure C1.1 – Reading The Rules (All Living And Business Zones Except The Business 3 Zone)

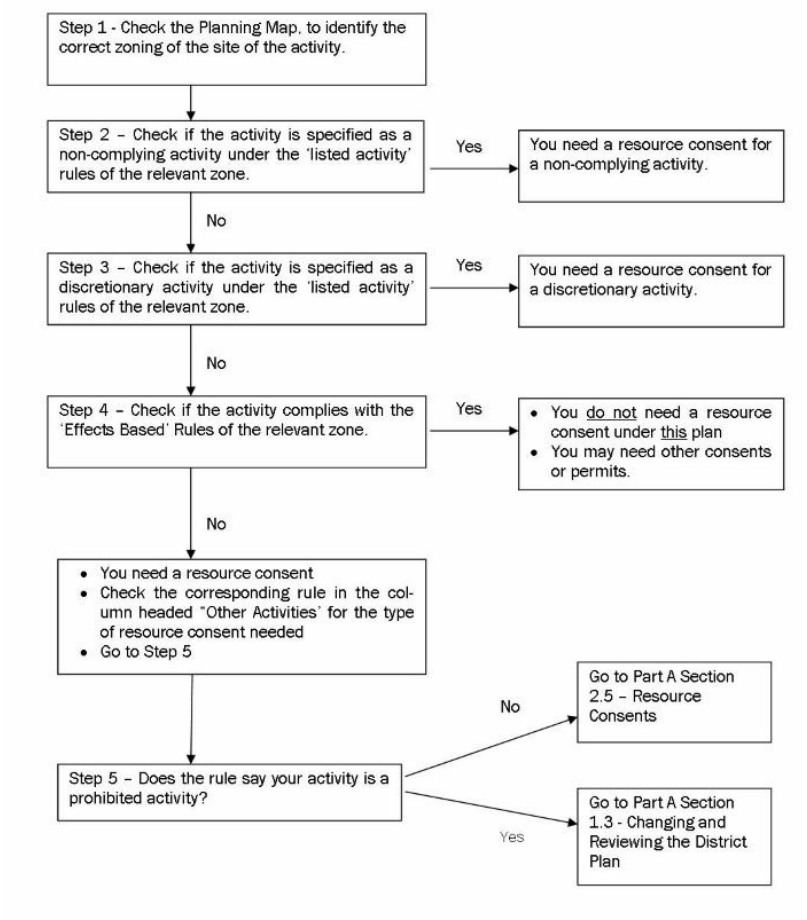
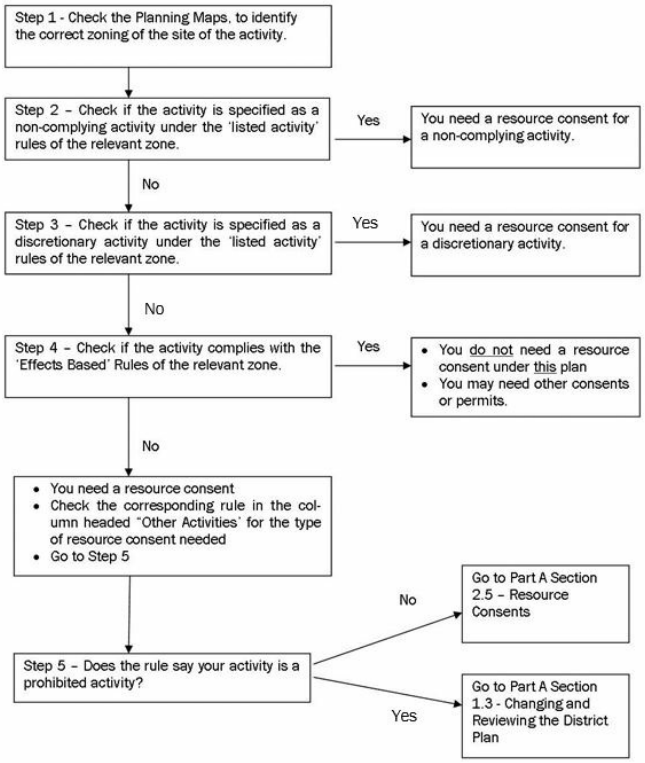


Figure C1.2 – Reading The Rules (Business 3 Zone)

Figure C1.2 – Reading The Rules (Business 3 Zone)



PART C

1. LIVING ZONE RULES – STATUS OF ACTIVITIES

1.1 STATUS OF ACTIVITIES

Note: Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

Permitted Activities — Status of Activities

1.1.1 The following activities shall be permitted activities in Living zones:

1.1.1.1 Any activity which complies with all of the provisions of Rules 2 to 11 relating to permitted activities, and which is not listed in Rule 1.1.2 or Rule 1.1.3 as either a discretionary or non-complying activity.

Discretionary Activities — Status of Activities

1.1.2 The following activities shall be discretionary activities in Living zones:

1.1.2.1 Any activity which is specified in Rules 2 to 11 as a discretionary activity.

1.1.2.2 Any of the activities listed in (a) to (h) below, irrespective of whether they comply with the conditions for permitted activities in Rules 2 to 11.

(a) Any facilities for the temporary storage of solid and/or liquid waste delivered or conveyed on to the site. (This rule does not include rubbish bins or similar containers used to store solid waste on the site from which it is generated, until it is collected for refuse disposal.)

(b) Drive through retail outlets (except for those located on a site which has vehicular access onto any road in Prebbleton other than Springs Road – refer to Rule 1.1.3.2.

(c) Hospitals, hospices and other facilities providing 24 hour medical care.

(d) Mineral exploration.

(e) Service stations (except for those located on a site which has vehicular access onto any road in Prebbleton other than Springs Road – refer to Rule 1.1.3.2.

(f) The use of audible bird scaring devices

(g) The use of audible devices for modifying the effects of frost, hail or other weather conditions.

(h) Veterinary hospitals and other facilities providing 24 hour veterinary care.

Non-Complying Activities — Status of Activities

1.1.3 The following activities shall be non-complying activities in Living zones:

1.1.3.1 Any activity which is specified in Rules 2 to 11 as being a non-complying activity.

1.1.3.2 Any of the activities listed in (a) to (o) below, irrespective of whether they comply with the conditions for permitted activities in Rules 2 to 11.

(a) Any activity that requires an offensive trade license issued under the Health Act 1956.

(b) Any facilities for the treatment and/or disposal of solid or liquid waste delivered or conveyed on to the site. (This rule does not apply to the underground treatment and disposal of effluent using an on-site effluent treatment or disposal system; or to the burning or composting of green garden waste as part of residential activities.)

(c) Disposal of any hazardous substance.

(d) Plantations.

(e) Generation of energy for distribution.

(f) Industrial Activity

(g) Manufacture of any hazardous substance, as either a product or by-product.

(h) Mining or quarrying.

(i) Correction facility.

(j) Processing, composting or disposal on to land of any organic matter. (This rule does not apply to the activities set out in Rule 9.3)

(k) Quarantine Facilities.

(l) Any noise-sensitive activities (as defined in Part D of this Plan) located within the projected 50 dBA Ldn aircraft noise contour.

(m) Drive through retail outlets located on a site which has vehicular access onto any road in Prebbleton other than Springs Road.

(n) Service stations located on a site which has vehicular access onto any road in Prebbleton other than Springs Road.

(o) Transport depots.

1.2 Deferred Living Zones

1.2.1 Until such time as the deferred status is uplifted, the rules of the Rural zone shall apply within any deferred Living zone

PART C

2 LIVING ZONE RULES — EARTHWORKS

Notes

1. Rule 2 does not apply to any of the following activities:

- Landscaping or maintenance of gardens, lawns or public spaces;
- Sowing, tending or cultivating crops, grazing or planting trees;
- Digging post holes;
- Burying pets;
- Trenching compost;
- Digging soak holes, building foundations and related activities, except in Wāhi Taonga Management Area C39(b), ;
- Maintaining and clearing rivers, water races or drains except in Wāhi Taonga Management Area C39(b);
- Maintaining or repairing existing flood protection works except in Wāhi Taonga Management Area C39(b); or
- Earthworks required to duct cables except in Wāhi Taonga Management Area C39(b).

2 Stockpiling of material disturbed by earthworks may be affected by Rule 10.11 – Activities and the Outdoor Storage of Materials and Goods.

3 Refer to Appendix 6 for Protocols on Accidental Discovery of Archaeological Sites.

4 Earthworks affecting any archaeological site including Wāhi Taonga Management Area C39(b) at Rakaia Huts, may require an archaeological authority from the New Zealand Historic Places Trust Pouhere Taonga.

5 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Part B, 4.4 for further information on development contributions.

6 Earthworks in areas listed in Appendix 5 and shown on the planning maps as a Silent File Area, Wāhi Taonga Site or Wāhi Taonga Management Area may be subject to Rule 10.4 Activities and Cultural Historic Heritage Sites

2.1 Earthworks

Permitted Activities — Earthworks

2.1.1 Any earthworks shall be a permitted activity if the following conditions are met:

2.1.1.1 Any disturbed or stockpiled material is kept moist until it has consolidated, and

2.1.1.2 Any stockpiled material is kept consolidated or covered to avoid sediment run-off from rainfall, and

2.1.1.3 Any site subject to earthworks is either:

(a) built upon,

(b) sealed,

(c) landscaped, or

(d) the land recontoured and replanted,

no more than 12 months after the earthworks commencing, except in the case of landscaping and planting which shall be undertaken during the first planting season following the completion of the earthworks.

2.1.1.4 Earthworks do not occur and material from earthworks is not deposited within:

(a) 20m of any waterbody listed in Appendix 12.

(b) 10m of any other waterbody (excluding aquifers).

2.1.1.5 On land located within the Living 1A or 2A Zones at Tai Tapu, earthworks are limited to the forming of any accessway to a site or the preparation of any site to erect a building, provided that these earthworks do not alter or impede the land drainage pattern.

2.1.1.6 Except where Rule 2.1.1.5 applies, any earthworks has:

(a) a volume of not more than 2,000m^3 per project; and

(b) a vertical cut face where no more than 5% of the total vertical cut is over 2 metres.

2.1.1.7 Any earthworks undertaken on any site to be used to erect a building complies with NZS 4431 Code of Practice for Earth Fill for Residential Development.

2.1.1.8 The earthworks are not part of mining or mineral exploration.

2.1.1.9 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(b) at Rakaia Huts, any earthworks are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

2.1.1.10 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts, any earthworks does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site.

Controlled Activities — Earthworks and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

2.1.2 Any earthworks which do not comply with Rule 2.1.1.9 or 2.1.1.10 shall be a controlled activity if the written consent of the local Rūnanga has been obtained; and in the case of Wāhi Taonga Management Area C39(b), the written consent of the New Zealand Historic Places Trust Pouhere Taonga, has also been obtained [PC26] .

2.1.3 In assessing any application made under Rule 2.1.2, Council shall restrict its control to consideration of the following matters: [PC26]

2.1.3.1 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts any damage to, destruction or removal of any object, remnant or artefact contained within Wāhi Taonga Management Area C48, as advised by local Rūnanga; and [PC26]

2.1.3.2 In Wāhi Taonga Management Area C39(b), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga; and [PC26]

2.1.3.3 Any monitoring or review conditions.

Restricted Discretionary Activities — Earthworks

2.1.4 Any activity which does not comply with Rule 2.1.1.5 shall be a restricted discretionary activity.

2.1.5 Under Rule 2.1.4 the Council shall restrict its discretion to consideration of:

2.1.5.1 The nature of any flooding or land instability and whether this makes the site unsuitable to undertake the proposed earthworks.

2.1.5.2 Any effects of earthworks in displacing or diverting floodwaters and increasing the potential risk of flooding elsewhere.

2.1.5.3 Any mitigation measures proposed.

Restricted Discretionary Activities — Earthworks and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

2.1.6 Any activity which does not comply with Rule 2.1.2 shall be a restricted discretionary activity.

2.1.7 Under Rule 2.1.6 the Council shall restrict the exercise of its discretion to all of the following matters:

2.1.7.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

2.1.7.2 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or Wāhi Taonga Management Area as advised by local Rūnanga and in the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga;

2.1.7.3 Other than in Wāhi Taonga Management Area C39(b), any potential costs to the landholder of not being able to undertake the proposed activity on that site;

2.1.7.4 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

2.1.7.5 Any positive effects which may offset any adverse effects; and

2.1.7.6 Any monitoring or review of conditions.

Discretionary Activities — Earthworks

2.1.8 The following shall be discretionary activities:

2.1.8.1 Mineral exploration.

2.1.8.2 Any activity which does not comply with any of Rules 2.1.1.1 to 2.1.1.4 and 2.1.1.6 to 2.1.1.8.

Non- Complying Activities — Earthworks

2.1.9 Mining shall be a non-complying activity.

Reasons for Rules

Earthworks may create the following effects: dust nuisance; slope failure or erosion; siltation effecting neighbouring properties; waterbody bank erosion; sedimentation in waterbodies; and unsightliness of the Living Zone if left unoccupied.

Rule 2.1 sets out the conditions for when earthworks are likely to have minor effects on the environment, including timeframes for the completion and rehabilitation. Earthworks that cannot comply with Rule 2.1.1 may still be allowed, by granting of a resource consent for a discretionary activity (under Rule 2.1.4).

Mineral exploration and mining require resource consent in Living zones, irrespective of the scale of earthworks. The reason that mineral exploration within townships requires resource consent is because this activity may have the potential for adverse effects on amenity values and property values.

Rules 2.1.1.9 and 2.1.1.10 manage earthworks in areas which contain sites of special significance to Tāngata whenua or protect archaeological sites. Protecting these sites is part of the duty under section 6(e) of the Act “to provide for the relationship of Māori and their customs and traditions with their ancestral lands, water, sites, Wāhi tapu and other taonga’ and section 6(f) to recognise and provide for ‘the protection of historic heritage from inappropriate subdivision, use and development.

Wāhi Taonga Management Areas are of considerable cultural and archaeological significance. Earthworks in these areas are appropriate in certain circumstances and to a certain depth, after which resource consent is required (Controlled Activity). In assessing any application for resource consent made under Rule 2.1.2, the Council will consider whether the earthworks will disturb the special site within the Wāhi Taonga Management area C39(b) and whether that disturbance is inappropriate, as advised by local Rūnanga and in the case of Wāhi Taonga Management Area C39(b), the Historic Places Trust Pouhere Taonga).

Note 1 clarifies that earthworks associated with the activities listed are, in the view of the Council, de minimus activities (very minor/negligible). Rule 2 is not intended to affect or control those activities other than in Wāhi Taonga Management Area C39(b).

PART C

3 LIVING ZONE RULES — HERITAGE

3.1 HERITAGE STRUCTURES AND SITES

Permitted Activities — Heritage Structures and Sites

3.1.1 The following activities shall be permitted activities:

Maintenance of Heritage Structures and Sites

3.1.1.1 The maintenance of any building, structure or site listed in Appendix 3. For the purposes of this rule maintenance means:

(a) Replacement of any materials which do not form part of the original heritage features of the building, structure, or site;

(b) The replacement of any materials which form part of the original heritage values of the building, structure, or site, provided that these materials are of the same or similar appearance and character as the original materials;

(c) Any repainting of existing painted surfaces;

(d) Any cleaning or washing of external heritage features provided this does not involve the use of abrasive materials or techniques, such as sandblasting.

Restricted Discretionary Activities — Heritage Structures and Sites

3.1.2 Any activity which does not comply with Rule 3.1.1 shall be a restricted discretionary activity.

3.1.3 Under Rule 3.1.2 the Council shall restrict its discretion to consideration of:

Heritage Values

3.1.3.1 The heritage value(s) of the listed item including the extent to which it may already have been modified by previous additions or alterations.

3.1.3.2 Any adverse effects of the proposed activity on the heritage values of the listed item.

Positive Effects (Buildings, Structures and Sites only)

3.1.3.3 Any positive effects of the activity on the heritage values of the site, structure or building. Positive effects may include any restoration or enhancement of heritage values, prolonging the use and thus continuing the maintenance of the site or building, or maintaining or improving public access to increase appreciation of the heritage item.

Costs

3.1.3.4 The costs to the applicant of not allowing the proposed activity.

Alternatives (Buildings, Structures and Sites only)

3.1.3.5 Any alternative options which may better maintain the heritage values of the site, structure or building and the relative costs of alternatives.

3.1.3.6 Any other activity the applicant or owner has undertaken to maintain or enhance heritage values in the District and the appropriateness of any such activity as a mitigation measure.

Discretionary Activities — Heritage Structures and Sites

3.1.4 Any activity involving the removal or demolition of any building or structure (except those classified as “Category I” under the HPT Category in Appendix 3) shall be a discretionary activity.

Non-Complying Activities — Heritage Structures and Sites

3.1.5 Any activity involving the removal or demolition of any building or structure classified as “Category 1” under the HPT Class in Appendix 3 shall be a non-complying activity.

Notes

1 The consent authority may request technical advice from the New Zealand Historic Places Trust Pouhere Taonga, in deciding on any resource consent application under Rule 3.1.2 where it affects a listed building, structure or site.

2 Earthworks affecting any archaeological site require the consent from the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B Section 3.3, “Archaeological Sites”).

3.2 PROTECTED TREES

Permitted Activities – Protected Trees

3.2.1 In relation to trees listed in Appendix 4, the following activities shall be permitted activities:

3.2.1.1 Any examination, tissue sampling, and diagnostic work recommended by an approved Council arborist to determine the safety, health and general condition of the tree, and carried out by or under the supervision of that arborist.

3.2.1.2 Normal cultivation of the soil for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

3.2.1.3 Maintenance pruning of any listed tree is permitted where it meets the following:

(a) involves pruning branches in the bottom third of the tree only; and

(b) only branches 50mm in diameter or less may be pruned; and

(c) pruning is by the use of secateurs, loppers or handsaws (no chainsaws).

3.2.1.4 The use of the land immediately around the protected tree, within the distances defined below is permitted, provided that the health of the tree is not adversely affected and that:

Above ground level

a) there is no installation of any new overhead utility service within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

b) there is no construction, addition or replacement of any building within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

c) there is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

d) there is no storage, application or deposition of any chemical or substance that could cause harm to the tree.

Below ground level

(e) there is no laying/installation of any underground utility service within a distance of 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater distance; except that underground drilling or thrusting operations are permitted within this distance where the installation depth is not less than 1.2m and the holes to accommodate the drilling/thrusting machines are outside of this distance..

3.2.1.5 Normal maintenance works to clear silt deposits and maintain the effective operating function of swale drains or water detention or retention basins, within 10 metres of a listed protected tree or within the crown periphery (drip-line) whichever is the greater, provided the ongoing clearing work does not result in excavating below 75mm of the depth to which the excavations were originally formed or is not extended horizontally more than 75mm from their original circumference/location.

3.2.1.6 In emergency situations, where a protected listed tree or any part thereof, presents an **immediate** hazard to persons or property, the Council is to be advised immediately. Where an approved Council arborist is not available without delay, immediate action can be taken to eliminate or abate the hazard. Within 5 working days of any action being taken, the Council shall be notified in writing of the action taken and provided with proof of the urgency. This proof is to include photographs and, where applicable, a report from the arborist that undertook the action.

Controlled Activities – Protected Trees

3.2.2 In relation to trees listed in Appendix 4, the following activities shall be controlled activities:

3.2.2.1 Removal, remedial work or pruning of a hazardous or dangerous tree provided that a hazard assessment of the tree has been done by an approved council arborist and the tree is deemed potentially hazardous or dangerous.

3.2.2.2 Pruning of any tree listed as a Category B tree in Appendix 4, by a network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the electricity (hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

3.2.3 Under Rule 3.2.2. the Council shall restrict its discretion to consideration of:

3.2.3.1 The condition and future useful life expectance of the tree including any potential hazard to persons or property.

3.2.3.2 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

3.2.3.3 Whether the tree is currently causing or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

Restricted Discretionary Activities – Protected Trees

3.2.4 In relation to trees listed in Appendix 4, the following activities shall be restricted discretionary activities:

3.2.4.1 Any activity which does not comply withRule 3.2.1.1 Rule, 3.2.1.2 or Rule 3.2.1.3.

3.2.4.2 Any activity which does not comply with Rule 3.2.1.5 in relation to any tree listed as a Category B tree in Appendix 4.

3.2.4.3 Fixing of any structure or object to any part of a listed tree or any operation which could wound the bark or wood tissue of any part of the tree.

3.2.4.4 Pruning of any tree listed as a Category A tree in Appendix 4, by a Network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the Electricity (Hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

3.2.4.5 Destruction or removal of any tree listed as a Category B tree in Appendix 4.

3.2.5 Under Rule 3.2.4 the Council shall restrict its discretion to consideration of:

3.2.5.1 Any adverse effects of the proposed activity on the values of the listed tree.

3.2.5.2 For removal of a tree: the condition of the tree, including whether it poses a danger to people or property, or whether its condition is such that it is unable to be retained.

3.2.5.3 The costs to the applicant of not allowing the proposed activity.

3.2.5.4 Whether the applicant has the ability to undertake a complying development without the work detrimentally affecting the tree.

3.2.5.5 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

3.2.5.6 The effect of any building or structure on the visibility of the tree from a road or public place.

3.2.5.7 Whether the tree is currently causing, or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

3.2.5.8 Whether the tree or trees seriously restrict the development of the site for its zoned purposes.

3.2.5.9 Whether the tree or trees inhibits the growth of more desirable specimens nearby.

3.2.5.10	Whether the tree still retains the essential characteristics for which it was originally protected.
3.2.5.11	Whether a tree to be removed is capable of being successfully transplanted.
3.2.5.12	Any substitute or compensating tree planting proposed.
3.2.5.13	Whether the particular species of tree has been legally declared a noxious plant.

Non-Complying Activities – Protected Trees

3.2.6	In relation to trees listed in Appendix 4, the following activities shall be non-complying activities:
3.2.6.1	The use of the land immediately surrounding any tree listed as a Category A tree in Appendix 4, that does not meet the provisions of Rule 3.2.1.4 above.
3.2.6.2	Destruction or removal of any tree listed as a Category A tree in Appendix 4.

Notes

1.	Refer to the listing of protected trees in Appendix 4 to obtain the category of each tree.
2.	Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.
3.	The description of the location of each protected tree in Appendix 4 is at the date of this part of the Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

Reasons for Rules

Heritage Structures and Sites

The buildings, structures and sites listed in Appendix 3 and the trees listed in Appendix 4 have been assessed as having important heritage or cultural values to Selwyn District. Rule 3 provides an opportunity to ensure that changes to those items maintain or enhance their heritage values whenever practical. A higher level of protection is given to buildings and structures classified as “Category I” under the HPT listing in Appendix 3.

The Plan’s policies recognise that an essential part of maintaining the heritage values of buildings is to encourage their ongoing economic use, and thus their maintenance. This often means buildings being modified to suit a new use. The emphasis is on ensuring modifications maintain or enhance the heritage values of the building where feasible and practical, rather than disallowing changes. Maintenance work is defined in the rule so that it can be undertaken without the need for a resource consent, but is limited to a scale which ensures heritage values are not compromised.

Costs to the owners of these sites, where they are required to go through a resource consent process, may be mitigated by Council funding approved through the LTP from time to time. The consent authority will also consider the costs incurred by the owners, including the “opportunity costs” if the activity is not allowed to proceed. (See Part B, Section 3.3 for a full explanation of heritage “issues” and protection).

Protected Trees

The trees listed in Appendix 4 have been assessed as having significant values to the Selwyn District. Rule 3.2 provides an opportunity to ensure that these listed trees are adequately protected.

PART C

4 LIVING ZONE RULES — BUILDINGS

4.1 BUILDINGS AND NATURAL HAZARDS

Restricted Discretionary Activities — Buildings and Natural Hazards

4.1.1 Erecting any dwelling or other principal building on land located in the Living 1A or 2A zones at Tai Tapu where the minimum floor level is less than 6.93m above mean sea level shall be a restricted discretionary activity.

Any dwelling on land located in the Living 3 zone at Tai Tapu shall have a minimum freeboard height of 400mm above the 0.5% Annual Exceedance Probability flood event; and shall be sited on a building platform to be established prior to the issue of the building consent for the dwelling, which is of sufficient size to accommodate a dwelling and associated curtilage, in accordance with any applicable resource consent conditions for subdivision requiring the provision of building platforms in the Living 3 zone at Tai Tapu.

4.1.2 Under Rule 4.1.1 the Council shall restrict the exercise of its discretion to:

4.1.2.1 The nature of any flooding or land instability and whether this makes the site unsuitable to erect the proposed building or undertake the proposed earthworks.

4.1.2.2 Any effects of buildings or earthworks in displacing or diverting floodwaters and increasing the potential risk of flooding elsewhere.

4.1.2.3 Any mitigation measures proposed

Non-Complying Activities — Buildings and Natural Hazards

4.1.3 Erecting any new dwelling, or part dwelling thereof, or other principal building, on Lots 58 to 108 shown on the Plan attached as Appendix 24 at Rakaia Huts shall be a non-complying activity.

Prohibited Activities — Buildings and Natural Hazards

4.1.4 Erecting any dwelling or other principal building between any waterbody and any stop bank designed to contain flood water from that waterbody shall be a prohibited activity.

4.2 BUILDINGS AND LANDSCAPING

Permitted Activities — Buildings and Landscaping

4.2.1 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and

- Planted in lawn, and/or
- Paved or sealed, and/or
- Dressed with bark chips or similar material.

For the Living 3 Zone at Rolleston and Prebbleton identified on the Outline Development Plan in , Appendix 19, Appendix 39 and Appendix 40 the following shall apply:

4.2.2 Any principal building shall be a permitted activity if:

i. That apart from one vehicle crossing and access not exceeding 100m^2 in area all land within the setback areas from roads as specified in Rule 4.9.17, excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m^2; and

ii. The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and

iii. The trees are selected from the list below planted at a grade of not less than Pb95; and

iv. Shrubs are planted at ‘aa’ grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and

v. Any paved surface area within the area does not exceed 100m^2 in area.

vi. The list of suitable specimen trees for the purpose of this rule is:

- Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia

This list does not apply to the Living 3 zone on the north east corner of Trents Road and Springs Road.

vii. The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.

viii Any trees required to be established or maintained in accordance with the Living 3 Zone (Shands Road) Outline Development Plan are maintained at a minimum height of 3m and a spacing of no greater than 2m.

ix The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Note:Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39

and Appendix 40.
Rule 4.2. (i) to (vii) shall not apply to the Living 3 (Shands Road) Zone.

4.2.3 Any Fencing in the Living 3 Zone, and the Living 2A Zone in Darfield, as identified in Appendix 47, shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

4.2.3 Any Fencing in the Living 3 Zone, the Living 2A Zone in Darfield, as identified in Appendix 47, and in the Living 2 Zone (Springfield) as identified in Appendix 49, shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

Except that nothing in the above controls shall preclude:

(i) the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.

(ii) fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.

***Note**: Except that fences on boundaries adjoining reserve areas, cycleways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 and for the Living 1A6 Zone in Prebbleton shall not exceed 1.2m in height.*

Discretionary Activities — Buildings and Landscaping

4.2.4 Any activity which does not comply with Rule 4.2.1 or Rule 4.2.2 (i)-(vii) and (ix) shall be a discretionary activity.

Restricted Discretionary Activities — Buildings and Landscaping

4.2.5 Any activity which does not comply with Rule 4.2.3 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:

4.2.5.1 The extent to which the proposed fencing achieves high levels of visual transparency;

4.2.5.2 The extent to which the proposed fencing is in keeping with rural character elements;

4.2.5.3 Whether the proposed fencing is necessary as an integral part of a recreational facility such as a swimming pool or tennis court;

4.2.5.4 Whether the proposed fencing is necessary for the care and management of specialist livestock.

4.2.6 Any activity which does not comply with Rule 4.2.2 (viii) shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:

4.2.6.1 Whether an alternative planting plan prepared by a suitably qualified landscape professional has been submitted.

4.2.6.2 The extent to which an alternative planting proposal maintains or enhances the visual amenity of Shands Road, with reference to any acoustic barrier required on the site by the Living 3 (Shands Road) Zone Outline Development Plan.

4.3 BUILDINGS AND CONTAMINATED LAND

Refer to Rule 10.1 – Activities and Contaminated Land.

4.4 BUILDINGS AND WATER SUPPLY

Permitted Activities — Buildings and Water Supply

4.4.1 In all Living zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards.

4.4.2 In the Living 1 Zone at Lincoln, as shown in Appendix 35, rainwater storage tanks with a minimum capacity of 3000 litres shall be installed for each dwelling for non-potable uses, such as garden irrigation.

Discretionary Activities — Buildings and Water Supply

4.4.3 Any activity which does not comply with Rule 4.4.2 shall be a discretionary activity.

4.4.3 In the Living 2 Zone at Springfield as shown in Appendix 49, an on-site domestic water supply storage tank be installed in accordance with the requirements of the Selwyn District Council.

Note: this is due to the water supply in this zone being restricted to 2,000 litres per dwelling per day.

4.4.4 Any activity which does not comply with Rule 4.4.1 shall be a non-complying activity.

4.4.4 Any activity which does not comply with Rules 4.4.2 and 4.4.3 shall be a discretionary activity.

Non-Complying Activities — Buildings and Water Supply

4.4.5 Any activity which does not comply with Rule 4.4.1 shall be a non-complying activity.

4.5 BUILDINGS AND SEWAGE TREATMENT AND DISPOSAL

Permitted Activities — Buildings and Sewage Treatment and Disposal

4.5.1 In the Living zones at Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, and West Melton, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system.

4.5.1A In the case of the Living 3 Zone at Tai Tapu as identified on the Outline Development Plan at Appendix 48, each lot owner shall install, at the time of dwelling construction, a low pressure sewer system with a semi-positive displacement pump, as approved by Council, including a storage tank with a volume no less than 1300 litres. The sewer system must be configured to pump during offpeak hours only, as determined by Council.

4.5.1B On-site sewer pumps require under 4.5.1A shall be positioned on the building platform required under 4.1.1(A).

4.5.2 In all other Living zones in the district dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.

Non-Complying Activities — Buildings and Sewage Treatment and Disposal

4.5.3 Any activity which does not comply with Rule 4.5.1, Rule 4.5.1A or Rule 4.5.2 shall be a non-complying activity

Notes

1. A discharge permit is required from Environment Canterbury to dispose of sewage on-site at Kirwee and Darfield.

2 If the Council and the community decide to install a reticulated sewage treatment and disposal system, the Council may require existing dwellings and principal buildings to connect, pursuant to provision in the Local Government Act 1974

4.6 BUILDINGS AND BUILDING DENSITY

Permitted Activities — Buildings and Building Density

4.6.1 The erection on an allotment (other than a site at Castle Hill) of not more than either:

- One dwelling and one family flat up to 70m^2 in floor area; or
- One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).

4.6.2 The erection of not more than one principal building on any site at Castle Hill shall be a permitted activity

4.6.2.1 The erection of any dwellings in the Living WM Zone shall comply with the building densities and locations shown on the Outline Development Plan and associated Layer Plans (Appendix 20A) for this zone.

Restricted Discretionary Activities — Buildings and Building Density

4.6.3 Except as provided in Rule 4.6.6 the erection of not more than two dwellings on an allotment in a Living 1 zone shall be a restricted discretionary activity.

4.6.4 Under Rule 4.6.3 the Council shall restrict the exercise of its discretion to:

4.6.4.1 Whether each dwelling has adequate outdoor living space for the exclusive use of that dwelling for residential activities; and

4.6.4.2 Whether each outdoor living space will receive direct sunlight on the shortest day of the year; and

4.6.4.3 Whether there is adequate privacy between the habitable rooms of the two dwellings erected on the same allotment; and

4.6.4.4 The proportion of allotments in the street or subdivision where there is more than one dwelling or principal building; and

4.6.4.5 Any adverse effects, including cumulative effects, on the residential density or sense of spaciousness of the area; and

4.6.4.6 The need for a 'step in plan' to be provided at each 20 metre interval along a continuous building wall in order to mitigate any adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property. The Step shall be sufficient spacing, depth, and length to provide a well articulated façade that provides visual variety and relief from long monotonous buildings.

4.6.4.7 Within the Lowes Road Outline Development Plan Area, that the siting of the dwelling does not preclude the establishment of any roads or indicative walkways as shown in Appendix 34.

Note: Building density and site coverage rules both apply.

Discretionary Activities — Buildings and Building Density

4.6.5 Except as provided in Rule 4.6.6, the erection on any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1, 4.6.2.1 or Rule 4.6.3 shall be a discretionary activity in Living 1 zones and the Living WM Zone.

Non-Complying Activities — Buildings and Building Density

4.6.6 The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 and Living 1A6 Deferred zones at Prebbleton and all Living Z, 2, 2A and Living 3 zones.

Note: There is no maximum number of accessory buildings allowed on an allotment, but Rule 4.7 – Site Coverage – applies to all buildings

4.7 BUILDINGS AND SITE COVERAGE

Permitted Activities — Buildings and Site Coverage

4.7.1 Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

Zone		Coverage
Living 1	Including garage	40%
	Excluding garage	40% minus 36m^2
	Emergency Services only	50%

Zone		Coverage
Living 1a	Castle Hill	40%
Living 1a3	Lincoln	45%
Living 1a4	Lincoln	40%
Living Z	Including Garage	40%
	Excluding garage	40% minus 36m^2
	Medium Density	Including garage 40% Excluding garage 40% minus 18m^2
	Comprehensive Medium Density	50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.
Living 1a2	Prebbleton	40%
Living 1a5	Prebbleton	40% For comprehensive residential development, site coverage shall be applied over the whole Living 1a5 Zone
Living 1a6	Prebbleton	40%
Living WM	Including garage	40%
	Excluding garage	40 % minus 36m^2
	Emergency Services only	50%
Living 2 (all townships not otherwise listed) and Living 2a (Blakes Road, Prebbleton)	Including garage	Lesser of 20% or 500m^2
	Excluding garage	Lesser of 20% minus 36m^2 or 500m^2 minus 36m^2
	Emergency Services only	40%
Living 2a	Prebbleton and West Melton	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%
Living 2a1	Darfield	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%
Living 3		Lesser of 10% or 500m^2

Table C4.1 Site Coverage Allowances

Zone		Coverage
Living 1	Including garage	40%
	Excluding garage	40% minus 36m^2
	Emergency Services only	50%
Living 1a	Castle Hill	40%
Living 1a3	Lincoln	45%
Living 1a4	Lincoln	40%
Living Z	Including Garage	40%
	Excluding garage	40% minus 36m^2
	Medium Density	Including garage 40% Excluding garage 40% minus 18m^2
	Comprehensive Medium Density	50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.
Living 1a2	Prebbleton	40%
Living 1a5	Prebbleton	40% For comprehensive residential development, site coverage shall be applied over the whole Living 1a5 Zone
Living 1a6	Prebbleton	40%
Living WM	Including garage	40%

Zone		Coverage
	Excluding garage	40 % minus 36m^2
	Emergency Services only	50%
Living 2 (all townships not otherwise listed) and Living 2a (Blakes Road, Prebbleton)	Including garage	Lesser of 20% or 500m^2
	Excluding garage	Lesser of 20% minus 36m^2 or 500m^2 minus 36m^2
	Emergency Services only	40%
Living 2	Springfield	500m^2 maximum
Living 2a	Prebbleton and West Melton	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%
Living 2a1	Darfield	10% and a maximum additional area in hardsurfacing of 10%
	Emergency Services only	40%
Living 3		Lesser of 10% or 500m^2

Note: the Living 2 requirement in Rule 4.7.1 does not apply to Dunsandel Primary School.

Temporary Activities

4.7.2 Maximum site coverage rules do not apply to:

4.7.2.1 Any building, tent, caravan, trailer or marquee erected for a temporary activity, provided the structure is removed within 2 days after the activity ceases; or

4.7.2.2 Any building erected for temporary accommodation associated with a construction project on the site, provided the building is removed within 12 months or when construction ceases, whichever is the shorter time.

Restricted Discretionary Activities — Buildings and Site Coverage

4.7.3 Any activity which does not comply with Rule 4.7.1 shall be a restricted discretionary activity if it complies with all of the following standards and terms:

4.7.3.1 The site is located in a Small Lot Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

(a) 45% - including a garage; or

(b) 45% - 18m^2 - excluding a garage; or

4.7.3.2 Where a site forms part of a comprehensive residential development the maximum site coverage shall be 55% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

4.7.3.3 The site is located in a Living Z Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

(a) 45% - including a garage; or

(b) 45% - 18m^2 - excluding a garage; or

(c) part of a comprehensive residential development of four or more adjoining lots under 350m^2 in size, in which case the maximum site coverage shall be 50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

4.7.4 Under Rule 4.7.3, any resource consent application shall not be notified and shall not require the written approval of affected parties, and the Council shall restrict the exercise of its discretion to consideration of:

4.7.4.1 The number of sites in the street or subdivision where the site coverage already exceeds

(a) 40% for Small Lot Medium Density

(b) 50% for Comprehensive Medium Density.

4.7.4.2 Any adverse effects, singularly or cumulatively, on the residential density or ‘spaciousness’ of the area, including:

(a) the extent to which a complying outdoor living area and opportunities for tree planting and garden landscaping are to be provided;

(b) whether there are any areas of communal or public open space in the immediate vicinity of the site;

(c) the extent to which a balance is achieved between buildings and hardsurfacing, and landscaping and open space;

(d) the avoidance of an appearance of cramped development that is out of keeping with an open and spacious streetscene; and

(e) whether the visual effects of increased site coverage are offset by the provision of an attractive, well designed street frontage with good levels of architectural detailing and articulation and the siting of garaging and parking areas to the rear of the site.

Non-Complying Activities — Buildings and Site Coverage

4.7.5 Any activity which does not comply with Rule 4.7.3 shall be a non-complying activity.

4.8 BUILDINGS AND BUILDING HEIGHT

Permitted Activities — Buildings and Building Height

4.8.1 The erection of any building which has a height of not more than 8 metres shall be a permitted activity.

4.8.2 The erection of any building within the area shown as "Medium Density (potential 11m height area)" within Lincoln ODP 7 which has a height of between 8m and 11m shall be a restricted discretionary activity.

4.8.3 Under Rule 4.8.2 the Council shall restrict the exercise of its discretion to consideration of:

4.8.3.1 The scale and bulk of the building in relation to adjacent sites, the street and the surrounding area.

4.8.3.2 The extent to which the height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.

4.8.3.3 The extent to which the additional height will shade or physically dominate adjacent sites.

4.8.3.4 The extent to which the non-compliance leads to a better or more efficient use of the site and/or creates a higher level of on-site amenity.

Discretionary Activities — Buildings and Building Height

4.8.4 Any activity which does not comply with Rule 4.8.1 or Rule, 4.8.2 shall be a discretionary activity.

Note

1. Any structure erected in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.

4.9 BUILDINGS AND BUILDING POSITION

Permitted Activities — Buildings and Building Position

The following shall be permitted activities

Recession Planes

4.9.1 Except in Rule 4.9.1.1 and Rule 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;

4.9.1.1 In a Living Z medium density area located within an Outline Development Plan (ODP) on any internal boundary which is

(a) not a boundary of a lot in a low density area; and

(b) which is not a boundary of the ODP area as a whole – the construction of any building which complies with a recession plan angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level; and

4.9.1.2 Where buildings on adjoining sites have a common wall along an internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Setbacks from Boundaries

4.9.2 Except as provided in Rules 4.9.3 to Rules 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below

Table C4.2 - Minimum Setbacks for Buildings

Building Type	Metres from Boundary	
	Internal	Road (or shared access where specified)
Dwelling or principal building	2 m	4 m
Garage: Wall length 7m or less and vehicle door faces road or shared access	1 m	5.5 m
Garage: Wall length 7m or less and vehicle door faces internal boundary	1 m	2 m
Garage: Wall length greater than 7m and Vehicle door faces road or shared access	2 m	5.5 m
Garage: Wall length greater than 7m and Vehicle door faces internal boundary	2 m	4 m
Accessory Building with wall length not more than 7m	1 m	2 m
Accessory Building with wall length greater than 7m	2 m	4 m
Utility Structures	0 m	0 m

Note: Where a garage is proposed on a corner site i.e. has two road frontages, only one wall may be located up to 2m from a road boundary, provided that that wall does not contain a vehicle door and is less than 7m in length. All other walls are to be set back at least 4m from the road boundary, with walls containing a vehicle door set back 5.5m from the road boundary.

Setbacks from State Highways and internal noise levels

4.9.3 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater.

4.9.4 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and Appendix 40, and ODP Area 3 and ODP Area 8 in Rolleston, and the Living 2A Zone in Darfield, as identified in the Outline Development Plan in Appendix 47, any dwelling,

family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

	24 hours
Within Bedrooms	35 dBA (Leq 24 hour)
Within Living Area Rooms	40 dBA (Leq 24 hour)

Note: Living Area rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.

4.9.5 In the Living 2A Zone at Darfield, as identified in Appendix 47, any dwelling, family flat and any rooms within accessory buildings used for sleeping or living purpose shall be located no closer than 20m from the edge of the sealed carriageway of State Highways.

4.9.6 In the Living 2A Zone at Darfield, as identified in Appendix 47, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 80m from the edge of the sealed carriageway of State Highways shall be required to comply with the internal noise guidelines outlined in AS/NZS2107:2000.

Common Wall

4.9.7 Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building

Castle Hill

4.9.8 Buildings or structures shall be setback not less than 6m from the south eastern boundaries of Lots 1 and 2 DP 22544 in the Living 1A Zone at Castle Hill Village.

4.9.9 Buildings or structures shall be setback not less than 1.5 metres from all internal and road boundaries within the Living 1A Zone at Castle Hill, except that:

4.9.9.1 Along the Living 1A Zone boundaries the minimum setback shall be 3 metres; and

4.9.9.2 Where an internal boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 metre in width or of an access lot or right of way there shall be no minimum setback.

Prebbleton

4.9.10 Any building in the Living 1A Zone at Prebbleton shall be setback from the road boundary of Trices Road by not less than 10 metres. The 10 metre area shall be landscaped.

4.9.11 Any building shall be setback not less than 6 metres from the north east or north west zone boundaries of the Living 1A2 Zone at Prebbleton.

4.9.12 Any dwelling shall be setback not less than 3 metres from an internal boundary in the Living 1A2, 1A3 and 1A4 Zones in Prebbleton.

4.9.13 For the Living 1A6 Zone in Prebbleton, no dwelling shall be sited within 5m of the north western common boundary with the Kingcraft Drive Existing Development Area, as identified in the ODP contained in Appendix 19.

4.9.14 Any dwelling in the Living 2A Zone in Prebbleton shall have:

4.9.14.1 A setback from any internal boundary other than the southern zone boundary of not less than 6 metres.

4.9.14.2 A setback from the southern zone boundary of not less than 20 metres.

4.9.15 Any dwelling shall be set back not less than 15 metres from the north eastern boundary of the Living 2A (Blakes Road) Zone.

4.9.16 Any dwelling shall be set back not less than 48.2m from the north eastern zone boundary of the Living 2A Zone in Prebbleton, as identified in Appendix 19.

4.9.17 Any building in the Living 3 Zone (Hamptons Road) at Prebbleton shall be set back at least

(i) 20 metres from any road boundary except on corner lots a minimum setback of 15m applies to one boundary.

(ii) 15 metres from any other boundary.

4.9.18 Any building in the Living 3 zone (Trents Road and Shands Road), Prebbleton (as shown on the Outline Development Plans in Appendix 19) shall be set back at least:

(i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary

(ii) 10 metres from the boundary of Lot 1 DP 52527

(iii) 5 metres from any other boundary

Living 3 Rural Residential – Shands Road, Noise Mitigation

4.9.19 For the purpose of protection against traffic noise intrusion from Shands Road any dwelling, family flat and any rooms within accessory buildings used for sleeping or living shall be located at least 25 metres from Shands Road and physical acoustic barriers shall be established in the locations indicated on the Outline Development Plan, Trents Road and Shands Road, Prebbleton in Appendix 19. The finished height of any acoustic barrier shall be no less than 3 metres above the adjacent ground level of any residential lot. The mass of any acoustic barrier shall be 8-10 kg/m^2 and shall be constructed and maintained with no gaps in the barrier construction or at ground level.

West Melton

4.9.20 Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 zones) or Appendix 20A (Living WM Zone) shall be set back at least 40 metres from State Highway 73.

4.9.21 Any dwelling in the Living 2A Zone at West Melton shall have:

4.9.21.1 A setback from any internal boundary of not less than 6 metres

4.9.21.2 A setback from any road boundary of not less than 10 metres.

Leeston

4.9.22 Any dwelling in the Living 2A Zone at Leeston shall have a setback from any Business Zone boundary of not less than 20 metres.

Small Lot Medium Density areas located within an Outline Development Plan

4.9.23 Any dwelling or principal building shall be set back a minimum of 3m from any road boundary, with the exception of any comprehensive development within the Medium Density area of Lincoln ODP 7 where any dwelling or principal building shall be set back a minimum of 2m from any road boundary

4.9.24 Where an allotment has legal access to a private Right of Way or shared access, any dwelling or principal building on that allotment shall be set back a minimum of 3m along the entire length of the boundary with that private Right of Way or shared access, with the exception of Medium Density area of Lincoln ODP 7 where any dwelling or principal building on that allotment shall be set back a minimum of 2m.

4.9.25 Any garage where a vehicle door faces the road, a private Right of Way or shared access shall be set back a minimum of 5.5m from the road boundary, private Right of Way, or shared access.

4.9.26(a) No garage or accessory building is to be located between the front façade of the dwelling and the road boundary, or the rear service lane by which the allotment is accessed, where the lot does not have any other frontage to a public road.

4.9.26(b) If the site has a net area of less than 430m^2, garages with a total vehicle door width greater than 3m are to be accessed off a rear service lane only. (This rule does not apply to lots that gained subdivision consent prior to 30th June 2014).

Please refer to the Medium Density guide for examples on garaging.

4.9.27 Any dwelling or principal building, excluding garages or accessory buildings, shall be set back a minimum of 2m from any internal boundary. Buildings may however be sited along an internal boundary if the building shares a common wall with another building on an adjoining site.

4.9.28 No set back is required for any garage or accessory building from an internal boundary, provided that the total length of garages or accessory buildings adjacent to the internal boundary do not exceed 7m and provided those garages or accessory buildings comply with a 45 degree recession plane measured from 2.5m above ground level at the boundary, except when the site is on the boundary of a low density area or another Living zone, in which case Rule 4.9.2 applies

4.9.29 All balconies at first floor level and above may only be located in a façade that faces a road boundary or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes

4.9.29.1 Any windows at first floor level or above must:

- Face a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes; or
- Be set back a minimum of 10m from an internal boundary; or
- Have a sill height of at least 1.6m above internal floor level; or
- Be obscure glazed, and either non-opening or top- hinged, and be associated with a bathroom, toilet, or hallway.

Temporary Activities

4.9.30 Rule 4.9.2 does not apply to the siting of any building, tent, caravan or trailer on a site if:

4.9.30.1 The building, tent, caravan or trailer is erected for a temporary activity; and

4.9.30.2 The building, tent, caravan or trailer is removed within 2 days of the activity ceasing.

4.9.31 Rule 4.9.2 does not apply to the siting of any building on a site which is for temporary accommodation associated with a construction project on the site if:

4.9.31.1 The building is removed within 12 months or when construction ceases, whichever is the shorter time

Setback from Lincoln Sewerage Treatment Plant

4.9.32 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123.

Lincoln

4.9.33 Within the Living Z zone at Lincoln, ODP Area 5, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Landscape Buffer located at the northern end of the Business 2B zone until appropriate noise attenuation measures, as determined by a suitably qualified noise expert and designed to achieve the noise standards contained in Rule 22.4.1.6 have been constructed.

4.9.34 Within the Living 3 Zone at Lincoln shown on ODP Area 8, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Business 2B Zone boundary

Rolleston

4.9.35 In ODP Area 3 and ODP Area 8 in Rolleston, no dwellings shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1

4.9.36 In ODP Area 3 and ODP Area 8 in Rolleston, for any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1:

- Appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design

levels in AS/NZS2107:2000 (or its successor) – 'Recommended design and sound levels and reverberation times for building interiors'

- Prior to the construction of any dwelling an acoustic design certificate from a suitable qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved.

4.9.37 Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and Appendix 40) shall be set back at least:

i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;

ii) 5 metres from any other boundary

4.9.38 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1.

For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.

4.9.39 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)).

Special Character Low Density Areas (Living 1C zoning)

4.9.40 In Living 1C zoned areas, buildings shall have a setback from the road boundary of not less than 6m.

4.9.41 Dwellings and family flats shall be positioned at least 6m from any existing dwelling or family flat (or footprint of a planned dwelling or family flat for which a building consent has been granted within the previous 2 years).

An exception is where family flats are attached to the principal dwelling

Living 3 Rural Residential densities located within an operative Outline Development Plan

4.9.42 Any building in the Living 3 Zone shall have

(i) A setback from any road boundary of not less than 20m, except that for areas located within an urban growth path identified in an adopted Township Structure Plan and where the subdivision layout and associated methods have been established to facilitate future intensification to urban densities, a minimum setback from any road boundary of not less than 7m shall apply

(ii) A setback from any other boundary of not less than 15m.

4.9.42 (a) Any building in the Living 3 Zone at East Rolleston (as shown on the Outline Development Plan in Appendix 46) shall be set back at least:

- 20 metres from any road boundary except that on corner lots a minimum setback of 15m applies to one road boundary;
- 40 metres from any boundary with a state highway;
- 15 metres from any other boundary

4.9.43 In the Living 2 zone identified in Appendix 41A at Darfield, no additional dwellings shall be erected within the 60dB noise contour area shown on the Outline Development Plan.

4.9.44 In the Living 2 zone identified in Appendix 41A at Darfield, the following shall apply:

(i) All habitable space excluding bedrooms, within the new dwellings erected outside the 60dB noise contour shown on the Outline Developent Plan will be designed, construced and maintained to achieve a design noise level of 35 dB LAFmax from noise generated by outdoor shooting activities at the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD).

(ii) Primary outdoor living areas associated with any new residential dwelling must be screened from the Darfield Gun Club noise to achieve a noise level not exceeding 50 dB LAFmax.

(ii) Prior to the construction of any dwelling, cerification of compliance with 4.9.44 (i) and (ii) shall be confrimed in writing to the Council's Planning Manage by a suitable qualified amd experienced acoustic expert.

These rules shall only apply until such time as the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD) ceases to operate outdoor shooting activities at the corne of Creyke and Telegraph Roads.

Restricted Discretionary Activities — Buildings and Building Position

4.9.45 Any activity which does not comply with Rule 4.9.1, Rule 4.9.25 or 4.9.26 shall be a restricted discretionary activity.

4.9.46 Under Rule 4.9.45 the Council shall restrict the exercise of its discretion to consideration of

4.9.45 Springfield: Any building in the Living 2 Zone at Springfield shall be set back at least:

4.9.46.1 Any adverse effects of shading on any adjoining property owner; or on any road or footpath during winter

i) 20 metres from any road boundary.

4.9.47 Any activity which does not comply with Rule 4.9.2 andRules 4.9.4 toRule 4.9.30 and Rule 4.9.32 to Rule 4.9.33 shall be a restricted discretionary activity.

ii) 6 metres from any internal property boundary including any accessway / right of way boundary and from the property boundary shared with the Midland

Railway Line.

4.9.48 Under Rule 4.9.45 the Council shall restrict the exercise of its discretion to consideration of:

iii) For any dwelling: 80 metres from the property boundary shared with the Midland Railway Line.

4.9.48.1 Internal Boundary

4.9.46 Any activity which does not comply with Rule 4.9.1, Rule 4.9.25 or 4.9.26 shall be a restricted discretionary activity.

4.9.47 Under Rule 4.9.45 the Council shall restrict the exercise of its discretion to consideration of

4.9.47.1 Any adverse effects of shading on any adjoining property owner; or on any road or footpath during winter

4.9.48 Any activity which does not comply with Rule 4.9.2 andRules 4.9.4 toRule 4.9.30 and Rule 4.9.32 to Rule 4.9.33 shall be a restricted discretionary activity.

4.9.49 Under Rule 4.9.45 the Council shall restrict the exercise of its discretion to consideration of:

4.9.49.1 Internal Boundary

Any adverse effects on the:

4.9.46.2 Road Boundary

(a) privacy

(b) outlook

(c) shading; or

(d) amenity values

of the adjoining property, its occupiers and their activities; and

4.9.48.3 Any reverse sensitivity issues at the southern zone boundary of the Living 2A zone at Prebbleton

4.9.49.2 Road Boundary

Any adverse effects on:

4.9.48.4 In the Living 3 Zone at Rolleston as shown in Appendix 39, whether the building development meets the internal sound levels listed in the table below:

(a) the character of the street

(b) safety and visibility of pedestrians, cyclists and motorists, and

4.9.49 Any activity which does not comply with Rule 4.9.34 shall be a restricted discretionary activity

(c) shading of the road or footpath in winter;

4.9.50 Under Rule 4.9.49 the Council shall restrict the use of its discretion to consideration of any reverse sensitivity issues at the eastern zone boundary with the Business 2B Zone.

(d) methods to mitigate any adverse effects of traffic noise on the occupants of a dwelling; and

4.9.51 Any activity which does not comply with Rules 4.9.40 or Rule 4.9.41 shall be a restricted discretionary activity.

4.9.52 Under Rule 4.9.49 the Council shall restrict the use of its discretion to consideration of the unique spacious character of the area and its sensitivity to incongruous or closely spaced buildings.

4.9.49.3 Any reverse sensitivity issues at the southern zone boundary of the Living 2A zone at Prebbleton

4.9.49.4 In the Living 3 Zone at Rolleston as shown in Appendix 39, whether the building development meets the internal sound levels listed in the table below:

Type of Occupancy/activity	Recommended Internal Design Sound Level (dBa Leq (24hr))
Dwelling/Family Flat/accessory buildings – bedroom Within Bedrooms	35
all other habitable spaces	40
Noise Sensitive activities	35

4.9.53 Any activity which does not comply with 4.9.44 shall be a restricted discretionary activity

4.9.54 Under Rule 4.9.53 the Council shall restrict the excercise of its discretion to the following:

4.9.50 Any activity which does not comply with Rule 4.9.34 shall be a restricted discretionary activity

4.9.51 Under Rule 4.9.49 the Council shall restrict the use of its discretion to consideration of any reverse sensitivity issues at the eastern zone boundary with the Business 2B Zone.

4.9.52 Any activity which does not comply with Rules 4.9.40 or Rule 4.9.41 shall be a restricted discretionary activity.

4.9.53 Under Rule 4.9.49 the Council shall restrict the use of its discretion to consideration of the unique spacious character of the area and its sensitivity to incongruous or closely spaced buildings.

Restricted Discretionary Activities

4.9.54 Any activity which does not comply with 4.9.44 shall be a restricted discretionary activity

4.9.55 Under Rule 4.9.53 the Council shall restrict the excercise of its discretion to the following:

- The extent to which the site is predicted to be affected by noise from outdoor shooting activities carried out at the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD).

4.9.55 Any activity which does not comply with Rule 4.9.3 and Rule 4.9.35 to Rule 4.9.39 and Rule 4.9.42 and Rule 4.9.42(a) and Rule 4.9.43 shall be a discretionary activity

- The extent to which any noise from outdoor shooting activities carried out at the Darfiled Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD) will have on all habitable spaces (excluding bedrooms), and primary outdoor living areas.

- The extent to which residential activities at the site will give rise to reverse sensitivity to the outoor shooting activities at the Darfield Gun Club (located on the site legally described as RES 1511 BLK XI Hawkins SD).

4.9.56 Any dwelling which does not comply with Rule 4.9.30 shall be a non-complying activity.

- The extent of the environmental effects from any noise mitigation measures

4.9.57 Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

Applications under Rule 4.9.53 shall not be publicly notified, but may be limited notified on the Darfield Gun Club (located on the site leaglly described as RES 1511 BLK XI Hawkins SD).

Discretionary Activities — Buildings and Building Position

4.9.56 Any activity which does not comply with Rule 4.9.3 and Rule 4.9.35 to Rule 4.9.39 and Rule 4.9.42 and Rule 4.9.42(a) and Rule 4.9.43 and Rule 4.9.45 shall be a discretionary activity

Non-Complying Activities — Buildings and Building Position

4.9.57 Any dwelling which does not comply with Rule 4.9.30 shall be a non-complying activity.

4.9.58 Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and Appendix 40.

4.10 RELOCATED BUILDINGS

Note: Any relocated building in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.

Permitted Activities — Relocated Buildings

4.10.1 The erection of any relocated building shall be a permitted activity if one or more of the following conditions are met:

4.10.1.1 The relocated building is a garage or accessory building; or

4.10.1.2 The building is moved from one position to another within the same site; or

4.10.1.3 The building is relocated on to a site for a temporary activity and is removed from the site within 2 days of the activity ceasing; or

4.10.1.4 The building is relocated on to a site to provide temporary accommodation during a construction project on the site, and the building is removed from the site within the lesser of a 12 month period or when the construction work ceases.

4.10.1.5 The building is being relocated within or between schools

Controlled Activities — Relocated Buildings

4.10.2 Any activity which does not comply with Rule 4.10.1 shall be a controlled activity which shall not be notified and shall not require the written approval of affected parties. The matters the Council has reserved control over are:

4.10.2.1 The time period within which the building is to have its new foundations established and covered; and

4.10,2,2 The time period within which any repair work to the exterior of the building is to be repaired; and

4.10.2.3 The standard to which the exterior of the building is to be finished; and

4.10,2.4 Whether any bond is required to cover the cost of reinstatement works in relation to matters listed under Rules 4.10.2.1 to Rule 4.10.2.3, and the type of bond.

4.11 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN PREBBLETON

Discretionary Activities — Comprehensive Residential Development in Prebbleton

4.11.1 In the Living 1A5 Zone in Prebbleton, comprehensive residential development shall be a discretionary activity where Council shall take into account, but not be limited to, the following:

4.11.1.1 Effects associated with the width, location, form and layout of accesses and roads on the amenity of the area;

4.11.1.2 Effects of vehicle parking and garaging on the amenity of the area or the enjoyment of neighbouring properties;

4.11.1.3 The ability to provide adequate vehicle parking and manoeuvring on the site;

4.11.1.4 Impacts on the road network in traffic generation and traffic safety;

4.11.1.5 The extent to which levels of traffic generation or pedestrian activity will result that are incompatible with the character of the surrounding living environment;

4.11.1.6 Effects on the sense and spaciousness of the immediate area and wider neighbourhood;

4.11.1.7 The extent to which the scale, form, modulation, design, colours and materials of buildings will be compatible with other buildings in the surrounding area and will not result in visual dominance or incongruency;

4.11.1.8 The extent to which site layout and buildings have been designed to avoid adverse effects on the privacy, outlook, access to sunlight and daylight and other amenity values of neighbouring properties;

4.11.1.9 The amount of variety in design and size of dwellings on the site, in order to provide a choice of living accommodation;

4.11.1.10 Whether the dwellings are clustered in larger or smaller groups and the extent to which the grouping or spacing of dwelling units on the site leads to an attractive and varied development rather than a monotonous one;

4.11.1.11 The need for a 'step in plan' to be provided at 20 metre intervals along a continuous building wall in order to mitigate adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property;

4.11.1.12 The attractiveness of the street frontages of the site;

4.11.1.13 The extent to which mature vegetation is retained and the character of the site remains dominated by tree and garden plantings;

4.11.1.14 Privacy between habitable rooms of neighbouring dwellings;

4.11.1.15 The quality of landscaping and its effectiveness in mitigating adverse effects;

4.11.1.16 Impacts on the sense of spaciousness of the immediate area and wider neighbourhood;

4.11.1.17 The extent to which outdoor living space remains open and not contained or partitioned by fencing;

4.11.1.18 Whether the amount of outdoor living space is accessible to, and adequate for, the occupants of all dwellings and whether it will receive direct sunlight on the shortest day of the year.

4.12 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN MEDIUM DENSITY AREAS COVERED BY AN OUTLINE DEVELOPMENT PLAN

Restricted Discretionary Activities — Comprehensive Residential Development in Medium Density areas covered by an Outline Development Plan

4.12.1 Within any comprehensive residential development shall be a restricted discretionary activity where there is at least one gap of a minimum of 6m between units for every 8 road-fronting residential units.

Please refer to the Medium Density guide for examples of the use of this gap and the design of short terraces

4.12.2 Any comprehensive residential development which comply with Rule 4.12.1 shall not be notified and shall not require the written approval of affected parties. Under Rule 4.12.2 the Council shall restrict the exercise of its discretion to consideration of:

4.12.2.1 Context and Spaciousness

The extent to which medium density development responds to the existing context through:

(a) Providing compatibility in scale between the new development and any neighbouring buildings;

(b) Being oriented towards adjoining public spaces such as roads, parks, or reserves and presents a front façade with a good level of glazing. Visible pedestrian front entrances and low front fencing;

(c) Providing dwellings which relate to each other and surroundings in terms of regularity of features such as window height and detailing and a consistency in roof slope and form.

(d) Provide visual breaks by varying the alignment of dwellings and variation in dwelling type and form. In general the same design should not be used for more than 6 adjacent dwellings where they are an attached terrace, or more than 4 dwellings where they are detached or semi-detached townhouses.

(e) Avoid long terraces or rows of dwellings in order to provide both visual separation and to facilitate if appropriate mid-block pedestrian access and/or vehicle access to rear service lanes.

4.12.2.2 Attractive street scene, Public Interface and External Appearance

The extent to which the street scene, public interface and external appearance of buildings in medium density developments:

(a) Provides dwellings with visual interest when viewed from any public spaces through articulation, roof form, openings and window location. In particular there should be regular steps-in-plan in the front façade along road frontages to support the individualisation and differentiation between dwellings;

(b) Provides visible entry to the dwelling when viewed from the road or the main public access to the development;

(c) Provides a good level of glazing and overlooking from habitable rooms towards the road and any adjacent public open spaces

(d) Building design provides a balance of consistency and variety in the street scene;

(e) Provides open frontages which will not be enclosed by fences over 1m in height.

4.12.2.3 Dwelling design, position and orientation

The extent to which the dwelling design, position and orientation of buildings in medium density developments

(a) Locates and orientates dwellings to define external spaces, to allow adequate sunlight and daylight into main living rooms and private outdoor spaces;

(b) Positions dwellings to ensure that dwellings front on to, and are accessed from, the road, private Right of Way, or shared accessways;

(c) Positions dwellings to capitalise on any views or natural features;

(d) Minimises the visual dominance of garaging and vehicle parking areas, especially as viewed from the street or public open spaces. The use of rear courtyards for parking is encouraged;

(e) Incorporates attractive detailed design including provision of mailboxes and space for bin storage and collection;

(f) Provides attractive and efficient shared parking where required.

(g) Windows of Living rooms and kitchens should be set back a minimum of 2m from internal boundaries.

4.12.2.4 Visual and acoustic privacy

The extent to which buildings in comprehensive developments achieve visual and acoustic privacy through:

(a) Avoiding or minimising direct views from the windows of one dwelling into another at distances less than 20m through the use of the following design devices:

- The shape and position of the buildings
- The location of windows e.g. offset windows and high sill windows
- Intervening screening e.g. 1.8 metre high fences (not on road boundary or frontage with accessways), hedges, trees
- Screening devices on balconies to ensure that they do not overlook windows or private spaces

(b) The provision of acoustic treatment between dwellings through enhancing separation between openings, effective solid acoustic screening and by locating noise sensitive spaces from noisy activities (e.g. separation of bedrooms from service areas and garages).

4.12.2.5 Private outdoor living spaces

The extent to which comprehensive developments provide private outdoor living spaces that:

(a) Have the primary outdoor living space directly accessible from an internal living room;

(b) Have any secondary outdoor living spaces such as balconies directly accessible from living rooms or bedrooms;

(c) Are located so that the principal private outdoor living space will receive sunshine for a reasonable portion of the day in winter;

(d) Are located so that the principal outdoor living space is not directly overlooked by windows or balconies of neighbouring dwellings;

(e) The extent to which communal outdoor living space is provided within a comprehensively designed development and the functionality of that space for meeting the likely needs of future occupants;

(f) Are located to the side or rear of the dwelling and not adjacent to the road boundary.

4.12.2.6 Safety and security

The extent to which comprehensive developments are designed to reduce the fear and incidence of crime through.

(a) The avoidance of narrow alleyways and places of entrapment;

(b) A clear definition between public and private spaces;

(c) The ability to provide casual surveillance of public space from private property and vice versa.

4.12.2.7 Accessibility and connectivity

The extent to which comprehensive developments are designed for accessibility and connectivity through:

(a) Providing for the safe and efficient movement of pedestrians, cyclists and motorised vehicles within and through the development and to surrounding residential areas and commercial and community facilities;

(b) Providing direct pedestrian and cycle linkages from developments to and between any adjoining reserves and open spaces.

Discretionary Activities — Comprehensive Residential Development in Medium Density areas covered by an Outline Development Plan

4.12.3 Any activity which does not comply with Rule 4.12.1 shall be a discretionary activity

4.13 BUILDINGS AND STREETSCENE

Permitted Activities — Buildings and Streetscene

For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or the High Street, Southbridge Outline Development Plan area (Appendix 45) or a Living Z zone

4.13.1 That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.

4.13.2 Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over

which allotment has legal access.

Restricted Discretionary Activities - Buildings and Streetscene

4.13.3 Any activity which does not comply with Rule 4.13.1 shall be a restricted discretionary activity.

4.13.4 Under Rule 4.13.1 the Council shall restrict the exercise of its discretion to consideration of:

4.13.4.1 The degree to which an open streetscene is maintained and views between the dwelling and the public space, private Right of Way or shared access are retained.

4.13.4.2 The extent to which the visual appearance of the site from the street, or private Right of Way or shared access over which the lot has legal use of any part, is dominated by garden planting and the dwelling, rather than front fencing.

4.13.4.3 The extent to which the proposed fence is constructed out of the same materials as the dwelling and incorporates steps in plan, landscaping, and see-through materials such as railings or trellis.

4.14 BUILDINGS AND PRIVATE OUTDOOR LIVING SPACE

Permitted Activities — Buildings and Private Outdoor Living Space

Living Z Medium Density areas located within an Outline Development Plan

4.14.1 (a) Living Z Medium Density areas located within an Outline Development Plan, each dwelling shall be provided with a private outdoor living space with a minimum area of 50m^2 and a minimum dimension of 4m.

(b) Any area provided by balconies with a minimum dimension of 1.5m counts towards the minimum required area of outdoor living space.

(c) The outdoor living space (excluding balconies) is not to be located between the front building façade and the road boundary

Restricted Discretionary Activities — Buildings and Private Outdoor Living Space

4.14.2 Any activity which does not comply with Rule 4.14.1 shall be a restricted discretionary activity which shall not be notified and shall not require the written approval of affected parties. Under Rule [Link,4.389,Rule 4.14.1} the Council shall restrict the exercise of its discretion to consideration of:

4.14.2.1 The degree to which any reduction in outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of residents of the site.

4.14.2.2 The extent to which any outdoor living space intrudes in front of any residential unit such that it would be likely to give rise to pressure to erect high fences between the dwelling and the street, to the detriment of an open street scene.

4.14.2.3 The degree to which large areas of public open space are provided within very close proximity to the site.

4.14.2.4 The degree to which any communal outdoor living areas are proposed where individual dwellings form part of a comprehensive residential development.

4.14.2.5 The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over-development of the site

4.15 SETBACKS FROM WATERBODIES

Permitted Activities — Setbacks from Waterbodies

4.15.1 The siting of any dwelling or principal building or any other structure shall be a permitted activity if it is setback not less than either:

4.15.1.1 20m from the edge of any waterbody listed in Appendix 12; or

4.15.1.2 10m from the edge of any other waterbody (excluding aquifers).

Discretionary Activities — Setbacks from Waterbodies

4.15.2 Any activity which does not comply with Rule 4.15.1 shall be a discretionary activity

Notes

1 Rule 4.15 does not apply to walkway facilities; utility structures attached to existing buildings or structures; or signs which are permitted activities under Rule 7.

2 The edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as “the space of land which the waters of the river cover at its fullest flow, without overtopping its banks”.

3 Rule 4.15 shall not apply on any allotment adjoining an esplanade reserve or strip along a waterbody where the reserve or strip has previously been vested in the Council.

4.16 BUILDINGS AND SITES OF SIGNIFICANCE TO Tāngata WHENUA (Wāhi TAONGA MANAGEMENT AREAS)

Permitted Activities — Buildings and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

4.16.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

4.16.1.1 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(b), any earthworks associated with the building are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm

4.16.1.2 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts, any earthworks does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site.

Controlled Activities — Buildings and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

4.16.2 Any activity which does not comply with Rules 4.16.1.1 and 4.16.1.2 shall be a controlled activity if the written consent of the local Rūnanga has been obtained; and in the case of Wāhi Taonga Management Area C39(b), the written consent of the New Zealand Historic Places Trust Pouhere Taonga, has also been obtained

4.16.3 In assessing any application made under Rule 4.16.2, Council shall restrict its control to consideration of the following matters:

4.16.3.1 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts any damage to, destruction or removal of any object, remnant or artefact contained within Wāhi Taonga Management Area C48, as advised by local Rūnanga; and

4.16.3.2 In Wāhi Taonga Management Area C39(b), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga; and

4.16.3.2 Any monitoring or review conditions.

Restricted Discretionary Activities — Buildings and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

4.16.4 Any activity which does not comply with Rule 4.16.2 shall be a restricted discretionary activity.

4.16.5 Under Rule 2.1.6 the Council shall restrict the exercise of its discretion to all of the following matters:

4.16.5.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

4.16.5.2 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or Wāhi Taonga Management Area as advised by local Rūnanga, and in the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga;

4.16.5.3 Any potential costs to the landholder of not being able to undertake the proposed activity on that site;

4.16.5.4 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

4.16.5.5 Any positive effects which may offset any adverse effects; and

4.16.5.6 Any monitoring or review of conditions.

4.17 FENCES ADJOINING RESERVES

Permitted Activities – Fences Adjoining Reserves

4.17.1 All development located within the Living Z zone or the High Street, Southbridge Outline Development Plan area (Appendix 45) that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

Restricted Discretionary Activities – Fences Adjoining Reserves

4.17.2 Any activity which does not comply with Rule 4.17.1 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following:

4.17.2.1 The extent to which the proposed fencing promotes passive surveillance to reduce the fear and incidence of crime;

4.17.2.2 The extent to which the fencing design and materials complement the open space amenity of the reserve;

4.17.2.3 The extent to which the orientation of the section and aspect of the outdoor living areas within the section is able to reduce the effects of the non-complying fence on the open space amenity on the adjoining reserve; and

4.17.2.4 The need to avoid adverse cumulative effects arising from the number of non-complying fences being established along a reserve boundary and the extent to which the incremental reduction of the open space amenity of the reserve is mitigated through appropriate fencing design and construction materials and the layout of future dwellings and yard space.

4.18 BUILDINGS AND URBAN DESIGN

Notes:

1. The Council has developed a Commercial Design Guide addressing the design of new developments. However, resource consents are only assessed against the matters of control listed in these rules.

2. Rule 4.18.1 does not apply to a Utility.

Controlled Activities - Buildings and Urban Design

4.18.1 In Key Activity Centre Precinct 5, as identified in Appendices 29A or 29B, the following activities shall be a controlled activity.

4.18.1.1 Any development comprising:

(i) one or more new buildings; and/or

(ii) building additions for commercial purposes; and/or

(iii) conversion of all or part of an existing dwelling for commercial use.

4.18.2 Under Rule 4.18.1, the Council shall reserve its control to the following matters:

4.18.2.1 The extent to which the development;

(a) contributes to visual variety, including in relation to the architectural modulation and detailing proposed, and

(b) visually integrates or disguises roof mounted servicing equipment.

4.18.2.2 The extent to which the design and layout of the site provides for and addresses attractive pedestrian areas, either public streets or spaces with an equivalent amenity to public streets, where practicable.

4.18.2.3 For new buildings, identified in Appendix 29C(i) and 29C(ii) as requiring an active frontage and building line, the extent to which the development maintains and/or provides continuous building lines, active frontage and verandahs along street boundaries and main pedestrian routes.

4.18.2.4 For building additions between an existing building and a street identified in Appendix 29C(i) and Appendix 29C(ii) as requiring an active frontage and building line, the extent to which the development maintains and/or provides continuous building lines, active frontage and verandahs along street boundaries and main pedestrian routes.

4.18.2.5 The extent to which any proposed car parking areas are enhanced and/or screened from the street by landscaping.

4.18.2.6 The extent to which the design and location of landscaping will contribute to a high quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.

4.18.2.7 The extent to which the design and location of landscaping and fencing will mitigate any adverse visual and amenity effects of development to adjoining sites containing residential activities.

4.18.2.8 Whether the site layout and location of storage and waste areas minimises the potential for disturbance and a loss of amenity for residential neighbours.

4.18.2.9 The degree to which the reflectivity proposed for the exterior of buildings, including roofs, will contribute to pleasant and attractive streets and public areas.

4.18.3 Any application arising from Rule 4.18.1 will not require the written approval of other persons and shall be non-notified.

Reasons for Rules

Natural Hazards

Rules 4.1.1 4.1.1 (A) and 4.1.2 identify Tai Tapu as a township where there is a significant known risk of damage to people or property from flooding and ponding. Rules 4.1.1 and 4.1.1 (A) does not necessarily prevent earthworks and building in the township of Tai Tapu, and the Tai Tapu L3 zpne rather, the rule requires a resource consent application for a restricted discretionary activity for activities not complying with specified minimum floor level standards, so the nature and level of any risk of hazard, and any mitigation measures proposed, can be assessed. For the Living 3 Zone at Tai Tapu, the applicable standard meets the relevant regional plan requirement for dwellings to have an appropriate floor level above the 0.5% Annual Exceedance Probability flood event.

Rule 4.1.4 prohibits dwellings and principal buildings from being erected between a waterbody and its stopbank. This is due to the high risk in this area of the flooding or ponding of water occurring. Other townships will be affected by this rule if they contain certain land between a waterbody and an associated stopbank.

Rule 4.1.3 restricts dwellings, parts of dwellings and other principal buildings in an area known to be subject to flooding from the Rakaia River.

It is known by the Council that other townships in Selwyn District are likely to be affected by natural hazards. While information is lacking, these include Whitecliffs and Hororata. The objectives and policies section for Natural Hazards (Part B, Section 3.1) identify that the preferred methods to address this issue in such townships is through reliance on the Building Act and section 106 of the Resource Management Act, and by relevant hazard information held by the Council being provided as part of a request for Land Information Memoranda.

Landscaping

A common feature of residential areas is a tidy area between the house and road frontage. There is a ‘market’ incentive for home owners to keep this area tidy, as it can add value to the house and property. There is not, however, such a direct market incentive for other activities, such as businesses and community facilities, to retain a tidy ‘front yard’. The objective of Rule 4.2 is to ensure non-residential activities locating in Living zones maintain this feature of residential areas.

Water Supply

Every house is required to have a potable water supply and effluent disposal, in order to be ‘habitable’ under the Building Act 2004. The rules in the District Plan set out additional conditions, such as whether the service must be reticulated, to avoid effects on natural and physical resources such as groundwater and amenity values

Sewage Treatment and Disposal

The townships listed in Rule 4.5.1 either have a reticulated sewerage treatment and disposal system, or need such a system to avoid adverse effects on groundwater.

A reticulated sewerage scheme for West Melton Township to cater for the anticipated township growth is now available. It was considered that this was necessary given the position of Environment Canterbury in relation to the rezoning of land at West Melton for residential development.

Rule 4.5 should not be interpreted as an indication that reticulated sewerage will not be needed in other townships in the future, such as Darfield or Kirwee. Environment Canterbury (the Regional Council) is responsible for issuing discharge permits to allow on-site effluent treatment and disposal. If, in the future, permits are no longer issued for a particular township, a reticulated sewerage system may be required.

Building Density

The site coverage rules only apply to the proportion of an allotment at ground level, that is covered in building. Site coverage rules therefore are unable to control the effects on amenity values of higher density forms of residential development above ground level. Rule 4.6 is intended to manage the effects of such developments as multi-storey

block of flats and apartments.

District Plan recognises that there may be a demand of higher density forms of residential development in townships of the District, particularly in the form of student accommodation at Lincoln. The Plan provides for this is a permitted activity in Business 1 zones, where higher building density is more compatible with commercial amenity values.

District Plan is not intended to preclude, in Living 1 zones, the erection of medium density housing developments such as small blocks of flats or townhouses. Rule 4.6 therefore provides for this intensity of development as restricted discretionary or discretionary activities, subject to the relevant assessment matters and objectives and policies of the Plan, and the mitigation of any adverse effects on the environment.

In some Living 1 zones, however, the provision of more than one dwelling on an allotment is a non-complying activity. This is because these zones were created as a result of plan changes to the former District Plan. An outcome of the plan change process in those cases was the decision that residential density should be limited to one dwelling per allotment. The new District Plan carries over these decisions.

Due to the lower density environments of the Living 2 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment.

Site Coverage

Rule 4.7 is designed to maintain 'spaciousness' in the Living zones of Selwyn District. It does this by controlling the ratio of land to building rules. The rule does not affect the size of an allotment (only the extent of the lot that can be covered in buildings), therefore a variety of allotment sizes may be provided for. An exemption has been made for Dunsandel Primary School from the maximum building floor space requirement of the Living 2 Zone to bring it into line with other schools which are subject to a percentage of site covered, rather than a maximum floor area figure.

Rule 4.7.3 provides for some allotments to have higher site coverages, as restricted discretionary activities. This enables the Council to meet the demand for small, easy care sections while managing the number of such allotments, so as to maintain overall spaciousness. The rule only applies in Living 1, 1A, Living WM zones and Living Z Medium Density areas located within an Outline Development Plan, because Living 2 zones are distinguished from Living 1 zones by their lower residential density.

Higher levels of site coverage have also been provided for emergency services recognising their importance to the community. Their general one-off locations throughout the district's townships will ensure any impact of increased density on the overall character of an area is minimal.

Significant new development in West Melton will adjoin State Highway 73. The volume of traffic using this road, mainly at "open road" speed limits, requires a degree of physical separation which (in combination with noise bunding) is intended to partly mitigate the effects of traffic noise.

Building Height

Rule 4.8 sets maximum height requirements for buildings and structures, to ensure they are in keeping with the visual character of the Living zones.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across the townships to rural areas, the Southern Alps/Ka Tiritiri o te Moana and the Port Hills. Rule 4.8 helps to maintain those values by limiting the height of buildings and structures.

In consultation on the district plan (township surveys and public workshops), residents and ratepayers identified that 'sky scrapers', 'office towers' and other multi-storey buildings are not part of the landscape and amenity values of the District. However it was identified that some tall structures, such as power poles and grain silos, are. To that end, Rule 4.8 differentiates between the height of buildings and the height of other structures.

Buildings or structures that cannot comply withRule 4.8 may be able to be erected in Living zones under an application for a discretionary activity if potential adverse effects on visual character and amenity values are able to be adequately mitigated, remedied or avoided.

Building Position

Rule 4.9 is intended to give property owners maximum flexibility over the use of space on their properties, while affording neighbours adequate protection in relation to sunlight, privacy and outlook. Setback distances are not used to maintain 'spaciousness'. This is done by site coverage while recession planes control shading, and setback distances control privacy and outlook.

In the Living Z Medium Density areas included within an Outline Development Plan, buildings are required to be set back a minimum of 3m from the road boundary, or shared Rights of Way and shared accessways by which the site is accessed. The road boundary setback is smaller than that required for sites in the lower density Living zones in recognition of the higher density character anticipated in the Medium Density areas and the need to enable smaller sites to be used in an efficient manner. Some setback is however still necessary to provide the opportunity for some landscaping and tree planting along the road frontage, Rights of Way, and shared accessways and will help to maintain an open and pleasant street scene and to provide adequate levels of amenity and the opportunity for landscaping along shared driveways. The need for buildings to be set back from private Rights of Way and shared accessways is in recognition that these areas function as private lanes and as such there is a need to maintain adequate levels of amenity along such areas and to ensure that they are not overly dominated by buildings and blank high boundary fencing.

Garages are required to be set no further forward than the front façade of the dwelling so that they are not visually dominant from the street, private Rights of Way, and shared accessways. Front facing garage doors are required to be set back at least 5.5m from road boundaries, private Rights of Way, and shared accessways to enable vehicles to be parked in front of the doors without intruding over footpaths, road reserve, or shared driveways, and to provide a second informal car parking space for occupants or visitors.

In the Medium Density areas, provision is also made for dwellings and primary buildings to be setback a minimum of 2m from internal boundaries to ensure a degree of daylight is available to ground floor windows. Garages are however able to be erected along the internal boundary in recognition that they are inherently single storey structures and do not contain habitable space, with a tighter recession plane control in place to ensure that they are single storey where they adjoin the boundary. Buildings are able to be built to an internal boundary where they will share a wall with a neighbouring building, in order to facilitate more intensive forms of housing such as semi-detached or terraced typologies. No recession planes apply over that portion of the boundary where a common wall has been built as there will be no shading effects where buildings share the same wall. To facilitate more intensive forms of housing and to enable two storey dwellings to be designed on relatively small sites, the recession plane requirements start at 4m rather than 2.5m, with a standard 45 degree angle required from all boundaries. This will encourage buildings to be oriented towards the street and rear garden, rather than towards side boundaries.

In the Medium Density areas, balconies at first floor level and above are only permitted in facades that face road or reserve boundaries due to the potential for balconies to have a significant adverse effect on privacy if they are located overlooking internal boundaries. In more intensive residential areas where dwellings are in closer proximity to one another than low density zones and where there is a much greater likelihood of dwellings being higher than single storey, there is an increased need to maintain acceptable levels of privacy. Windows at first floor level or above are therefore only permitted if they either face a road or reserve boundary, are set back a minimum of 10m from an internal boundary (typically the rear garden boundary), or have a high level internal sill or are obscure glazed and are associated with bathrooms or hallways (thereby providing light but preventing overlooking).

Controls on side and front yard spaces apply to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39, 40 or 46 in order to retain views between residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

Building within the Countryside Area identified on the Outline Development Plan in Appendix 39 and Appendix 40 is a non-complying activity. The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be managed in productive rural use.

Setbacks do not apply to utility structures because these structures have small bulk and are not occupied by people. However, they do apply to utility buildings which have a larger floor area, as such buildings have the potential to cause shading and loss of outlook. They are more likely to be occupied by people and, therefore, can affect

privacy.

If the conditions for permitted activities are unable to be met, the proposed building may be able to proceed by application for a discretionary or restricted discretionary activity. The assessment matters for restricted discretionary activities are listed. A reverse sensitivity issue may arise if the 20 metre setback in Rule 4.9.9 for the Living 2A zone at Prebbleton is not met, due to the nature of adjoining rural land uses at the southern zone boundary. This rule was adopted in the decision on a plan change under the previous District Plan. Similarly, Rules 4.9.6, to 4.9.8 were adopted as a consequence of plan changes made operative under the previous District Plan, and those provisions have been carried over.

The siting of a dwelling less than 150m from the Lincoln Sewage Treatment Plant is a non-complying activity, and is therefore not generally considered appropriate. This rule was also adopted as a consequence of a plan change made operative under the previous District Plan.

In the case of Rolleston Sewage Treatment Plant and Resource Recovery Park an “Odour Control Setback Area” has been imposed on the Holmes Block (as shown on the Outline Development Plan in Appendix 39). Building within this area is a Non-Complying Activity as reverse sensitivity issues may arise if this setback area is not applied.

In regard to the Poultry Farm identified on Lot 3 DP 20007 at Rolleston a 300m setback has been imposed in relation to the northern boundary of the Skellerup Block (as shown on the Outline Development Plan in Appendix 40). Building within this area is a non-complying activity as reverse sensitivity issues may arise if this setback area is not applied.

The requirement in the Living 3 Zone, Trents Road and Shands Road, Prebbleton, for a larger building setback from Shands Road and a noise attenuation structure near the Shands Road boundary and 25m along the adjoining side boundaries, has the purpose of reducing adverse noise impacts of Shands Road traffic on residents and any consequential reverse sensitivity effects.

In the Living 3 Zone in Lincoln shown on ODP Area 8 in Appendix 37, a building setback from the acoustic and landscape area adjoining the Business 2B zone on the site’s eastern boundary will assist to manage reverse sensitivity effects with this zone and maintain open space and semi-rural character.

Relocated Buildings

Generally, the district plan does not control the design and standard of buildings, except for in the alpine villages at Arthur’s Pass and Castle Hill (refer to Part B, Section 1.4). Buildings which are relocated as a whole, or in parts, on to a site have to be set on a building pad or foundations and often require restoration work to repair minor damage. If relocated buildings are left sitting on blocks or unrepaired for long periods of time, they can detract from the amenity values of Living zones.

Rule 4.10 identifies minor activities involving relocated buildings for which resource consent is not required. Also set out are the matters the Council will consider for relocated buildings of a large scale or of a permanent nature. The matters include the nature of reinstatement works, the time needed to complete them, and the mechanism to give Council the surety they will be completed.

A controlled activity may not be declined by the Council. It may be approved subject to conditions relating to the matters over which the Council has reserved control.

Note: Rule 4.10 does not affect the ability of a subdivider to impose any private covenant on the new Certificate of Titles related to the style and age of buildings able to be established, or the relocation of existing buildings into their subdivision.

Comprehensive Residential Development in Living Z Medium Density areas located within an Outline Development Plan

Within comprehensive residential developments in Medium Density areas covered by an Outline Development Plan, the Plan enables higher density forms of development to occur. Due to their higher density, such developments need to be planned in a comprehensive manner to ensure that adequate levels of urban design and amenity are achieved. The Plan therefore requires resource consent as a restricted discretionary activity with the Council’s discretion limited to the urban design, appearance, and amenity of the development. This provision has been inserted to ensure that the widespread community concerns that have been voiced in other Districts regarding poor quality high density developments are able to be avoided in Selwyn, whilst still enabling the provision of a wide range of housing choice for residents. This provision includes an extensive set of assessment matters to ensure that higher density development provides a good level of amenity for residents, neighbours and views from public places including streets.

Buildings and Streetscene

In the Living Z zones, solid, high screening structures such as fences and walls that are erected on road boundaries of properties have the potential to cause adverse visual impacts on a pleasant and open streetscene along with other associated effects such as disconnection and reduction in the potential for passive security between dwellings and the street. The rule acknowledges that where sites have frontage to more than one road, the rule only applies to the façade that includes the front entrance to the allotment so that a reasonable degree of privacy is able to be achieved for corner sites or allotments that back onto a second road. On other sites, it is expected that subdivisions will be designed to ensure that privacy can be achieved on the lot and that buildings will have been positioned with the need for private outdoor space in mind.

Another key element in maintaining a pleasant and attractive streetscene is to ensure that developments are not visually dominated by garaging when viewed from the road, private Rights of Way, or shared accessways. The rule therefore limits the width of garages to no more than 50% of the front façade of the dwelling to ensure that front facades contain visual interest, and the opportunities for glazing and passive surveillance. In medium density areas this provision works in tandem with the requirement that garages not project forward of the front building façade to further minimise the visual impact of garaging.

Buildings and Private Outdoor Living Space

A minimum area and dimension of outdoor living space has been required for dwellings in Living Z Medium Density areas located within an Outline Development Plan to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site. The rule only applies to Medium Density areas as smaller allotment sizes could result in relatively narrow strips of unbuilt land around dwellings that do not provide a useable outdoor living area, unlike larger allotments in the other living zones. The provision of an outdoor area also means that sites retain the opportunity for tree and garden planting which helps to balance the built appearance of higher density areas and visually soften the built environment.

A smaller area of outdoor living area is required for dwellings that form part of a comprehensive residential development due to such units generally being smaller than stand alone dwellings and in recognition that comprehensive residential developments require detailed plans to be assessed as part of a design and appearance consent where the location and functionality of outdoor living spaces can be assessed. Balconies can be counted towards the required outdoor living area in recognition of the positive role that well-located balconies can play in meeting the amenity needs of occupants and providing an alternative outdoor living area that may receive sun at a different time of the day. Balconies can also be a positive design element and are encouraged where they provide passive surveillance of the street or public open spaces without resulting in subsequent pressure from landowners to fence these boundaries to ensure privacy which can happen with ground level outdoor living areas.

Setbacks from Waterbodies

Locating structures close to waterbodies (excluding aquifers) may:

- Cause bank erosion: either on the site; or elsewhere if works have been undertaken on the site to prevent bank erosion;

- Create a potential natural hazard, should the bank be unstable or the waterbody overflow;

- Affect habitat values, and the natural character of the edge of waterbodies; and

- Restrict public access, where public access is provided for.

Rule4.15 sets the distances for structures from waterbodies (excluding aquifers) as a permitted activity. The distance varies with the type of waterbody, its flood potential and its ecological and recreational values. Structures may be able to locate closer to the waterbody with a resource consent. However, the closer siting (less than 20 metres) of dwellings and principal buildings is generally recognised as inappropriate.

Note: An additional consent may need to be obtained from Environment Canterbury

Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

Rule 4.16 manages the effects of erecting buildings in Wāhi Taonga Management Areas at Rakaia Huts. Activities which may disturb this area and sites require a resource consent, so the Council can assess whether the activity will affect any culturally important site, as advised by local Rūnanga and in the case of Wāhi Taonga Management Are C39(b), the New Zealand Historic Places Trust Pouhere Taonga.

The Council has a policy to consider reducing or waiving resource consent processing fees for activities in such areas (see Part B, Section 3.3). For further information on these areas and sites, refer to the Reasons for the Earthworks Rules.

PART C

5 LIVING ZONE RULES — ROADS AND TRANSPORT

Notes

1 All underlined terms are defined in Part D.

2 Roads or vehicle accessways formed in the Living zones at Arthur's Pass and Castle Hill, shall also comply with Rule 12.

3 In assessing a discretionary activity under Rule 5, the consent authority will refer to the Council's most recent Engineering Code of Practice where appropriate, as well as to the relevant objectives and policies of the District Plan.

4 Rule 5.3.1.4 may not affect existing property access onto State Highways or arterial roads which comply with Section 10 of the Act as an "Existing Use".

5 Existing activities may not need to comply with Rule 4 if they comply with Section 10 of the Act as an "Existing Use".

5.1 ROAD AND ENGINEERING STANDARDS

Permitted Activities — Road and Engineering Standards

5.1.1 The forming of any road shall be a permitted activity if the following conditions are met:

5.1.1.1 The road is formed on land which has an average slope of less than 20°; and

5.1.1.2 The road does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal; and

5.1.1.3 The road is not located closer than:

(a) 20m to any waterbody listed in Appendix 12; or

(b) 20m to a site listed in Appendices 3 or 4; and

5.1.1.4 The road is formed to the relevant standards in Appendix E13.3.1, except that E13.3.1 shall not apply to works to existing roads undertaken by Council pursuant to the Local Government Act; and

5.1.1.5 The road complies with the relevant standards in Appendix E13.3.2; and

5.1.1.6 For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 40 or 46, the road shall include the relevant cross sectional treatment as shown in Appendix 39 40 or 46.

5.1.1.7 All other Living 3 Zone locations except for Living 3 Zone at Tai Tapu identified on the Outline Development Plan in Appendix 48, shall incorporate the treatments identified in the cross sections shown in Appendix 44.

5.1.1.8 5.1.1.8 For the Living 3 Zone at Tai Tapu identified on the Outline Development Plan in Appendix 48, any road shall be consistent with Appendix 44 except that the road shall a legal width of 17 metres, with a sealed width of 6m with 5.5m either side incorporating swales and berm. The bermcan be on one side only.

Discretionary Activities — Roading and Engineering Standards

5.1.2 Any activity which does not comply with Rule 5.1.1 shall be a discretionary activity

5.2 VEHICLE ACCESSWAYS

Permitted Activities — Vehicle Accessways

5.2.1 The forming of any vehicle accessway shall be a permitted activity if the following conditions are met:

5.2.1.1 The site has legal access to a formed, legal road; and

5.2.1.2 Any site with more than one road frontage to a road that is formed and maintained by Council, shall have access to the formed and maintained (and legal) road with the lowest classification, except that where a site has frontage to a collector and a local road frontage may be obtained to either road.

Note: For example, where a state highway and arterial road intersect the access shall be to the arterial road or in the case of an arterial road and collector road access shall be to the collector road.

5.2.1.3 The vehicle accessway is formed on land which has an average slope of less than 20°; and

5.2.1.4 The vehicle accessway does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal; and

5.2.1.5 The vehicle accessway is not located closer than:

(a) 20m to any waterbody listed in Appendix 12; or

(b) 20m to a site listed in Appendices 3 or 4; and

5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and

5.2.1.7 Shared access to more than six dwellings or sites shall be by formed and vested legal road and not by a private accessway.

5.2.1.8 Any vehicular accessway does not provide access onto Creyke Road from land within the Appendix 41 Darfield Outline Development Plan area unless indicated as an access on the Appendix 41 Outline Development Plan.

Discretionary Activities — Vehicle Accessways

5.2.2 In the Living Z Zone, any activity served by a shared vehicle access that does not comply with Rule 5.2.1.7 shall be a discretionary activity if the following condition is met:

5.2.2.1 The shared vehicle access provides only secondary access and there is an alternative unshared vehicle access to a formed and vested road.

5.2.3 Any activity which does not comply with any of Rules 5.2.1.2 to 5.2.1.6 inclusive shall be a discretionary activity.

Non-Complying Activities — Vehicle Accessways

5.2.4 Except as provided in Rule 5.2.2, any activity which does not comply with Rule 5.2.1.1 or Rule 5.2.1.7 or Rule 5.2.1.8 shall be a non-complying activity.

5.3 VEHICLE CROSSINGS

Permitted Activities — Vehicle Crossings

5.3.1 The forming of any vehicle crossing shall be a permitted activity if the following conditions are met:

5.3.1.1 The vehicle crossing is formed and sited to comply with the relevant requirements in Appendix E13.2.2, E13.2.4, E13.2.5; and

5.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and the sealed carriageway; and

5.3.1.3 The vehicle crossing complies with the relevant standards in Appendix E13.2.3

5.3.1.4 The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:

(a) The speed limit on that part of the road to which access is gained is 70 km/hr or less; or

(b) The site is used solely to house a utility structure; and

(c) The site generates less than 100 equivalent car movements per day; and

Restricted Discretionary Activities — Vehicle Crossings

5.3.2 Any activity which does not comply with Rule 5.3.1.1 and Rule 5.3.1.2 shall be a restricted discretionary activity.

5.3.3 UnderRule 5.3.2 the Council shall restrict its discretion to consideration of:

5.3.3.1 Any adverse effects on the ease and safety of vehicle manoeuvres, and on the visibility and safety of pedestrians, cyclists and motorists.

5.3.3.2 Any potential increase in the cost or difficulty of maintaining the road and vehicle crossings, including transporting of mud and chip on to any sealed road, if the vehicle crossing or vehicle accessway is not sealed.

5.3.3.3 Any visual effects on street design and residential amenity values from not forming the vehicle crossing or vehicle accessway to the specified standards.

5.3.4 Any activity which does not comply with Rule 5.3.1.4 shall be a restricted discretionary activity.

5.3.5 Under Rule 5.3.4 the Council shall restrict its discretion to consideration of:

5.3.5.1 Whether the site can have access from another road which is not a State Highway or arterial road listed in Appendix 7.

5.3.5.2 The design and location of the vehicle crossing.

5.3.5.3 The number and type of vehicles or pedestrians, and using the access.

5.3.5.4 Any adverse effects, including cumulative effects, on traffic safety or flow on the State Highway or arterial road.

Discretionary Activities – Vehicle Crossings

5.3.6 Any activity which does not comply with 5.3.1.3 shall be a discretionary activity.

5.4 TRAFFIC SIGHT LINES — ROAD/RAIL CROSSINGS

Permitted Activities — Traffic Sight Lines – Road/Rail Crossings

5.4.1 The following shall be permitted activities:

5.4.1.1 Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.

5.4.1.2 Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3..

Non-Complying Activities — Traffic Sight Lines – Road/Rail Crossings

5.4.2 Any building or tree which does not comply with Rules 5.4.1.1 or Rule 5.4.1.2 shall be a non-complying activity

5.5 VEHICLE PARKING AND CYCLE PARKING

Permitted Activities — Vehicle Parking and Cycle Parking

5.5.1 Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall

be a permitted activity if:

Car Park Spaces

5.5.1.1 The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, E13.1.2, E13.1.3 and E13.1.12; and

5.5.1.2 All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6, E13.1.7, E13.1.8, E13.1.9, E13.1.10 and Appendix E13.1.11; and

Loading Space

5.5.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of complying with Rule 5.5.1.1; and

Note: Rule 5.5.1.3 does not apply to emergency services facilities.

State Highways and Arterial Roads

5.5.1.4 Each site which is accessed from a road listed as a State Highway or Arterial road in Appendix 7 is designed so that a motor vehicle does not have to reverse on, or off, the State Highway or Arterial road

Note: Refer to the Council's Code of Practice for the design standards required for the manoeuvring of vehicles.

Disabled Car Parking

5.5.1.5 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part there-of; and

5.5.1.6 Car parking spaces for mobility impaired persons are:

(a) Sited as close to the entrance to the building or to the site of the activity as practical; and

(b) Sited on a level surface; and

(c) Clearly marked for exclusive use by mobility impaired persons; and

Cycle Parking

5.5.1.7 Cycle parking spaces are provided in accordance with the standards in Appendix E13.1.4.

Discretionary Activities — Vehicle Parking and Cycle Parking

5.5.2 Any activity which does not comply with Rule 5.5.1 shall be a discretionary activity

Reasons for Rules

Roads and vehicle accessways need to be designed and formed to a standard appropriate for the number of vehicles they are likely to carry. The purpose of Rules 5.1 to Rule 5.2.5 is to manage: the safety of motorists and pedestrians; the efficient flow of traffic; and the maintenance and repair of the road or vehicle accessway.

Rules 5.1.1.1, Rule 5.1.1.3, Rule 5.2.1.3 and 5.2.1.4 manage the effects of forming roads and vehicle accessways on slopes, and near waterbodies and special sites. These rules do not prevent roads and vehicle accessways being formed in these areas, but require an application for resource consent (or designation), so potential adverse effects on these more sensitive areas can be addressed.

A maximum width applies to accessways within the front 10m of sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40 in order to avoid dominance of landscaped front yard areas by wide paved accessway surfaces, which could compromise the rural character the zone is expected to create.

All sites need legal access. This is usually secured at the time of subdivision but some existing allotments in the District have access on to unformed roads or over other land which is not formally legalised to provide that access.

Rights of way have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is not conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

The State Highways and arterial roads listed in Appendix 7 are the only roads in Selwyn District where the safety of traffic travelling along the routes is given primacy over the other uses of roads, such as the use of roads for property access. This is because of the higher volumes of traffic using those routes and the higher speed of the vehicles. Access to allotments on State Highways and Arterial Roads may be granted, as a restricted discretionary activity, where there is no alternative road access and the consent authority is satisfied the access can be designed, sited and managed to reduce traffic safety hazards. It is noted that access to a State Highway requires approval from the New Zealand Transport Agency as road controlling authority.

Similarly, resource consent for a non-conforming vehicle crossing may be granted as a restricted discretionary activity, if the consent authority is satisfied the vehicle crossing can be designed and sited to mitigate any potential adverse effects on road safety, maintenance, and residential amenity values.

On-site car parking is desirable to reduce potential adverse effects on traffic flow and safety, especially on State Highways and Arterial Roads. On-site car parking also avoids the potential adverse effects of having vehicles constantly parked outside people's houses. Such effects include lack of on-site parking for visitors, loss of 'street outlook' and reduced privacy. Within Living Z Medium Density areas located within an Outline Development Plan, the minimum on-site car parking standard has been reduced in recognition of the more built-up character of these areas, the potential for smaller dwellings with fewer occupants, and to provide increased design flexibility for small sites. The requirement for a 5.5m setback between garage doors and the boundary with a road, private Right of Way, or shared access means that this area can be used as an informal second parking space for residents or visitors.

Mobility impaired car parking spaces are desirable to make access to activities and facilities easier for people with reduced mobility.

Activities that do not comply with the vehicle and cycle parking rules may be allowed as a discretionary activity if any potential adverse effects associated with the non-conformance are able to be adequately mitigated. Where different activities are undertaken at different times on a site, or adjoining sites, and the car parking demands of those activities do not coincide, the Council may consider the joint use of car parking spaces to be appropriate.

A lack of visibility for road/rail level crossings raises implications for road users and traffic safety.

For that reason, buildings and tree plantings are not permitted if they encroach within the line of sight of a railway crossing as shown in Appendix 13 (Diagram E13.3).This

rule reflects the importance of maintaining lines of sight for traffic safety.

PART C

6 LIVING ZONE RULES — UTILITIES

Notes

1. The undergrounding or ducting of any utility is permitted subject to compliance with Rule 2 (Earthworks), except where the provisions of Rule 3 (Heritage) apply.

2. The rules in this Plan are applicable to activities generally, including utilities. However, the following rules do not apply to utilities:

Land Use Rules for Living Zones:

- Rule 4.15 (Setbacks from Waterbodies)
- Rule 11 (Landscape Management, Alpine Villages)
- Rule 4.2 (Landscaping)
- Rule 4.8 (Building Height)
- Rule 4.9 (Building Position)
- Rule 4.7 (Site Coverage)

Rules in respect to the above matters are contained in the following rules on utilities

3 Work on utilities which are undertaken by requiring authorities under designations are not subject to the rules in this Plan.

4 Earthworks affecting any archaeological sites require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, “Archaeological Sites”.

5 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

6.1 UTILITIES — ACTIVITIES

Permitted Activities — Utilities – Activities

6.1.1 Any utility which meets the following provisions and complies with all other relevant rules shall be a permitted activity:

6.1.1.1 Upgrading, maintenance, operation and replacement of existing utilities shall be permitted and shall not be subject to compliance with any other performance standards, conditions or rules in this Plan provided that the effects of such shall be the same or similar in character and scale to those which existed before such upgrading, maintenance or replacement activities commenced. For the avoidance of doubt, the following activities are permitted:

(a) The replacement of support structure cross arms;

(b) The reconductoring or replacement of lines;

(c) The resagging of conductors or lines;

(d) The addition of longer or more efficient insulators or mountings;

(e) The addition of earth wires which may contain telecommunication lines, earthpeaks and lighting rods;

(f) The clearance and trimming of vegetation under lines or structures necessary to maintain security of electricity supply and telecommunication;

(g) Pole replacement;

(h) Where an existing electricity distribution line requires upgrading to improve the reliability of supply, the addition of one support structure cross arms;

(i) The substitution of low voltage (400 Volts) electricity distribution lines with Aerial Bundled Cable provided that the overall diameter of the bundle shall not exceed 40 mm;

(j) An increase in the voltage of a line, but only where the line was originally installed to operate at a higher voltage, but has been operating at a reduced voltage.

6.1.1.2 Any utility which emits electromagnetic radiation that meets the following conditions:

(a) Exposures comply with NZS2772.1:1999 Radio Frequency Fields Part 1: Maximum exposure levels 3kHz–300 GHz (“the New Zealand Standard”).

(b) Prior to commencing any radiofrequency emissions, the following is sent to and received by the Selwyn District Council:

- Written notice of the location of the facility or proposed facility; and
- A report prepared by a radio engineer/technician or physical scientist containing a prediction of whether the New Zealand standard will be complied with (note – this

requirement shall not apply to the holder of an amateur radio license).

(c) If the report provided to the Council under condition Rule 6.1.1.2(b) predicts that emissions will exceed 25% of the exposure limit set for the general public in the New Zealand Standard, then within three months of radiofrequency emissions commencing, a report from National Radiation Laboratory (or Selwyn District Council, being an appropriately qualified organisation specifically identified in this rule), certifying compliance with the New Zealand Standard, based on measurements at the site, shall be provided to the Selwyn District Council.

6.1.1.3 Any power frequency electric and magnetic fields created which do not exceed 100 micro tesla and 5kV/m in areas which are accessible to the public.

Note: Electric and magnetic fields are measured and assessed in accordance with the International Commission on Non Ionising Radiation Protection Guidelines

6.1.1.4 Any transformer, line or wire does not exceed a voltage of 110kV or a capacity of 100 MVA per circuit.

6.1.1.5 Any new cable or line is laid underground; except for the provision of additional service connections to a maximum of three additional poles within, areas where services are already above ground.

6.1.1.6 The utility is not used for the generation of energy, apart from the generation of energy for use on the same site, or to enable continued supply during emergencies, maintenance or repairs.

(This rule does not apply to solar, wind or petroleum based powered generators used to generate energy for use only on the site on which they are located).

6.1.1.7 The digging of channels or ditches to convey water is limited to maintenance or minor realignment of existing drains and stock water races.

6.1.1.8 Any pipe used for distribution of gas (manufactured or natural) does not exceed a gauge pressure of 2000 kilopascals, including household connections and compressors.

6.1.1.9 The utility may involve the maintenance, operation, and improvement of existing coastal protection works, flood protection and river maintenance works, including the planting and harvesting of trees.

6.1.1.10 The utility does not involve the treatment of sewage or effluent, apart from the treatment and disposal of effluent on site.

6.1.1.11 The utility does not involve the treatment or disposal of solid waste, apart from solid waste permitted in terms of Rule 9.

6.1.1.12 Any pipe to convey water, sewerage or gas, is laid underground.

Restricted Discretionary Activities — Utilities – Activities

6.1.2 Any activity which does not comply with Rule 6.1.1.5 shall be a restricted discretionary activity.

6.1.3 Under Rule 6.1.2 the Council shall restrict its discretion to:

6.1.3.1 whether surrounding sites have overhead or underground cables;

6.1.3.2 if surrounding sites have overhead cables, the time frame with which they are likely to be replaced with underground cables;

6.1.3.3 any physical or technical difficulties with laying cables underground to the site.

Discretionary Activities — Utilities – Activities

6.1.4 Any activity which does not comply with Rules 6.1.1.4, Rule 6.1.1.7,Rule. 6.1.1.8, Rule 6.1.1.9 and 6.1.1.12 shall be a discretionary activity.

Non-Complying Activities — Utilities – Activities

6.1.5 Any activity which does not comply with Rules 6.1.1.2,Rule 6.1.1.3, Rule 6.1.1.6,Rule 6.1.1.10 and Rule 6.1.1.11 shall be a non-complying activity.

6.2 HEIGHT AND SETBACKS – UTILITY BUILDINGS

Permitted Activities — Height and Setbacks – Utility Buildings

6.2.1 Erecting any utility building, or any addition or alterations to, or modification of any utility building which complies with all of the following conditions shall be a permitted activity.

6.2.1.1 The height of the utility building shall not exceed 8m. For Rule 6.2.1.1, the height of any building shall be measured from ground level at the base of the building, to the highest point on the building, but excluding any chimney, mast, aerial, or other structure which is attached to the outside of the building.

6.2.1.2 Except as specified under subclauses (a) or (b) below, the utility building is setback a minimum distance of 4 metres from a road boundary, and 2 metres from an internal property boundary except that a utility building may be sited along the internal boundary of a site if the boundary shares a common wall with another building.

(a) Prebbleton

Any utility building in the Living 1A Zone at Prebbleton shall be set back from the road boundary of Trices Road by not less than 10 metres, provided that the 10 metre area is landscaped.

Any utility building shall be set back not less than 6 metres from the north east or north west zone boundaries of the Living 1A2 Zone at Prebbleton.

(b) Castle Hill

Any utility building shall be set back not less than 6m from the south eastern boundaries of Lots 1 and 2 DP 22544 in the Living 1A Zone at Castle Hill Village.

Any building or structure shall be set back not less than 1.5 metres from all internal and road boundaries within the Living 1A zone at Castle Hill, except that:

- along the Living 1A zone boundaries the minimum setback shall be 3 metres; and

- where an internal boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 metre in width or of an access lot or right of way there shall be no minimum setback.

6.2.1.3 The utility building is positioned so that it complies, at the property boundary with the recession plane angles in Appendix 11.

Restricted Discretionary Activities: Height and Setbacks — Utility Buildings

6.2.2 Any activity which does not comply with Rule 6.2.1.2 shall be a restricted discretionary activity.

6.2.3 Under Rule 6.2.2 the Council shall restrict its discretion to:

6.2.3.1 Internal Boundary

Any adverse effects on:

(a) Privacy;

(b) Outlook;

(c) Shading; or

(d) Amenity values of the adjoining property, it's occupiers and their activities; and

6.2.3.2 Road Boundary

Any adverse effects on:

(a) The character of the street;

(b) Safety and visibility of pedestrians, cyclists and motorists, and;

(c) Shading of the road or footpath in winter.

Discretionary Activities: Height and Setbacks — Utility Buildings

6.2.4 Any activity which does not comply with Rules 6.2.1.1 andRule 6.2.1.3 shall be a discretionary activity.

6.3 HEIGHT — UTILITY STRUCTURES

Note: For the purposes of Rules 6.3.1,Rule 6.3.2, Rule 6.3.3 and Rule 6.3.4, the maximum height of any utility structure is measured from the ground surface to the top of the highest point of the utility structure and includes any attachments. Where a utility structure is attached to a building or another structure, the height of the utility structure will still be measured from the ground level.

Permitted Activities — Height – Utility Structures

6.3.1 Any utility structure (except dish antenna) which complies with all of the following conditions shall be a permitted activity:

6.3.1.1 The structure does not exceed a height of 15 metres; or in the case of an aerial or antenna attached to a building, does not extend more than 2.5 metres above the point of attachment on the building to which it is attached.

6.3.1.2 The structure comprises any pole or mast which does not exceed 500mm in diameter beyond a height of 6m above ground level

6.3.1.3 The structure comprises any pole or mast which exceeds 500mm in diameter beyond a height of 6 m above ground level, provided it complies with the recession planes in Appendix 11 as if that pole or mast were a building.

For the avoidance of doubt, Rules 6.3.1.2 andRule 6.3.1.3 do not apply to cross arms or antenna.

6.3.2 Any dish antenna which complies with the relevant following condition shall be a permitted activity.

6.3.2.1 A dish antenna of not more than 1.2m diameter shall not exceed a height of 8m, or if attached to a building, it shall not extend more than 2.5m above the point of attachment.

6.3.2.2 A dish antenna of more than 1.2m but not more than 2m in diameter shall not exceed a height of 8m, or if attached to a building, it shall not extend more than 2.5m above the point of attachment. It shall not be located in the front yard of any dwelling; and shall comply with the recession plane in Appendix 11.

Restricted Discretionary Activities — Height – Utility Structures

6.3.3 Any dish antenna which complies with the following condition shall be a restricted discretionary activity:

6.3.3.1 A dish antenna of more than 2m but less than 4m in diameter shall not exceed a height of 8m, shall not be located in the front yard of any dwelling; and shall comply with the recession plane in Appendix 11}.

6.3.4 Any resource consent application made under Rule 6.3.3 shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of:

6.3.4.1 The colour and reflectivity of the structure; and

6.3.4.2 The type of materials used, taking into account the technical requirements of the dish antenna; and

6.3.4.3 The design and scale of the structure; and

6.3.4.4 The technical suitability of the dish antenna position; and

6.3.4.5 The integration of the dish antenna within the site and with the surrounding environment including, but not limited to, the extent of any landscaping where this is appropriate.

Discretionary Activities — Height – Utility Structures

6.3.5 Any utility structure which does not comply with Rule 6.3.1, Rule 6.3.2 or Rule,6.3.3 shall be a discretionary activity.

6.4 LANDSCAPE MANAGEMENT ALPINE VILLAGES — UTILITIES

Arthurs Pass and Castle Hill

Permitted Activities — Landscape Management Alpine Villages – Utilities

6.4.1 The following activities shall be permitted activities in Arthurs Pass and Castle Hill Alpine Villages:

Utility Structures

6.4.1.1 Any utility pipe or cable laid underground.

6.4.1.2 Any dish antenna less than 0.75 metres in diameter, the height of which does not exceed that of the building or structure to which it is attached.

Antennas and Masts

6.4.1.3 Any antenna (other than a dish antenna) or mast no part or element of which exceeds a height of 10.5 metres above the ground immediately below.

Utility Building and Utility Structure Materials and Colour

6.4.1.4 Any utility building or utility structure which is constructed using one or more of the following materials:

(a) Timber;

(b) Stone of the same type as that found in the local area; or

(c) Coloured corrugated metal sheeting (Arthur's Pass only).

6.4.1.5 Any building or structure is painted or coloured having a reflectivity value between 0 and 37% inclusive.

Restricted Discretionary Activities — Landscape Management Alpine Villages – Utilities

6.4.2 Any activity which does not comply with Rules 6.4.1.1 to Rule 6.4.1.5 shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties.

6.4.3 Under Rule 6.4.2 the Council shall restrict its discretion to:

6.4.3.1 The effects of the activity on the landscape values of the area.

6.4.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

6.4.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

6.4.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

6.4.3.5 For dwellings and principal buildings erected at Castle Hill, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village.

6.5 LANDSCAPING — UTILITY BUILDINGS

Permitted Activities — Landscaping — Utility Buildings

6.5.1 Any utility building shall be a permitted activity if the following conditions are met:

6.5.1.1 The area between the road boundary and the utility building is:

(a) Planted in lawn, and/or

(b) Paved or sealed, and/or

(c) Dressed with bark chips or similar material

***Note**: Except that fences on boundaries adjoining reserve areas, cycleways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 shall not exceed 1.2m in height.*

Discretionary Activities — Landscaping — Utility Buildings

6.5.2 Any activity which does not comply withRule 6.5.1 shall be a discretionary activity.

6.6 SETBACK FROM WATERWAYS — UTILITIES

Permitted Activities — Setback from Waterways – Utilities

6.6.1 Any utility building or other structure shall be a permitted activity if it is sited in accordance with the following setbacks:

6.6.1.1 Not less than 20 metres from the edge of any waterbody listed in Appendix 12; or

6.6.1.2 Not less than 10 metres from the edge of any other waterbody (excluding aquifers).

Discretionary Activities — Setback from Waterways – Utilities

6.6.2 Any activity which does not comply with Rule 6.6.1 shall be a discretionary activity.

Notes on Rule 6.6

1 Rule 6.6.1 does not apply to walkway facilities; utility structures attached to existing buildings or structures; or signs which are permitted activities under Rule 19.

2 The edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as “the space of land which the waters of the river cover at its fullest flow, without overtopping its banks”.

3 Rule 6.6 shall not apply on any allotment adjoining an esplanade reserve or strip along a waterbody where the reserve or strip has previously been vested in the Council.

Reasons for Rules

Rule 6 manages the effects of establishing, maintaining, upgrading and replacing utilities on the environment.

Many activities involving utilities are undertaken by requiring authorities, using designations. In these cases, the District Plan rules may not apply. However, it is still necessary to have rules in the Plan, because:

(a) Not all utilities are managed by requiring authorities;

(b) Often utilities are installed by private developers as part of subdivisions or land uses. Some utilities may vest in the Council. The Plan needs to have rules for the undertaking of these activities, so the Council can manage the standard of utilities which will vest in the Council;

(c) If the rules in the District Plan allow activities as permitted activities, it may reduce the need for network utility operators to designate land; and

(d) It is consistent with Part II and Section 32 of the Act to provide for activities which have only minor effects on the environment as permitted activities

The Plan clarifies situations where the upgrading, maintenance and replacement of utilities can occur as of right, to provide legal certainty. The rules for the height and bulk of utility structures and building are specific to those activities, and rules applicable to other buildings do not apply in most cases. This reflects the specialised (and usually minor) scale of buildings and structures such as poles, masts and antenna associated with utilities. However the sensitivity of important landscapes and living environments is recognised in the thresholds rule set in the Plan. Rules 6.1.1.2 and Rule 6.1.1.3 address potential effects from electromagnetic radiation and power frequency electric and magnetic fields. The rules are firmly based on recognised national standards concerning these effects.

Rules 6.1.1.4 and Rule 6.1.1.5 concern cables and lines. The rules encourage undergrounding of such lines where this is a realistic expectation. New high voltage lines will require consent and assessment given their significant visual impacts, with particular regard to siting.

Rules 6.1.1.6 and Rule 6.1.1.11 discourage on site energy production or treatment of solid waste (subject to specific exemptions) because of potential adverse effects of such activities in Living Zones.

Rule 6.1.1.7 provides for drains and channels of a small scale which would not raise issues in respect to wider effects on water resources, where resource consent would be required.

Rule 6.1.1.8 provides for reticulated gas supplies of a scale appropriate to a residential or light industrial environment.

Rule 6.2 relates to utility buildings. It allows them to be at the same scale as buildings in Living Zones generally, but also recognising that they do not require as much surrounding space as dwellings. Setback and recession plane requirements are set in place to protect neighbours and any Living zone, from the bulk of utility buildings.

Rule 6.3 relates to utility structures which comprise very small buildings, or poles, masts, pylons and antenna. For operational efficiency these are allowed to be higher than buildings, but also require compliance with recession planes on Living Zone boundaries where a utility support structure has a “thick” profile of more than 500mm. The rules relate to the sensitivity of the receiving zone environment.

PART C

7 LIVING ZONE RULES — OUTDOOR SIGNS AND NOTICEBOARDS

Note

1 Any sign located in the Living zones at Arthur's Pass or Castle Hill Villages is also required to comply with Rule 11.1.1.5.

7.1 Outdoor Signs — General

Permitted Activities — Outdoor Signs – General

7.1.1 Where any sign is not covered by Rules 7.2, Rule, 7.3 and Rule 7.4 it shall be a permitted activity if the following conditions are met:

7.1.1.1 The sign relates to products or services sold on the site or includes information about the site on which it is located.

7.1.1.2 The total number of signs on any site does not exceed 2, inclusive of any freestanding sign located on a footpath or grass berm outside the site but adjoining the site. This rule does not apply to signs associated with service stations or shops; and

7.1.1.3 The sign does not have flashing or revolving lights, sound effects, balloons or blimps, and

7.1.1.4 The sign does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner, and

7.1.1.5 The sign does not exceed the height of:

(a) The building to which it is attached, or

(b) 2 metres if the sign is not attached to a building, and

7.1.1.6 The sign does not exceed 1m^2 in size, and

7.1.1.7 The sign is not of a colour or design which resembles a traffic sign or signal.

7.1.1.8 The sign is not less than 2.5m above the ground, if it is an overhanging attached sign.

7.1.1.9 The sign complies with the relevant rules for building size, design or siting if it is attached to a building.

Notes

1 Rule 7.1.1.1 does not apply to any temporary sign or freestanding sign

2 Any sign located on a site adjoining a Strategic Road (listed in Appendix 7) is also required to comply with Rule 7.5.

3 Rule 7.1 does not apply to Precinct 5 (Transitional Living) as identified in Appendix 29A or 29B. In these Precincts, the Business 1 Zone Outdoor Sign General Rule 19.1 shall apply instead.

4 *Rule 7.1.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.*

Discretionary Activities — Outdoor Signs – General

7.1.2 Any activity which does not comply with Rule 7.1.1 shall be a discretionary activity.

7.2 OUTDOOR SIGNS — DIRECTIONAL

Permitted Activities — Outdoor Signs – Directional

7.2.1 Any sign to direct pedestrians, cyclists or motorists shall be a permitted activity if the following conditions are met:

7.2.1.1 The sign does not exceed a height of 3 metres above the ground; and

7.2.1.2 The display area of the sign does not exceed 0.6m^2; and

7.2.1.3 The message on the sign is limited to arrows or the word 'entry' or 'exit'.

Discretionary Activities — Outdoor Signs – Directional

7.2.2 Any activity which does not comply with Rule 7.2.1 shall be a discretionary activity.

7.3 OUTDOOR SIGNS — HEALTH AND SAFETY

Permitted Activities — Outdoor Signs – Health and Safety

7.3.1 Any sign required for operational, warning, health or safety reasons shall be a permitted activity if the following conditions are met:

7.3.1.1 The sign advertises only the name of the organisation carrying out any construction work or activity and any relevant safety information; and

7.3.1.2 The sign is located on the site to which it relates; and

7.3.1.3 The sign is removed from the site when it is no longer required.

Discretionary Activities — Outdoor Signs – Health and Safety

7.3.2 Any activity which does not comply with Rule 7.3.1 shall be a discretionary activity.

7.4 OUTDOOR SIGNS — PROPERTY SALES

Permitted Activities — Outdoor Signs – Property Sales

7.4.1 Any sign advertising the sale of property shall be a permitted activity if all of the following conditions are met:

7.4.1.1 The sign is erected on the site that is for sale.

7.4.1.2 No more than three signs are erected on the site, inclusive of both attached signs and free standing signs.

7.4.1.3 The maximum size of each sign is $3m^2$.

7.4.1.4 The sign does not have any of the following features:

(a) Illumination;

(b) Sound effects;

(c) Balloons or blimps;

(d) Moving parts; or

(e) Resemblance to a traffic sign or signal.

7.4.1.5 The sign does not obscure traffic movements onto, or out of, the site.

7.4.1.6 The sign does not protrude beyond the edge of the building if it is attached to a building.

7.4.1.7 The sign is removed from the site within one month of the property being sold.

Discretionary Activities — Outdoor Signs – Property Sales

7.4.2 Any activity which does not comply with Rule 7.4.1 shall be a discretionary activity.

7.5 OUTDOOR SIGNS AND STRATEGIC ROADS

Permitted Activities — Outdoor Signs and Strategic Roads

7.5.1 Any sign on any land adjoining a road listed in Appendix 7 as a Strategic Road where the speed limit is 70km/hr or greater shall be a permitted activity if Rules 7.1 to 7.4 inclusive and all of the following conditions are met:

7.5.1.1 It is to be located on the site to which it relates;

7.5.1.2 There shall be only one advertising sign directed at the Strategic Road;

7.5.1.3 It is to have a minimum lettering height of 160mm;

7.5.1.4 It shall not have more than six words or symbols and no more than 40 characters;

7.5.1.5 It is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180 m;

7.5.1.6 Any sign is illuminated only when the premises is open for business; and

7.5.1.7 The sign is positioned at right angles to the frontage roadway but angled off the direction of traffic by 5^o.

Notes

1 If the conditions in Rule 7.5 conflict with those in Rules 7.1, Rule 7.2, Rule 7.3 and Rule 7.4 then the conditions in Rule 7.5 take precedence.

2 Rules 7.1. to Rule 7.4. also apply to signs on Strategic Roads

3 *Rule 7.5.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.*

Restricted Discretionary Activities — Outdoor Signs and Strategic Roads

7.5.2 Any activity which does not comply with Rule 7.5.1 shall be a restricted discretionary activity.

7.5.3 Under Rule 7.5.2 the Council shall restrict its discretion to consideration of:

7.5.3.1 Any adverse effects, singularly or cumulatively, of the proposed sign on the safety of motorists, pedestrians or cyclists.

7.5.3.2 Any effects on reduced visibility for people moving in and out of properties along the Strategic Road.

7.5.3.3 Any potential effects on traffic speed, manoeuvring or general flow of traffic along the Strategic Road.

7.5.3.4 The cost and feasibility of making the sign comply with the rules.

7.5.3.5 The adequacy of any methods proposed to mitigate effects of the sign on traffic safety and the efficient functioning of the Strategic Road.

7.6 OUTDOOR NOTICEBOARDS

Permitted Activities — Outdoor Noticeboards

7.6.1 Any outdoor noticeboard shall be a permitted activity if the following conditions are met:

7.6.1.1 The noticeboard is not located within a road reserve, and

7.6.1.2 Any paper or other detachable notices are protected from damage from wind or rain, and

7.6.1.3 The noticeboard is located on a site where the speed limit on the adjoining road is 70 km/hr or less, and

7.6.1.4 There is provision for motor vehicles to stop and park alongside the noticeboard (on or off the road), and

7.6.1.5 Only one noticeboard is erected on a site.

Restricted Discretionary Activities — Outdoor Noticeboards

7.6.2 Any activity which does not comply with Rule 7.6.1.3 shall be a restricted discretionary activity.

7.6.3 Under Rule 7.6.2 the Council shall restrict its discretion to consideration of:

7.6.3.1 Any provision to allow a vehicle to pull completely off the carriageway to stop return to the carriageway without reversing.

7.6.3.2 The appropriateness of installing traffic directional signs on either approach to the noticeboard.

Discretionary Activities — Outdoor Noticeboards

7.6.4 Any activity which does not comply with Rules 7.6.1.1, Rule 7.6.1.2,Rule 7.6.1.4 or Rule 7.6.1.5 shall be a discretionary activity.

Note

1 Any noticeboard erected in any Living zone at Arthur's Pass or Castle Hill is required to comply with Rule 11.1.1.5.

Reasons for Rules

Signage is a feature of the environment and important to the health, safety and well-being of people and communities. Excessive signage, signs that are too large, or that have lighting and sound effects, may conflict with the amenity values of residential areas. Additional controls are provided over signs adjoining strategic roads where traffic speeds are higher, in order to promote traffic safety. While greater flexibility is provided for signs which contain only information or identify properties, or which are moveable (freestanding). Commercial signage is required to be related to the premises to which it is associated.

Rules 7.1.1, Rule 7.2.1, Rule 7.3.1 and Rule 7.4.1 outline the conditions to give maximum flexibility for signage, while maintaining residential amenity values in Living zones. If any of these rules are not able to be met, a resource consent for a discretionary activity may be able to be granted under Rules 7.1.2, Rule 7.2.2, Rule 7.3.2 or Rule 7.4.2 if potential adverse effects are minor and consistency with the relevant objectives and policies of the plan is achieved.

The primary function of Strategic Roads is to ensure the safe and efficient management of traffic. Road signs which are inappropriately designed or positioned can have adverse effects on the road safety of Strategic Roads by distracting motorists for too long or at dangerous times, or by reducing visibility at intersections and corners.

Rule 7.5 provides additional conditions for erecting signs along Strategic Roads in Living zones where the speed limit is more than 70 km/hr.

Noticeboards are an important source of information for people and communities. However, they need to be designed and sited to avoid any adverse effects on traffic safety and any nuisance effects from notices becoming detached and blown around.

Rule 7.6.1 provides conditions to ensure noticeboards do not have any adverse effects on the environment. If this rule is not able to be met, then resource consent may be granted for either a restricted discretionary or discretionary activity. Application for resource consents will allow for a comprehensive assessment of effects on the environment and consistency with the relevant objectives and policies of the Plan.

Noticeboards hold information designed to be read by people stopping, whereas signs are designed to be read by people as they are passing by.

PART C

8 LIVING ZONE RULES — HAZARDOUS SUBSTANCES

Notes

1 Where a substance has more than one HSNO subclass applied the quantity limit for storage as a permitted activity will be based on the most restrictive threshold in Appendix 9, Table E9.2 for that substance. For instance a substance with 6.1A and 9.1B classifications would be based on the 6.1A quantities as 9.1B permits 5000 litres and 6.1A permits 1000 litres. 6.1A is the more restrictive threshold in Table E9.2 so that is the threshold to be used.

2 Rule 8 does not apply to the disposal of any hazardous substance by use of it in accordance with the manufacturer's instructions.

3 Interpretation of words used in this rule is provided in Part D of the Plan.

4 The disposal of any hazardous substances does not include the use of the substance in accordance with the manufacturer's instructions as a means of disposing of it.

5 The storage of any hazardous substances outdoors must also comply with Rule 10.10 (Outdoor Storage of Materials and Goods).

6 Any activity involving the storage, use, disposal, discharge or transportation of a hazardous substance may require resource consent from Environment Canterbury. Further enquiries should be made with Environment Canterbury.

8.1 STORAGE OF HAZARDOUS SUBSTANCES

Permitted Activities — Storage of Hazardous Substances

8.1.1 The storage of any hazardous substance shall be a permitted activity if all of the following conditions are met:

8.1.1.1 The quantity of each subclass of hazardous substances listed in Appendix 9 Table E9.2 complies with the maximum storage quantities set out in Appendix 9 Table E9.2.

8.1.1.2 Any area used to store any hazardous substance or materials treated with any hazardous substance, except for Liquefied Petroleum Gas (LPG) is:

(a) Separated from the ground by an impervious surface; and

(b) The impervious surface is designed to contain any runoff of the substance or water contaminated with the substance; and

(c) The amount of containment available is no less than 110% of the volume of stored hazardous substances where the area is roofed; or

(d) The amount of containment available is no less than 120% of the volume of stored hazardous substances where the area is unroofed.

8.1.1.3 Any hazardous substance is stored:

(a) In a sealed container; and

(b) The container is made of a material that is not weakened or corroded by the hazardous substance; and

(c) The container is permanently labelled with the name of the contents; and

(d) Only one type of hazardous substance is stored in each container; and

8.1.1.4 Any hazardous substance(s) is/are not stored within 20m of any waterbody (excluding aquifers).

Note: *Rule 8.1.1.4 shall apply only to hazardous substances that are:*

–Substances other than those that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS); and

–Substances that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS) and are transported by means other than through a pipe.

The substances listed in Policy 1(a)(ii) of the RPS are:

(a) Pesticides.

(b) Chlorinated solvents

(c) Timber preservatives

(d) Petroleum products

(f) Substances containing the following chemicals: arsenic, cadmium, chromium, cyanide, lead, mercury, nickel or selenium.

8.1.1.5 For schools located within the Living Zones, the quantity limits for the Business 1 Zone shall apply.

8.1.1.6 Any electrical transformer installation operated by a network utility operator, as defined under Section 166, Resource Management Act 1991, is a permitted activity with an oil capacity of no more than 1,500 litres, subject to meeting Rules 8.1.1.2 to Rule 8.1.1.4.

Discretionary Activities — Storage of Hazardous Substances

8.1.2 Any activity which does not comply with Rules 8.1.1.2 to Rule 8.1.1.4 shall be a discretionary activity.

8.1.3 Any consent application for the installation of any electrical transformer over 1,500 litres shall be assessed as a discretionary activity and shall not be notified and shall not require the written consent of directly affected parties.

Non-Complying Activities — Storage of Hazardous Substances

8.1.4 Any activity which does not comply with Rule 8.1.1.1 shall be a non-complying activity, except if the storage of hazardous substances complies with any quantity limit listed in Column B in Appendix 9 for Living Zones, in which case the storage of hazardous substances is a discretionary activity.

8.2 TRANSPORT OF HAZARDOUS SUBSTANCES

Permitted Activities — Transport on Waterbodies

8.2.1 The transport of any hazardous substance in a boat or other craft over the surface of any waterbody (excluding aquifers) shall be a permitted activity if the following conditions are met:

8.2.1.1 The hazardous substance is contained in the motor or fuel tank of a motorised craft; or

8.2.1.2 The hazardous substance is spare fuel for the motorised craft and it is carried in a sealed container specifically designed for that purpose; or

8.2.1.3 There is no road or vehicular access to the site where the hazardous substance is to be used and:

(a) The hazardous substance is carried in a sealed container, specifically designed for that purpose; and

(b) The container is permanently labelled with the name of the hazardous substance.

Non-Complying Activities — Transport on Waterbodies

8.2.2 Any activity which does not comply with Rule 8.2.1 shall be a non-complying activity.

8.3 MANUFACTURE OF HAZARDOUS SUBSTANCES

Non-Complying Activities — Manufacture of Hazardous Substances

8.3.1 The manufacture of any hazardous substance, as either a product or by-product, shall be a non-complying activity.

8.4 DISPOSAL OF HAZARDOUS SUBSTANCES

Non-Complying Activities — Disposal of Hazardous Substances

8.4.1 Any disposal of any hazardous substance shall be a non-complying activity.

Reasons for Rules

It is recognised that codes of practice and other legislation (e.g. the Hazardous Substances and New Organisms Act 1996 and regulations, or 'HSNO') ensure that the use, storage, manufacture, transport and disposal of hazardous substances is usually carried out in ways that pose little risk to public health or safety.

The District Plan complements this legislation by addressing the potential adverse effects of hazardous substances on people's health and safety, on prevailing and anticipated amenity values, and the wider potential environmental impact of those substances.

Rule 8 provides for the use and storage of small quantities of hazardous substances, such as those associated with residential activities. Appendix 9 sets out the classes of hazardous substances and the quantities allowable as permitted and discretionary activities. The classification system used in the Appendix is based on the provisions of the HSNO legislation.

Rule 8.1.1 also sets out the specific conditions for the use and storage of hazardous substances as permitted activities. Rule 8.1.1.4 recognises that areas near waterbodies are particularly sensitive to the storage of hazardous substances should there be any leakage.

The District Plan recognises that the transport of hazardous substances in craft over the surface of inland waterbodies is generally inappropriate unless under specific conditions. In addition, the manufacture and disposal of hazardous substances are considered generally inappropriate in Living zones.

Two exceptions have been made to the quantity limits. The first is for schools in the Living zones, to enable them to store quantities up to the levels of the Business 1 Zone due to the nature of their activity, including science laboratories and other necessary on-site storage vessels, and the relative size and scale of the sites concerned. The second is for the installation of electrical transformers recognising the low risks associated with oil filled transformers and the importance of transformers as part of the electricity network.

PART C

9 LIVING ZONE RULES — WASTE

Notes

1 The storage of hazardous substances must also comply with Rule 8.

2 1m^3 of solid waste is approximately four, 240 litre wheelie bins.

3 The discharge from burning of greenwaste in residential areas is a regional function and is addressed in the Air Chapter of the Natural Resources Regional Plan.

9.1 WASTE GENERATION

Permitted Activities — Waste Generation

9.1.1 Any activity, which is not a residential activity, which generates not more than 1 cubic metre of solid waste on average per week over a year, other than inert landfill, shall be a permitted activity.

Restricted Discretionary Activities — Waste Generation

9.1.2 Any activity which does not comply with Rule 9.1.1 shall be a restricted discretionary activity.

9.1.3 Under Rule 9.1.2 the Council shall restrict its discretion to the approval of a management plan to:

9.1.3.1 Minimise waste from the activity; and

9.1.3.2 Dispose of the waste in a way that mitigates adverse effects on the environment.

9.2 WASTE STORAGE

Permitted Activities — Waste Storage

9.2.1 The storage of solid waste shall be a permitted activity if the following conditions are met:

9.2.1.1 Only solid waste generated as part of activities on a site is stored on the site; and

9.2.1.2 Any solid waste stored on a site is stored in a closed, waterproof container; and

9.2.1.3 Solid waste is only stored on-site until it is able to be collected or removed for treatment or disposal elsewhere.

Discretionary Activities — Waste Storage

9.2.2 Any facilities for the temporary storage of solid or liquid waste delivered or conveyed onto the site shall be a discretionary activity.

Non-Complying Activities — Waste Storage

9.2.3 Any activity which does not comply with Rules 9.2.1 or 9.2.2 shall be a non-complying activity.

9.3 WASTE DISPOSAL

Permitted Activities — Waste Disposal

9.3.1 The disposal of solid waste shall be a permitted activity if one or more of the following conditions are met:

9.3.1.1 The solid waste is green garden waste which is burned or composted on the site on which it is generated; or

9.3.1.2 The solid waste is being applied as a manure, fertiliser, compost or mulch onto gardens, lawns, or soil used to grow plant or tree crops; or

9.3.1.3 The waste is effluent from a household or building which is treated or disposed of on-site, in a Living Zone, where reticulated sewerage treatment and disposal is not required under Rule 4.5.

Non-Complying Activities — Waste Disposal

9.3.2 Any activity which does not comply with Rule 9.3.1 shall be a non-complying activity.

9.4 OTHER MATTERS

Non-Complying Activities — Other Matters

9.4.1 Any facilities for the treatment or disposal of solid or liquid waste delivered or conveyed onto a site shall be a non-complying activity.

9.4.2 Any processing, composting or disposal onto any land of any organic matter shall be a non-complying activity except as provided for in Rule 9.3.1.

9.4.3 The application of treated or untreated effluent, sewage, onto land, as a means of disposing of it, shall be a non-complying activity, other than provided for under Rule 9.3.1.3.

Reasons for Rules

The storage, treatment or disposal of either solid or liquid waste, other than in the small quantities generated by single households, usually has effects which are incompatible with residential amenity values. Such effects may relate to odour, vermin and unsightliness.

Rule 9.1.1 defines 1m^3 as the upper limit for solid waste generation likely to have effects compatible with residential amenity values. Above this amount, a resource consent is required to allow for consideration of a waste management plan.

Rule 9.2 sets out the conditions for the storage of waste. The rule recognises that non-compliance with any of these conditions is generally inappropriate to the Living Zone

and therefore that resource consent for a non-complying activity is required.

Rule 9.3 recognises that residential sized sections, and the associated close proximity of households, makes it inappropriate for the treatment and disposal of waste on-site in Living zones. The exceptions to this are the composting of green garden waste, and on-site effluent treatment and disposal where there is no reticulated sewerage system available.

Part of the Council's strategy for managing solid waste generated in the District is to encourage people to reduce the waste they produce. Rule 9.1 requires new activities which generate larger quantities of waste to have a Council approved waste minimisation and disposal plan. The rule does not apply to residential activities for two reasons:

- Residential activities are unlikely to produce waste of this quantity; and
- The Council has more efficient and effective methods for encouraging single households to reduce waste, such as charging for the collection and disposal of municipal waste.

PART C

10 LIVING ZONE RULES — ACTIVITIES

Notes:

1. Activities affecting any archaeological site including Wāhi Taonga Management Area C39(b) may require an Archaeological Authority from the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 Archaeological Sites).

2. Refer to Appendix 6 "Protocols on Accidental Discovery of Archaeological Sites" when any activities occur in any Silent File, Wāhi Taonga Site or Wāhi Taonga Management Area.

10.1 ACTIVITIES AND CONTAMINATED LAND

Permitted Activities — Activities and Contaminated Land

10.1.1 Any activity shall be a permitted activity on any site which contains contaminated land or where past activities on that site include those listed in Appendix 10 except for the following:

10.1.1.1 Erecting any dwelling;

10.1.1.2 Educational facilities;

10.1.1.3 Outdoor recreation activities; and

10.1.1.4 Growing commercial food crops or rearing animals.

Restricted Discretionary Activities — Activities and Contaminated Land

10.1.2 Any dwellings, educational facilities, outdoor recreation activities, and growing commercial food crops or rearing animals on any site which contains contaminated land, or when past activities on that site include those listed in Appendix 10, shall be a restricted discretionary activity.

10.1.3 Under Rule 10.1.2 the Council shall restrict the exercise of its discretion to:

10.1.3.1 The adequacy of any methods proposed to reduce any potential adverse effects on people or animals.

10.1.3.2 If the soil is to be removed from the site, where it is to be disposed to, the level of risk to human health and the environment and how it is to be disposed of.

10.1.3.3 Where the site is not confirmed as contaminated, but has been used for one or more of the activities listed in Appendix 10, further investigation to determine whether the site is contaminated and the extent of that contamination.

10.2 ACTIVITIES ON THE SURFACE OF WATERBODIES

Permitted Activities — Activities on the Surface of Waterbodies

10.2.1 Any structure or mooring which passes over or through the surface of any waterbody or which is attached to the bank of any waterbody shall be a permitted activity if the following conditions are met:

10.2.1.1 The structure is a fence made of post and wire netting construction and is not more than 1m in height above ground level at the edge of the waterbody; or

10.2.1.2 The structure is a floodgate installed where an existing fence crosses a waterbody; or

10.2.1.3 The structure or mooring is a temporary device and is removed when it is not being used; or

10.2.1.4 The structure is a bridge or culvert for crossing a water race, drain or stream with a bed not more than 3 metres in width.

10.2.1.5 The structure is a sign or navigation aid erected by or on behalf of Environment Canterbury or the Maritime Safety Authority.

10.2.1.6 The structure is a line, conductor or cable owned by a network utility operator and complies with the relevant height standards for electrical lines crossing waterbodies.

10.2.2 Any overnight accommodation on a craft on the surface of a waterbody shall be a permitted activity provided that it is associated with recreational use of the craft; and limited to not more than one night on any one mooring in any one month period.

Discretionary Activities: Activities on the Surface of Waterbodies

10.2.3 Any activity which does not comply with Rule 10.2.1 shall be a discretionary activity.

Non-Complying Activities: Activities on the Surface of Waterbodies

10.2.4 Any activity which does not comply with Rule 10.2.2 shall be a non-complying activity.

Notes

1. Any diversion of water or discharge into water as a result of constructing any structure over a waterbody may require a resource consent from Environment Canterbury, even if it is a permitted activity in the District Plan.

2. Rule 10.2.2 does not exempt activities on the surface of water from complying with any by-laws made under the Local Government Amendment No. 2 Act 1999, including the transitional Water Recreation Regulations 1979.

3. Rule 10.2.2 does not apply to overnight accommodation in the event of inclement weather, the breakdown of a watercraft, or other emergency.

4. The erection of a structure on the surface of a river or lake and attached to the bed may require resource consent from Environment Canterbury even if it is a permitted activity in the District Plan.

10.3 ACTIVITIES AND THE KEEPING OF ANIMALS

Permitted Activities — Activities and the Keeping of Animals

10.3.1 The keeping of domestic pets shall be a permitted activity.

Notes

1. The keeping of domestic pets in the Living Zones does not require a resource consent. However, the keeping of domestic pets may be subject to a Council Bylaw. As an example, the Council has a bylaw for the keeping of dogs.

2. The definition of domestic pets in this plan excludes donkeys, pigs, roosters and peacocks.

Discretionary Activities — Activities and the Keeping of Animals

10.3.2 The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to Rules 10.3.5 shall be a discretionary activity, except

(a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and

(b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.

10.3.3 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products shall be a discretionary activity.

Non-Complying Activities — Activities and the Keeping of Animals

10.3.4 Boarding of animals shall be a non-complying activity.

10.3.5 Intensive livestock production shall be a non-complying activity.

10.4 ACTIVITIES AND SITES OF SIGNIFICANCE TO Tāngata WHENUA (Wāhi TAONGA MANAGEMENT AREAS)

Permitted Activities — Activities and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

10.4.1 The following activities shall be permitted activities:

10.4.1.1 In any areas listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any disturbance of soil which is limited to disturbance of soil over areas and depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), buildings or earthworks.

10.4.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(b), any earthworks associated with any proposed activity are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

10.4.1.3 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts, any earthworks does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

10.4.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in Rule 10.4.1.2 or Rule 10.4.1.3, any proposed activity which does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

10.4.1.5 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to or removal of indigenous vegetation which is limited to that undertaken by Tāngata whenua for mahinga kai purposes.

Controlled Activities — Activities and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

10.4.2 Any activity which does not comply with Rule 10.4.1.2 or Rule 10.4.1.3 shall be a controlled activity if the written consent of the local Rūnanga has been obtained; and in the case of Wāhi Taonga Management Area C39(b), the written consent of the New Zealand Historic Places Trust Pouhere Taonga, has also been obtained.

10.4.3 In assessing any application made under Rule 10.4.2 Council shall restrict its control to consideration of the following matters:

10.4.3.1 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts any damage to, destruction or removal of any object, remnant or artefact contained within Wāhi Taonga Management Area C48, as advised by local Rūnanga; and

10.4.3.2 In Wāhi Taonga Management Area C39(b), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga; and

10.4.3.3 Any monitoring or review conditions.

Restricted Discretionary Activities — Activities and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

10.4.4 Any activity which does not comply with Rule 10.4.1.1, Rule 10.4.1.4, Rule 10.4.1.5 or Rule 10.4.2 shall be a restricted discretionary activity.

10.4.5 Under Rule 10.4.4 the Council shall restrict the exercise of its discretion to all of the following matters:

10.4.5.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga.

10.4.5.2 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or Wāhi Taonga Management Area, as advised by local Rūnanga and the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga;

10.4.5.3 Other than in Wāhi Taonga Management Area C39(b), any potential costs to the landholder of not being able to undertake the proposed

activity on that site;

10.4.5.4 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

10.4.5.5 Any positive effects which may offset any adverse effects; and

10.4.5.6 Any monitoring or review of conditions

10.5 ACTIVITIES AND AIRCRAFT MOVEMENTS

Permitted Activities — Activities and Aircraft Movements

10.5.1 Any taking off and/or landing of any aircraft shall be a permitted activity if the following conditions are met:

10.5.1.1 The activity is part of emergency, search and rescue, or law enforcement work; or

10.5.1.2 The activity does not occur on more than two days in any six month period on the same site; and

10.5.1.3 The aircraft movement occurs only between the hours of 7:00am and 7:00pm.

Discretionary Activities — Activities and Aircraft Movements

10.5.2 Any activity which does not comply with Rule 10.5.1 shall be a discretionary activity, if it complies with the following standard and term:

10.5.2.1 The take off and/or landing of aircraft shall be an ancillary use of the land and any facilities on the site and shall not be a main or predominant use of the land or any facilities on the site.

Non-Complying Activities — Activities and Aircraft Movements

10.5.3 Any activity which does not comply with Rule 10.5.2.1 shall be a non-complying activity.

10.6 Activities and Noise

Permitted Activities — Activities and Noise

10.6.1 Any activity which is not a residential activity, spiritual activity or educational activity, shall be a permitted activity if the following noise limits are not exceeded within the time-frames stated.

7.30am – 8.00pm 50 dBA L_{10}

8.00pm – 7.30am 35 dBA L_{10}

7.30am – 8.00pm 85 dBA Lmax

8.00pm – 7.30am 70 dBA Lmax

10.6.2 Rule 10.6.1 does not apply to the use of sirens or warning devices associated with emergency service facilities.

Discretionary Activities — Activities and Noise

10.6.3 Any activity which is not residential, spiritual or educational which does not comply with Rule 10.6.1 shall be a discretionary activity

Note:

1. Sound levels shall be assessed at any point beyond the boundary of the site from which the source of any noise of interest is situated.

10.7 ACTIVITIES AND LIGHT SPILL

Permitted Activities — Activities and Light Spill

10.7.1 The following activities shall be permitted activities

10.7.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.

10.7.1.2 Any lighting if it does not have a lux spill (horizontal or vertical) of more than 3 on to any part of any adjoining properties.

Discretionary Activities — Activities and Light Spill

10.7.2 Any activity which does not comply with Rules 10.7.1 shall be a discretionary activity.

10.8 ACTIVITIES AND SCALE OF ACTIVITIES

Notes:

(1) Rule 10.8 does not apply to any temporary activities; however, temporary activities are subject to all other applicable rules in the Plan.

(2) In Rolleston, Rule 10.8.1 does not apply to Commercial Services, Small Format Retail or Office Activities in Precinct 5 (Transitional Living) of the Key Activity Centre, as identified in Appendix 29A. Rule 10.8.2 shall apply instead.

(3) In Lincoln, Rule 10.8.1 does not apply to Commercial Services or Office Activities in Precinct 5 (Transitional Living) of the Key Activity Centre, as identified in Appendix 29B. Rule 10.8.2 shall apply instead.

Permitted Activities — Activities and Scale of Activities

10.8.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:

10.8.1.1 No more than two full time equivalent staff employed on the site live off site, and

10.8.1.2 The gross floor area of any building(s) other than a dwelling does not exceed 300m^2, or in the case of any building used for spiritual activities does not exceed 500m^2, and

10.8.1.3 Vehicle movements do not exceed:

- State Highways, Arterial Roads and Collector Roads: 40 per day plus 4 heavy vehicle movements per day

- Local Roads: 20 per day plus 2 heavy vehicle movements per day. (PC42)

Except that a public Parking Area is a permitted activity in Precinct 6 (Rolleston Reserve) of the Rolleston Key Activity Centre.

Note:

1. Rule 10.8.1.1 does not apply to existing schools and Police stations.

2. Subclause (c) of Rule Rule 10.8.1.1 shall not apply to emergency service vehicles

3. The Selwyn District Council Traffic and Parking Bylaw (and subsequent versions) applies to both permanent and temporary activities and may require the preparation of a Traffic Management plan in certain circumstances. Please refer to the Bylaw for further details. (PC42)

10.8.2 Any Commercial Services, Small Format Retail or Office Activities in Rolleston Precinct 5 (Transitional Living) within the Key Activity Centre identified in Appendix 29A and any Commercial Services or Office Activities in Lincoln Precinct 5 (Transitional Living) within the Key Activity Centre identified in Appendix 29B, if the following conditions are met:

10.8.2.1 (a) No more than six full time equivalent staff employed on the site live off the site; and

(b) The gross floor area of any building(s) does not exceed 300m^2.

Discretionary Activities — Activities and Scale of Activities

10.8.3 Any activity which is not a residential activity, and which does not comply with Rules 10.8.1 or 10.8.2 shall be a discretionary activity.

10.9 ACTIVITIES AND HOURS OF OPERATION

Permitted Activities — Activities and Hours of Operation

10.9.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:

10.9.1.1 The employment of staff who are not resident on the site; and

10.9.1.2 Visits by customers, patrons, clients or other people to the site, who are not resident on the site shall only occur between the hours of 7:00am and 10:00pm on any day.

Note: Rule 10.9.1 does not apply to spiritual and educational activities, or a public car park in Precinct 6 of the Rolleston Key Activity Centre.

Discretionary Activities — Activities and Hours of Operation

10.9.2 Any activity which is not a residential activity, and which does not comply with Rule 10.9.1 shall be a discretionary activity.

Note: Guidance for the preparation of the Traffic Management Plans can be found in New Zealand Transport Agencies Code of Practice for Temporary Traffic Management (COPTTM).

10.10 ACTIVITIES AND THE OUTDOOR STORAGE OF MATERIALS AND GOODS

Permitted Activities — Activities and the Outdoor Storage of Materials and Goods

10.10.1 The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:

Vehicles

10.10.1.1 The outdoor storage of motor vehicles, caravans or campervans, trailers, or watercraft shall be associated with residential activities on the site.

Note: For the purpose of this rule the storage of wrecked vehicles or vehicle bodies is excluded from the definition of residential activities.

Construction Materials

10.10.1.2 The outdoor storage of materials for construction, repair or landscaping work on the same site shall be limited to up to 4 months in any 12 month period.

Other Storage

10.10.1.3 The outdoor storage of any other goods or materials if the following conditions are met:

(a) The outdoor storage space shall be screened from any road boundary of the site by a fence, wall, or vegetation of at least 1.8m in height, and

(b) The outdoor storage area shall be screened from any internal boundary of the site which adjoins another site in a Living Zone or a site in a Business 1 Zone, by a fence, wall, or vegetation of at least 1.8 m in height; and

(c) Any stockpile of soil, coal, sawdust, powdered fertiliser, or any other unconsolidated materials, is shall be covered or otherwise secured from being blown by the wind.

Discretionary Activities — Activities and the Outdoor Storage of Materials and Goods

10.10.2 Any activity which does not comply with Rule 10.11.1 shall be a discretionary activity.

Note: Rule 8 also applies to the storage of hazardous substances or goods treated with hazardous substances.

10.11 ACTIVITIES AND TEMPORARY MILITARY TRAINING

Permitted Activities — Activities and Temporary Military Training

10.11.1 Temporary Military Training Activities shall be permitted activities provided that the following conditions are met:

10.11.1.1 No permanent structures shall be constructed

10.11.1.2 No mechanical excavation shall be carried out, unless provided for in this Plan;

10.11.1.3 The activity shall not exceed a period of 31 days;

10.11.1.4 All ground disturbed by any military activity shall be restored to its previous state;

10.11.1.5 No Temporary Military Training Activities shall occur in any areas identified on the Planning Maps as Wāhi taonga, Silent file areas, or Mahinga kai sites;

10.11.1.6 Noise emissions occurring as a result of any Temporary Military Training Activity, when measured at the property boundary shall not exceed:

Time (any day)	Limit(dBa) L_{10}	Limit(dBa) L_{max}
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85
2000-0630	55	65

Controlled Activities — Activities and Temporary Military Training

10.11.2 Any activity which does not comply with Rule 10.11.1 shall be a controlled activity

10.11.3 Under Rule 10.11.2 the Council shall restrict the exercise of its discretion to consideration of:

10.11.3.1 Any disturbance caused by structures or earthworks

10.11.3.2 Any noise effects, with regard to the location and noise sensitivity of nearby activities;

10.11.3.3 Any visual or traffic effects;

10.11.3.4 The effect of activities over an extended period of time, having regard to Rule 10.11.3.1 to Rule 10.11.3.3 above

10.12 SCHEDULED ACTIVITY: ALEX MCDONALD MERCHANTS LTD, DARFIELD

Permitted Activities — Scheduled Activity – Alex McDonald Merchants Ltd, Darfield

10.12.1 The use of land and buildings zoned Living 1 on Lot 2 DP 79972 (26 McLaughlins Road, with an area of 1.1696 ha) for the purpose of grading, processing, storing, loading and unloading of seed potatoes shall be a permitted activity subject to compliance with all applicable rules of the Business 2 zone as if the site were part of that zone.

Note: Lot 2 DP 79972 is, notwithstanding the above provisions, otherwise subject to the rules applicable to activities in the Living 1 zone.

Non-Complying Activities — Scheduled Activity – Alex McDonald Merchants Ltd, Darfield

10.12.2 Any activity specified in Rule 10.12.1 which does not comply with the requirements of Rule 10.12.1 shall be a non-complying activity.

Note: Lot 2 DP 79972 is, notwithstanding the above provisions, otherwise subject to the rules applicable to activities in the Living 1 zone.

10.13 ELDERLY RESIDENTIAL CARE — LIVING 1A ZONE, LINCOLN

Permitted Activities — Elderly Residential Care – Living 1A Zone, Lincoln

10.13.1 Elderly residential care in the Living 1A Zone at Lincoln shall be a permitted activity if the following conditions are met:

10.13.1.1 Elderly residential care is limited to one site in the location shown on concept plan C1 in Appendix 18 as ‘site for proposed rest home’;

10.13.1.2 The site has an area no smaller than 8000m^2; and

10.13.1.3 Elderly residential care is limited to 80 residents in residential care beds, single bedroom units or separate apartments, provided that residential care beds are limited to a maximum of 30; and

10.13.1.4 Parking and outdoor storage areas are screened from adjoining sites by landscaping, fence(s), or a combination thereof, to at least 1.8m in height along the length of the parking or storage area. The minimum depth of the screening is 1.5m if it is in the form of landscaping; and

10.13.1.5 The maximum height of any building is 7.0m; and

10.13.1.6 Staff and visitor parking spaces are provided within the site at the following rates:

(a) 1 space per 6 care beds

(b) 1 space per 4 single bedroom units

(c) 1 space per apartment unit; and

10.13.1.7 No elderly residential care facility is erected on a site that adjoins the boundary of the zone.

10.13.2 Rules 10.8 – Scale of Activities; 10.9 – Hours of Operation; 5.4 – Car Parking; 4.8 – Building height; and 4.7 - Buildings and Site Coverage do not apply to elderly residential care as described in Rule 10.13.1.

10.13.3 Rule 10.13.1.4 is a screening requirement additional to any screening required under Rule 10.10 – Outdoor Storage of Materials and Goods.

Restricted Discretionary Activities — Elderly Residential Care – Living 1A Zone, Lincoln

10.13.4 Any elderly residential care in the Living 1A Zone at Lincoln which does not comply with Rule 10.13.1.2 shall be a restricted discretionary activity.

10.13.5 Under Rule 10.13.4, the Council shall restrict the exercise of its discretion to:

10.13.5.1 The number of residents that can be accommodated within the facility.

Non-Complying Activities: Elderly Residential Care — Living 1A Zone, Lincoln

10.13.6 Any elderly residential care facility in the Living 1A Zone at Lincoln which does not comply with Rules 10.13.1.1, Rule 10.13.1.3, Rule 10.13.1.4, Rule 10.13.1.5 Rule 10.13.1.6 or Rule 10.13.1.7 shall be a non-complying activity.

10.14 COUNTRYSIDE AREAS – LIVING 3 ZONE, ROLLESTON

Permitted Activities – Countryside Areas – Living 3 Zone, Rolleston

10.14.1 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

Restricted Discretionary Activities – Countryside Areas – Living 3 Zone, Rolleston

10.14.2 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a restricted discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

10.14.3 Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:

10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);

10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).

Reasons for Rules

Contaminated Sites

The activities listed in Rule 10.1.1 are activities which are most likely to expose people to either direct or indirect exposure to contaminated land. The Building Act 2004 can require certain mitigation measures to be put in place before a building is erected on contaminated land. However, this Act does not apply to activities that do not involve erecting a building (such as growing food crops) or activities ancillary to buildings, such as outdoor recreation.

Contaminated Site Register

The Council has a register of sites which may have contaminated land, because of past activities on the site. These sites should be tested prior to the activities listed in Rule 10.1.1 taking place. If a site is on the Council register, it will be noted on any LIM (Land Information Memorandum) issued for the site.

PLEASE NOTE – the register is not a comprehensive list. There are likely to be additional contaminated sites in the District which are not on the register, particularly if the activity in the past did not require to obtain any permit or licence.

Surface of Waterbodies

Erecting permanent structures or moorings over or through waterbodies may: prevent public access along the waterbody; disturb wildlife; or impede or divert the flow of water, thereby potentially flooding properties elsewhere. While any diversion of water requires a resource consent from Environment Canterbury, it may not be readily apparent that a structure will divert or impeded water flow, until a flood occurs. In addition, structures and moorings passing over waterbodies may reduce the aesthetic or amenity values of a waterbody.

Rule 10.2.1 allows activities that the Council thinks will have only minor effects to be established as permitted activities. Other structures or moorings may be able to be established as discretionary activities if potential adverse effects are considered minor.

The use of craft on the surface of water as a dwelling or accommodation facility may adversely affect water quality if the craft does not have appropriate effluent and waste containment facilities. The use of craft for this purpose may also disturb wildlife and reduce the amenity and recreational values of the waterbody for other users

Rule 10.2.2 sets out the conditions for overnight accommodation on watercraft. The rule does not apply to emergency situations where people are forced to stay at one mooring due to bad weather or problems with a boat. It is, however, intended to prevent house boats or similar use of craft on waterbodies as a permitted activity. Under Rule 10.2.4 such activity is generally regarded as inappropriate.

Keeping of Animals

Selwyn District is principally a rural area and many residents come to live in townships in the District to be close to a 'rural' lifestyle. Domestic pets, including a pet sheep or horse, are common features of the Living zones in the District. As noted above, the keeping of domestic pets may be subject to a Council bylaw. Under the Local Government Act 2002, the Council may make bylaws relating to the keeping of animals.

Resource consent for a discretionary activity is required for: commercial rearing of animals for sale of progeny, meat, skins, wool or other products; the keeping of animals other than domestic pets (except within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40). Those activities may be granted resource consent, depending on whether adverse effects can be adequately mitigated, and if there is consistency with the relevant objectives and policies of the plan. The exception provided for the Living 3 Zone Countryside Areas regarding keeping of animals recognises that rural activities (subject to some specific exceptions) are anticipated and intended to occur within the designated Countryside Areas, and also within the large lot Lower Density Areas. The potential adverse effects associated with the keeping of animals other than domestic pets (e.g. horse grazing) within the Countryside Areas is managed through the requirement for a management plan to be in place prior to such activities occurring, and as such, are deemed appropriate for the Zone. A further exception is provided to enable limited grazing of the

Lower Density Areas within the Living 3 Zone.

Resource consent for a non-complying activity is required for boarding of animals, and for intensive livestock production. These activities are generally regarded as having effects inappropriate to Living zones and the rural areas of the District are considered more suitable locations to receive their respective effects.

Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

Rule 10.4 manages activities in areas which contain sites of special significance to Tāngata whenua. Protecting these sites is part of the duty under section 6(e) of the Act "to provide for the relationship of Māori and their customs and traditions with their ancestral lands, water, sites, Wāhi Tapu and other Taonga and to "recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development" (Section 6(f)).

Tāngata whenua have identified three types of sites in the plan. Silent File Areas may contain sites which are of immense cultural importance to Tāngata whenua. The exact location of the site is not disclosed. Any disturbance of these sites may be inappropriate. The rule allows earthworks to occur on soil which has already been disturbed, but requires a resource consent for earthworks which will disturb soil in areas which had not been previously worked, or if the earthworks involve excavating soil to depths where it has not been disturbed by other activities. The Council restricts its discretion to whether the earthworks will disturb the special site within the Silent File area and whether that disturbance is inappropriate (as advised by local Rūnanga).

Wāhi Taonga Sites and Wāhi Taonga Management Areas contain sites of past settlement or occupation by Tāngata whenua. Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered. The rules in the Plan do not prevent the soil in this 20m radius from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without obtaining a resource consent.

Wāhi Taonga Management Areas are areas which contain many Wāhi Taonga sites. The rules in the Plan for most Wāhi Taonga Management Areas in the District do not prevent the soil in the area from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without obtaining a resource consent. The rules for the Wāhi Taonga Management Area which make up the Rakaia River Moa Hunter Site (C39(a) and C39(b) at Rakaia Huts are more restrictive due to the significant cultural and archaeological values which have been identified in that area.

The rule allows earthworks to occur on soil which has already been disturbed (to a maximum depth of 20cm), but requires a resource consent for earthworks which will disturb soil in areas which had not been previously worked, or if the earthworks involve excavating soil to depths greater than 20cm where the soil has been previously disturbed. In assessing any application for resource consent made under Rule 10.4.2, the Council will consider whether the earthworks will disturb the special site within Wāhi Taonga Management area C39(b) and whether that disturbance is inappropriate, as advised by local Rūnanga and the Historic Places Trust Pouhere Taonga.

Many Wāhi Taonga Sites and Wāhi Taonga Management Areas in the District have been uncovered by archaeologists and their location and what they contain is recorded. Earthworks in and around these sites are appropriate, provided that the artefacts and remnants which are contained within the sites are not removed, damaged or destroyed. Appendix 5 lists the artefacts, remnants or objects discovered so far within each site, though there may be more material located around the area. Wāhi Taonga Management Areas are areas which contain many Wāhi Taonga sites. The Council is encouraging land owners or managers and local Rūnanga to develop joint protocols for activities within these areas.

Silent File Areas, Wāhi Taonga Sites and Wāhi Taonga Management Areas may also be considered as archaeological sites. Any activity affecting any archaeological site requires the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, "Archaeological Sites").

Mahinga Kai sites are sites used for traditional food gathering by Tāngata whenua. The sites identified within this Plan are valued for their vegetation. A resource consent is required for this vegetation to be damaged or removed, except for mahinga kai purposes.

Aircraft Movements

An airport or other facilities for regular take off and landing of aircraft or helicopters is considered incompatible with the amenity values of Living zones activities, due to the effects of aircraft noise, vibration and night lighting. For that reason, airports, in Living zones, are non-complying.

There are some instances, however, where the effects of aircraft taking off or landing can be tolerated for a short period of time. For example, if a helicopter is used to assist in construction work on a building, or helicopter rides occurring at a local fair. Rule 10.5 is designed to accommodate these 'one off' events without requiring a resource consent.

The rule also provides for the take off and landing of aircraft in Living zones for emergency purposes or law enforcement. Section 342 of the Resource Management Act provides for emergency work but not law enforcement. The temporary and (hopefully) infrequent nature of this work and the importance it has to the health, safety and well-being of people and communities is considered to mitigate and outweigh any adverse effects on residential amenity values.

More frequent take off and landing of aircraft is a discretionary activity in Living Zones to enable effects on residential amenity values to be assessed. Living zones are not generally considered appropriate areas for the establishment of Airports.

Noise

One of the characteristics of the Living zones is relatively low sound levels, especially relatively low background sound levels. Residents expect to be able to undertake activities on their properties without being disturbed by noise from activities on other sites.

Rule 10.6 sets the maximum noise limits for permitted activities in Living zones (no resource consent needed). The rules are based on the rules of the former District Plan and, therefore, maintain the 'status quo'.

The noise rules do not apply to residential activities in Living zones, as such activities are an integral part of the environment of these zones. Irrespective of any rules in the plan, there is a duty on all persons to avoid 'unreasonable noise' under section 16 of the Act.

Emergency services may be located in living areas close to the communities they serve. In these situations it may be impractical from an operational sense for emergency sirens to comply with noise standards and still achieve their function in alerting the community of an emergency and they have therefore been given an exemption. The fact that such sirens operate on an infrequent rather than continuous basis in part mitigates potential noise effects. In all other aspects of the emergency service operation must still comply with Rule 10.6.1.

Vibration

Blasting and vibration are considered adverse effects on the environment, particularly in residential areas.

Vibration limits are based on New Zealand Standards.

Light Spill

Light spill from activities onto adjoining properties in Living zones may disturb sleeping residents and reduce privacy.Rule 10.8 sets conditions for light spill for permitted activities, to avoid these effects. Activities which have greater light spill may be allowed in Living zones through granting of a resource consent for a discretionary activity, provided the effects of the additional light spill are adequately mitigated.

Scale of Activities and Hours of Operation

Rules 10.8 and Rule 10.9 ensure non-residential activities in Living zones operate at a scale and in a way which are compatible with residential activities. The rules set

maximum limits for permitted activities. Activities which do not comply with the rules may still be able to occur in Living zones, through a resource consent for a discretionary activity, if the effects are compatible with residential areas and consistency is achieved with the relevant objectives and policies of the Plan

The numbers listed in Rules 10.8 and 10.9 are not 'magic' numbers. Rather, they are based on the scale and nature of effects normally associated with households and residential activities.

The rules do not apply to residential activities. Residential activities are an integral part of Living zones so, by nature, are compatible with the amenity values of residential areas or Living zones. It is not the consent authority's intention, for example, to require people to obtain a resource consent for a party generating more than 20 (Local Road) or 40 (Arterial Road) vehicle movements over the course of an evening, beyond 10.00 pm.

Special provisions and exemptions have been made for spiritual activities, Police stations and educational activities, including schools, recognising the reality in size of buildings associated with such activities, their role within the community and the times of the days they can be utilised.

Outdoor Storage

Rule 10.10 manages the potential adverse effects of outdoor storage on the amenity values of Living zones. These effects include visual effects and dust nuisance from stockpiling unconsolidated material.

Rule 10.10.1 applies to the storage of motor vehicles, provided the vehicles are associated with residential activities and are not wrecks. Such storage is a usual feature in many residential areas. The rule, does not cover the storage of vehicles for commercial repair works, or salesyards.

Rule 10.10.1.2 applies to the temporary storage of material for on-site construction works. This is similarly a regular feature in residential areas. The four month time limit is to ensure materials stored for construction work on the site are temporary. If storage is for longer than four months, the screening conditions in Rule 10.10.1.3 apply. Alternatively, a resource consent for a discretionary activity may be applied for, so that potential visual and dust effects can be assessed.

Temporary Military Training

Rule 10.11 provides for Temporary Military Training Activities. Such activities have some potential to create adverse environmental effects, but the nature of the activity is unique in terms of other land uses and is temporary in nature. The accompanying restrictions on duration, building, excavation, sensitive sites and noise are expected to mitigate any significant adverse effects on the environment.

Scheduled Activity

Rule 10.12 has been incorporated in the plan to provide for a scheduled activity on Lot 2 DP 79972. This site is occupied by a long established business which is now surrounded by residential development. Existing use rights would not in this case provide sufficient certainty and security for the business. Scheduling the site provides only for the current activity (and any which could pass the existing use rights test) but excludes the broader range of industrial activities which could otherwise occur if a "spot" business zoning were applied.

Elderly Residential Care

The plan change to the former District Plan that created the Living 1A Zone at Lincoln made provision for an elderly residential care facility as a permitted activity.These provisions are incorporated in the new District Plan. Elderly residential care in the Living 1A Zone at Lincoln is exempted from compliance with some of the other Living zone rules. Any other elderly residential care in a Living zone will be assessed for full compliance against all the relevant effects based rules of the Living zones.

Countryside Areas – Living 3 Zone

Rule 10.14 provides for rural activities (subject to some specific exceptions) to occur within the designated Countryside Areas within the Living 3 Zone identified on the Outline Development Plans at Appendices 39 and 40 as a means of achieving and maintaining rural character within the Living 3 Zone While such activities have the potential to create adverse environmental effects, the requirement for those activities to be identified by and undertakenconsistent with the Countryside Area Management Plan required by Rule 12.1.3.35 will ensure that any adverse effects are appropriately managed over time

PART C

11 LIVING ZONE RULES — LANDSCAPE MANAGEMENT, ALPINE VILLAGES

11.1 LANDSCAPE MANAGEMENT, ALPINE VILLAGES

Arthur's Pass and Castle Hill

Permitted Activities

11.1.1 Any activity in the Arthur's Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

Building Materials

11.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

(a) Timber; and/or

(b) Stone of the same type as that found in the local area; and/or

(c) In the case of Castle Hill, stone in a natural and unworked form; and/or

(d) Coloured corrugated metal sheeting (Arthur's Pass only);

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

Colour

11.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 11.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

Roof Design

11.1.1.3 Any building shall have:

(a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and

(b) A gable end or ends.

Fences

11.1.1.4 Any fence erected shall be either:

(a) Temporary netting fencing erected to contain stock, pets or children; or

(b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

Signs

11.1.1.5 Any sign erected shall:

(a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and

(b) Not exceed 1m in height if the sign is freestanding; or

(c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

Earthworks

11.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or shall be landscaped and revegetated. At Arthur's Pass, landscaping and revegetation is to be in accordance with Rules 11.1.1.17 and Rule 11.1.1.8.

Landscaping (Arthur's Pass only)

11.1.1.7 Any landscaping or planting in reserves, roadsides and other public spaces shall consist of indigenous plants native to and genetically sourced from the Arthur's Pass area.

11.1.1.8 Any tree planted on any land shall be an indigenous species of the same genetic type as those found locally in the Arthur's Pass area.

Note: Rule 11.1 applies in addition to all other rules for Living Zones. If part of Rule 11.1 imposes more stringent controls than another rule for Living Zones, Rule 11.1 shall apply.

Restricted Discretionary Activities — Landscape Management, Alpine Villages

11.1.2 Any activity which does not comply with Rule 11.1.1 shall be a restricted discretionary activity.

11.1.3 The exercise of discretion shall be restricted to consideration of:

11.1.3.1 The effects of the activity on general amenity and landscape values of the village, and in the case of Arthur's Pass, the adjoining areas of Arthur's Pass National Park.

11.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

11.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

11.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a

mitigation measure.

11.1.3.5 For dwellings and principal buildings erected at Castle Hill, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village.

Reasons for Rules

Arthur's Pass and Castle Hill villages are located in parts of the District that have special ecological, aesthetic and amenity values, particularly Arthur's Pass, which is surrounded by the Arthur's Pass National Park. These values are retained by the relatively low population levels in these areas, compared with elsewhere in the District. Rule 11 seeks to ensure that where intensive settlement does occur in Arthur's Pass and Castle Hill Villages, the associated buildings and infrastructure are designed, as much as practicable, to complement the surrounding environment.

The rules outline conditions for earthworks, structures and landscaping as permitted activities (no resource consent needed). Activities that cannot comply with these conditions but which comply with the matters over which the Council has restricted the exercise of its discretion may be allowed by a resource consent. This is a change from previous plans, in which all activities required a resource consent.

The building rules are more stringent for Castle Hill village than for Arthur's Pass, because Castle Hill village was developed to a specific building design plan. The "alpine chalet" theme at Castle Hill was identified by residents in a Council survey (April 1999) as adding significantly to the amenity values of the village.

In Rule 11.1.1.2, conditions on the colour of buildings and structures has been replaced with a reflectivity scale. Most paint charts will give a reflectivity value for any hue. Hues with reflectivity values of 37% or less include dark hues of greens, reds, browns, blues and greys. It is the reflectivity of colours, rather than the hue, that makes them 'stand out'. This method will, therefore, result in a more appropriate outcome, and will provide more certainty and flexibility.

Rule 11.1.1.8, relating to landscaping, is more stringent than in the previous plan. The rule does not, however, require private residents to plant only indigenous plants. This would restrict people from having vegetable gardens and lawns, which is considered overly restrictive, particularly for permanent residents. Under Rule 11.1.1.7, however, any planting in reserves, roadsides and other public spaces is required to be indigenous, to mitigate effects of settlement on landscape and amenity values, and to reduce the risk of exotic wilding tree spread in Arthur's Pass National Park.

PART C

12 LIVING ZONE RULES - SUBDIVISION

Notes:

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).

2, If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.

3. If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under Sections 104, 104B and 104D of the Act.

4. Rule 12 applies to the subdivision of land, within the meaning of Section 218 of the Act.

5. The design of any road, vehicle accessway, right of way or vehicle crossing must comply with Rule 5: Roading.

6. Any earthworks associated with subdivision of land must comply with Rule 2: Earthworks.

7. Erecting any dwelling or other building on any land must comply with Rule 4: Buildings or Rule 6: Utilities.

8. Attention is drawn to the provisions of any other relevant zone/activity rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those roles, then application for consent will also need to be made in respect to those rules.

9. Underlined words are defined in Part D of the Plan.

10. The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from New Zealand Transport Agency. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.

11. Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

12. The Selwyn District Council “Design Guide for Residential Subdivisions in the Urban Living Zones” and “Engineering Code of Practice” should be consulted when preparing subdivision applications.

13. Earthworks in areas listed in Appendix 5 and shown on the planning maps as a Silent File Area, Wāhi Taonga Site or Wāhi Taonga Management Area may be subject to Rule 10.4 Activities and Cultural Sites. In addition, any Earthworks affecting any of these sites may require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 Archaeological Sites).

14. Earthworks affecting any archaeological site, including Wāhi Taonga Management Area C39(b) at Rakaia Huts, may require the consent of the New Zealand Historic Places Trust Pouhere Taonga.

15. Refer to Appendix 6 “Protocols on Accidental Discovery of Archaeological Sites” when any Earthworks occur in any Silent File, Wāhi Taonga Site or Wāhi Taonga Management Area

12.1 SUBDIVISION — GENERAL

Restricted Discretionary Activities — Subdivision – General

12.1.1 A subdivision of land, which is not a subdivision under Rules 12.2 or 12.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 12.1.3.

12.1.2 Any subdivision subject to Rule 12.1.1, and which complies with Rule12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 12.1.4 following Table C12.1.

12.1.3 Standards and Terms

Access

12.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Corner Splays

12.1.3.2 The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3 metres

Water

12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone is supplied with reticulated water; and

12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone or Living 2 Zone (Springfield) is supplied with reticulated water; and

Note: For the Living 2 Zone (Springfield) the water supply is a restricted supply limited to a maximum of 2,000 litres per allotment per day.

Effluent Disposal

12.1.3.4 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton, or within a Living 3 zone is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

12.1.3.5 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

12.1.3.6 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m, except for sites greater than 400m^2 in area in a medium density area shown on an Outline Development Plan where the minimum building area shall be not less than 8m x 15m. For sites that form part of a comprehensive Medium Density development in a Medium Density Area covered by an Outline Development

Plan, there shall be no minimum building area requirement; and

12.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1; and

Coalgate

12.1.3.8 In the Living zones at Coalgate, no allotment has vehicular access directly on to Homebush Road.

Darfield

12.1.3.9 No subdivision of land in any of the areas labelled “Areas 1, 2, 4 and 5” as shown in Appendix 25, shall take place until:

(a) A potable water supply is available which is capable of serving the lots within the subdivision; and

(b) An Outline Development Plan addressing those matters identified in the explanation and reasons to Policy B4.3.23, Darfield Specific Policies has been incorporated into the District Plan for the area as identified in Appendix 25 within which the subdivision is proposed.

12.1.3.10 Where a potable water supply is available which is capable of serving the lots within the subdivision, and there is an Outline Development Plan which has been incorporated into the District Plan for the area identified in Appendix 25 within which the subdivision is proposed, the subdivision complies with the layout and contents of the Outline Development Plan for that area.

12.3.1.11 The subdivision of land shown in Appendix 27 (east of Clintons Road) is in accordance with the plan shown in that Appendix

12.1.3.12 Subdivision of land to which Appendix 41 Darfield Outline Development Plan applies shall be in general accordance with the layout (and other details) shown for that area

12.1.3.13 For the subdivision of Living 1 and Living 2A zoned land shown in Appendix 41 Darfield Outline Development Plan, any subdivision plans submitted to the Council shall be accompanied by a landscape plan and planting plan detailing plantings to be undertaken and reserve areas to be established. Landscaping and planting of reserve areas shall be established generally in accordance with the Landscape Concept Plans in Appendix 41.

12.1.3.14 Prior to the development of land for Living 1 purposes along the boundary with the Cardale Street Business 2 zone a 2.2m high acoustic fence shall be constructed along the southern boundary of 1 – 15 Cardale Street, with a 3m wide landscaping strip immediately to the south of the fence (to visually screen the acoustic fence). A cul-de-sac shall run adjacent to the landscaping strip.

12.1.3.15 Prior to the development of land for Living 1 purposes along the boundary with the Cardale Street Business 2 zone a 3m high acoustic fence along the eastern boundary of Darfield Collision Repair and Lovelady Racing Ltd with a 3m wide landscaping strip immediately to the east of the fence (to visually screen the acoustic fence)

12.1.3.16 Any subdivision of land within the area shown in Appendix 47 - Living 2A Darfield - Bangor Road Outline Development Plan, and within the area shown in Appendix 41A - Living 2 Darfield - Creyke Road Outline Development Plan, shall comply with the layout and contents of that Outline Development Plan and shall comply with any standards referred to in the Outline Development Plan.

Dunsandel

12.1.3.17 In the deferred Living Zone (Area A) at Dunsandel, no subdivision of land shall take place until

(a) An acceptable effluent disposal system has been identified and/or established; and

(b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and

(c) A potable water supply is available which is capable of serving the potential lots within the subdivision; and

(d) Investigations are undertaken into any reverse sensitivity issues with the adjoining Business 2 Zone; and

(e) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Business 2 Zone should any reverse sensitivity issues be identified as a result of (d) above, and indicative road layout and pedestrian access between the Living 2 Zone and the domain.

12.1.3.18 In the deferred Living Zone (Area B) at Dunsandel, no subdivision of land shall take place until:

(a) An acceptable effluent disposal system has been identified and/or established; and

(b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and

(c) The impact of the subdivision on the intersection of the Browns Road extension with State Highway 1 has been assessed and considered to be acceptable; and

(d) A potable water supply is available which is capable of serving the potential lots within the subdivision; and

(e) Investigations are undertaken into any reverse sensitivity issues with the adjoining Rural zone; and

(f) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Rural zone should any reverse sensitivity issues be identified as a result of (e) above and an indicative road and pedestrian access layout.

12.1.3.19 Upon uplifting of the deferral of Area A or B any subdivision complies with the layout and contents of the Outline Development Plan for that area.

Kirwee

12.1.3.20 In the Living 2A zone at Kirwee, no more than 3 allotments have vehicular access to Dawn Place.

Lincoln

12.1.3.21 In relation to the Living 1A Zone at Lincoln:

(a) a road of at least 20 metres in width is provided to the following points:

- The western boundary of the zone, 180 metres from the southern boundary of Lot 13 DP 73009

- The eastern boundary of the zone, within 50 metres of the southern boundary of the zone; and

(b) The intersection between Kildare Terrace, South Belt and the South Belt road entrance to the zone is in accordance with the drawing attached as Appendix 18; and

12.1.3.22 In the Living 1A Zone at Lincoln, any subdivision plan submitted to the Council is accompanied by a landscape plan detailing plantings to be undertaken and reserve areas to be established generally in accordance with the Concept Plan, C1, C2 and C3, in Appendix 18. The plan is to include a reserve area that extends to the western boundary of the zone below Lot 13 DP 73008. It is to be certified by a Council officer as to its design, layout and location and the extent of reserves, and types of plantings proposed; and

12.1.3.23 In relation to the Living 1A1 Zone at Lincoln, any new road intersection onto Edward Street is in accordance with the drawing attached as Appendix 16; and

12.1.3.24 In relation to the Living 1A2 Zone at Lincoln, any new road intersection onto North Belt is in accordance with the drawing attached as Appendix 17; and

12.1.3.25 In relation to the Living 1A, 1A1 and 1A2 zones at Lincoln, any subdivision plan submitted to the Council for consent provides for a minimum of 31 lots; and

12.1.3.26 The subdivision of land shown in Appendix 35 shall be in accordance with the Outline Development Plan as shown that appendix.

In the Living 1 Zone at Lincoln, as shown in Appendix 35; any subdivision plans submitted to the Council shall be accompanied by a landscape plan and planting plan detailing plantings to be undertaken and reserve areas to be established. Landscaping and planting of reserve areas shall be established generally in accordance with the Landscape Concept Plans in Appendix 36 except for: the provision of a Ha-Ha fence identified on Sheet 3 of the Landscape Concept Plans; and that area of landscaping denoted as '3' on Sheet 3 of the Landscape Concept Plans shall be designed and establish to retain elements of visual outlook and connectivity to LII River.

12.1.3.27 The subdivision of the Living 1 Zone at Lincoln, as shown in Appendix 35 shall demonstrate the ability to achieve a minimum density of 10.5 lots/households per hectare over the whole of the Outline Development Plan area as shown in that appendix. Any subdivision not able to achieve that density shall be a non-complying activity.

12.1.3.28 In that part of the Living Z Zone located in Lincoln as depicted within the Outline Development Plan for ODP Area 5, Appendix 37, no subdivision shall occur within 50m of the Landscape Buffer located at the northern end of the Business 2B zone until appropriate noise attenuation measures, as determined by a suitably qualified acoustic expert and designed to achieve the noise standards contained in Rule 22.4.1.6, have been constructed.

Prebbleton

12.1.3.29 In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19; and

12.1.3.30 In the Living 1A3, 1A4 and 2A zones at Prebbleton, no allotment has vehicular access directly onto Springs Road, except for:

(a) A road or indicative road identified on an Outline Development Plan in Appendix 19; or

(b) Any allotments(s) that are wholly contained within the Banham & Tapp Outline Development Plan in Appendix 19, and containing an existing dwelling that utilitises an existing vehicular access onto Springs Road; and

12.1.3.31 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a restricted discretionary activity where a land use consent for a comprehensive residential development has been obtained.

12.1.3.32 In the Living 1A6 Zone, any subdivision plan submitted to the Council shall be accompanied by a landscape plan detailing plantings to be undertaken:

(a) Along the common boundary with the Kingcraft Drive Existing Development Area, in accordance with the ODP contained in Appendix 19. At least 65% of the species identified on the landscape plan shall be from the list of species identified in Appendix 19. The deciduous tree species shall be a minimum of 1.5m in height at the time of planting and shall be at 10m centres. Native shrubs shall provide under planting to this tree row and shall be spaced at no more than 3m centres and that this area is to be fenced along all boundaries. The native shrubs shall form a continuous screening and obtain a mature height of approximately 2.5-3m.

(b) Along the common boundary with Lot 1 DP 46168 (Meadow Mushrooms), in accordance with the ODP, contained in Appendix 19. At least 65% of the species from the landscape plan shall be from the list of deciduous tree species identified in Appendix 19. The deciduous tree species shall be a minimum of 1.5m in height at the time of planting and shall be at 10m centres.

(c) Within any reserve adjacent to a residential allotment, in accordance with the ODP, in Appendix 19. At least 65% of the species from the required plan shall be from the list of species identified in Appendix 19. the deciduous tree species shall be a minimum of 1.5m in height at the time of planting and shall be at 10m centres.

(d) And any subdivision of land within the area shown in Appendix 19 shall be in accordance with the development plan shown in that Appendix. Prior to the issue of any completion certificate under section 224 of the Act, a restrictive covenant in the form of an appropriate legal instrument acceptable to the Council shall be registered in favour of the Council requiring:

(i) The ongoing maintenance and retention of the landscape mitigation in accordance with the approved landscape plan; and

(ii) The restriction of buildings within the landscape buffer identified in the Appendix 19 ODP

12.1.3.33 In the Living 1A6 Zone, any fencing proposed along the common boundary of the Kingcraft Drive Existing Development Area and fronting onto Blakes Road shall be limited to post and wire fencing.

12.1.3.34 In the Living 1A6 Zone, any fencing along a boundary adjoining a reserve or pedestrian accessway shall be limited to a height no greater than 1.2m.

12.1.3.35 In the Living 2A Zone at Prebbleton, the maximum number of allotments is 32, and the maximum number of lots on the south side of Trices Road is 8; and

12.1.3.36 In relation to the Living 2A (Blakes Road) Zone at Prebbleton, Lots 56, 57, 59 and 60 shall have no vehicular access directly on to Blakes Road; and

12.1.3.37 In the Living 2A (Blakes Road) Zone at Prebbleton, the roads and walkways are laid out and formed in substantial accordance with the development plan in Appendix 19. No kerb and channel is constructed over the site beyond the entrance to the site and areas identified in the development plan as requiring footpaths. A footpath between the Living 2A (Blakes Road) Zone and connecting into the existing Prebbleton footpath of Blakes Road is laid and formed.

12.1.3.38 For the Living 2A Zone at Prebbleton, prior to the issue of any completion certificate under section 224 of the Act for subdivision of Certificate of Title CB41C/255 (comprising part of the land shown on the Outline Development Plan for the Shaw Block in Appendix 19) a restrictive covenant over the remaining Rural (Inner Plains) zoned land in the form of an appropriate legal instrument acceptable to the Council shall be registered in favour of the Council, the Canterbury Regional Council and the Christchurch City Council to prevent subdivision of the remaining Rural (Inner Plains) zoned land below 4 hectares.

12.1.3.39 In the Living 2A (Blakes Road) Zone, any subdivision of land within the area shown in Appendix 19 shall be in substantial accordance with the development plan shown in that Appendix. Prior to the issue of any completion certificate under section 224 of the Act, a restrictive covenant in the form of an appropriate legal instrument in a form acceptable to the Council shall be registered in favour of the Council and the Canterbury Regional Council and the Christchurch City Council to prevent the further subdivision of Lots 1-7 on the development plan in Appendix 19.

12.1.3.40 Any subdivision of land within the Living 3 Zone (Hamptons Road) at Prebbleton is in general accordance with the density of allotments, subdivision layout and access layout of the Outline Development Plan shown in Appendix 19. (PC36)

12.1.3.41 Within the Living 3 Zone (Hamptons Road) at Prebbleton, all publicly accessible areas (including the access/local road, stormwater swales and public walkway reserve) are to provide plantings of native species. A landscaping plan is to be submitted with any subdivision consent application showing compliance with this rule. (PC36)

12.1.3.42 Any allotment created within the Living 3 Zone (Hamptons Road) at Prebbleton is supplied with reticulated effluent treatment and disposal facilities

12.1.3.43 Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way / local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Appendix 43. (PC36)

12.1.3.44 Any subdivision of land in the area shown in Appendix 45, at High Street Southbridge, shall be designed in general accordance with the Outline Development Plan Shown in Appendix 45

12.1.3.45 An acoustic bund and/or fence of 3m high shall be constructed at the time of subdivision in the reverse sensitivity buffer as shown in Appendix 45, at High Street, Southbridge.

12.1.3.46 The design of the acoustic bund and/or fence and other mitigation measures (if any) are to be supported by a report from an acoustic engineer confirming that the design will achieve its intended purpose (as set out in assessment matter 12.1.4.104).

12.1.3.47 Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way/local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Figure C12.1.

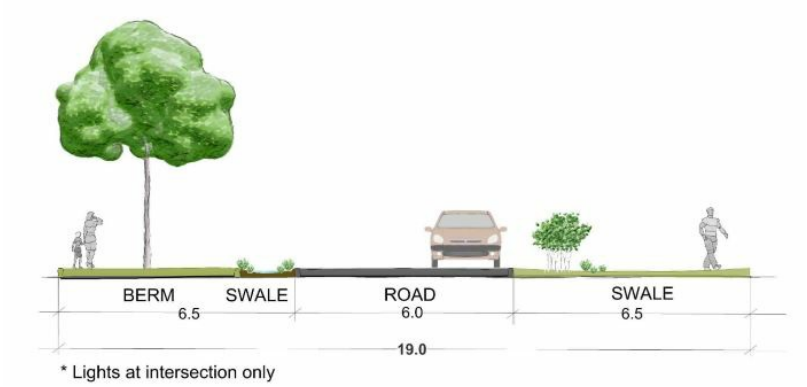


Figure C12.1. Right of way / local road standards for the Hamptons Road ODP Area.

12.1.3.48 Any subdivision in the Living 3 Zones on Trents Road or Shands Road, Prebbleton shall be in general accordance with the Outline Development Plans, Trents Road and Shands Road, Prebbleton in Appendix 19.

Rolleston

12.1.3.49 Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston}) complies with:

(a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;

(b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;

(c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40

(d) the roading layout of the Outline Development Plan at Appendix 39 and 40;

(e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and

(f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.

12.1.3.50 (a) In respect of the land identified at Appendix 39 (Holmes Block), no more than 97 rural residential allotments may be created;

(b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than 51 rural residential allotments may be created and no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:

(i) a publicly owned sewerage reticulation system has been extended to the site.

12.1.3.51 Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:

(a) The ownership and management structure for the Countryside Area(s);

(b) Mechanisms to ensure that the management plan applies to and binds future owners;

(c) The objectives of the proposed rural use of the Countryside Area(s);

(d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives

(e) Measures to maintain and manage open space and/or rural character;

(f) Measures to manage plant pests and risk of fire hazard;

(g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;

(h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and

(i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).

12.1.52 Any subdivision of land within the area shown in Appendix 46 (Living 3 Zone at East Rolleston) complies with:

(a) the establishment of discontinuous framework tree planting following some private lot boundaries and planting within the State Highway 1 Landscape Reserve , where the trees shall be comprised of the following species; existing species, or Tulip tree (Liriodendron tulipifera), Chinese poplar (Populus yunanensis), Aspen poplar (P. Tremula), Plane tree (Platanus orientalis), Algerian oak (Quercus caneriensis), Turkey oak (Q. Cerris), Pin oak (Q. Palustris), Sessile oak (Q. Petraea), Large-leafed lime (Tilia plataphyllos), Weeping silver lime (T. Petiolaris), Wych elm (Ulmus glabra) or similar species. A planting plan showing the detail of proposed framework planting shall be supplied and approved at the time of subdivision and the planting shall be undertaken by the developer. Planting shall be maintained at all times. Any dead, damaged or diseased trees shall be removed and replaced. The purpose of the framework planting is to provide shelter and amenity for private lots; maintain and/or create rural character elements; reduce the overall apparent scale of the development; and provide screening of glare and vehicle movement from the proposed southern motorway extension to the east. The planting will not be continuous and will retain vistas through the planting to the surrounding rural landscape.

Testing.

(b) The roading layout of the Outline Development Plan at Appendix 46;

(c) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 46 shall take precedence;

(d) No more than 36 lots shall be created.

Springston

12.1.3.53 In relation to the Living 1A Zone at Springston:

12.1.3.53 In relation to the Living 2 Zone at Springfield, any subdivision shall be in general accordance with the Outline Development Plan at Appendix 49.

12.1.3.54 In relation to the Living 1A Zone at Springston:

(a) only one access point is provided to Ellesmere Junction Road

(b) when the single access point is created, the following formation aspects are developed on Ellesmere Junction Road:

- Southern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 50 metre straight

- Northern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 30 metre straight; and

12.1.3.54 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) or Appendix 20A (Living WM Zone) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20 and Appendix 20A respectively; and

West Melton

12.1.3.55 Any subdivision of land within the area shown in Appendix 20 and 20A shall:

12.1.3.55 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) or Appendix 20A (Living WM Zone) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20 and Appendix 20A respectively; and

12.1.3.56 Any subdivision of land within the area shown in Appendix 20 and 20A shall:

(a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less than 2 m and a width of not less than 8.5 m, which shall be landscaped by retention of existing hedges or new planting of sufficient height to visually screen dwellings from the highway;

(b) if it is within the area shown in Appendix 20, provide a pedestrian/cycle underpass beneath State Highway 73 between the Living 1 and Living 2 Zones, prior to titles being issued for more than 30 dwellings in the Living 2 Zone.

(c) if it is within the area shown in Appendix 20A, be subject to an Accidental Discovery Protocol where in the event of any discovery of suspected cultural/archaeological remains (e.g. concentrations of shell, charcoal or charcoal-stained soil, fire-fractured stone, bottles, pieces of glass or ceramics, bones etc) during the undertaking of earthworks and/or the installation of services, the following protocol shall be followed by the consent holder, or his/her representative:

- Cease all earthworks immediately; and

- Contact the local Rūnanga being Te Taumutu Rūnanga; and

- Contact the Regional Archaeologist at the Christchurch office of the New Zealand Historic Places Trust (03 365 2897); and

12.1.3.56 In the Living 2A Zone at West Melton, the maximum number of allotments is 10.

- Do not commence earthworks until approval in writing has been given by the Regional Archaeologist of the New Zealand Historic Places Trust, as required under the Historic Places Act 1993.

12.1.3.57 No subdivision of land in the Living WM Zone shall take place until:

12.1.3.57 In the Living 2A Zone at West Melton, the maximum number of allotments is 10.

12.1.3.58 No subdivision of land in the Living WM Zone shall take place until:

(a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and

(b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and

(c) An Outline Development Plan has been incorporated into the District Plan for the development of all land zoned Living WM west of Weedons Ross Road.

(d) An archaeological assessment has been undertaken by a suitably qualified expert and the results reported to the Council, the Regional Archaeologist at the New Zealand Historic Places Trust, and the iwi organisations Te Ngai Tuahuriri and Te Taumutu Rūnanga. In carrying out the assessment, the expert is to consult with the iwi organisations

12.1.3.58 Any subdivision within a Living Z or 3 Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

Outline Development Plans

12.1.3.59 For Medium Density areas shown on an Outline Development Plan, subdivisions consented after 30th June 2014 shall be designed to provide rear service lane access to small lot medium density sites. Comprehensive development blocks are to be a minimum of 35m deep to enable the provision of a rear service lane as part of a future comprehensive development.

12.1.3.59 Any subdivision within a Living Z or 3 Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

Township	Zone	Average Allotment Size Not Less Than
Arthur's Pass	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Castle Hill	Living 1A	500m^2 , and a minimum allotment size of 350m^2
Coalgate	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
	Living 2	1 ha
Darfield	Living 1	650m^2
	Living 2	5,000m^2
	Living 2 (Deferred)	Refer to Subdivision - General Rules. 5,000m^2 if criteria met.
	Living 2A (Deferred)	Refer to Subdivision - General Rules. 1 ha if criteria met.
	Living 2A1	2ha
	Living X (Deferred)	Refer to Subdivision - General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m^2) if criteria met.
Doyleston	Living 1	650m^2
Dunsandel	Living 1	The size needed for on-site effluent disposal but not less than 800m2
	Living 2	1 ha
	Living (Area A) (Deferred)	Refer to Subdivision - General Rules. Final density still to be determined.
	Living (Area B) (Deferred)	Refer to Subdivision - General Rules. Final density still to be determined.
Glenntunnel	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Hororata	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Kirwee	Living 1	800m^2
	Living 2	1 ha
	Living 2A	1 ha 2 ha for lots along the northern and eastern boundaries of the zone that abuts a Rural Zone.
Lake Coleridge Village	Living 1	800m^2
Leeston	Living 1	650m^2
	Living 1 (Deferred)	4 ha until deferral lifted, then 650m^2
	Living 2	5,000m^2

Township	Zone	Average Allotment Size Not Less Than
	Living 2 (Deferred)	4 ha until deferment lifted, then 5,000m^2
	Living 2A	5,000m^2
	Living XA	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m^2)
Lincoln	Living 1	650m^2
	Living 1A	850m^2 Minimum of 31 lots for any subdivision plan
	Living 1A1	650m^2 Minimum of 31 lots for any subdivision plan
	Living 1A2	650m^2 Minimum of 31 lots for any subdivision plan
	Living 1A3	500m^2
	Living 1A4	1,500m^2
	Living 2	3,000m^2
	Living 3	As shown on ODP Area 8 in Appendix 37, where the maximum number of allotments shall be 110.
	Living X	2,000m^2
	Living Z	Low Density: Average allotment size of 600m^2 and a minimum individual allotment size of 500m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of *400m^2* Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive *Medium Density* residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 37; and − Within a comprehensive *Medium Density* residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 37 of the township volume of the District Plan.
Prebbleton	Living 1	800m^2
	Living 1A	Area A: 1,250m^2; Area b: 1,000m^2 Area C: 800m^2 In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m^2 shall apply to the balance of the zone.
	Living 1A1	800m^2
	Living 1A2	800m^2 and no more than 10 % at less than 700m^2
	Living 1A3	800m^2 and no more than 10 % at less than 700m^2
	Living 1A4	800m^2 and no more than 10 % at less than 700m^2
	Living 1A5	800m^2 and no more than 10 % at less than 700m^2. For comprehensive residential development, the minimum average area shall be 350m^2.
	Living 1A6	- Area A: 1000m^2 minimum net allotment area;

Township	Zone	Average Allotment Size Not Less Than
		- Area B: 600m^2 minimum net allotment area and 900m^2 maximum net allotment area; - Area C: 550m^2 minimum average allotment area and 450m^2 minimum net allotment area; and - In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.
	Living 2	5,000m^2
	Living 2A	5,000m^2 Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
	Living 2A (Blakes Road)	5,000m^2 Subdivision shall proceed in substantial accordance with the development plan in Appendix 19
	Living 2A (The Paddocks)	1.5 ha minimum allotment size
	Living X Living 3 (Hamptons Road) Living 3 (Trents Road)	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (800m^2) 5,000m^2 minimum average allotment size (calculated across all allotments in the ODP area) and 4,000 m^2 minimum allotment size The number of allotments shall be in accordance with the maximums per sub area shown on the ODP (Appendix 19) Between 5000m^2 and 1ha
	Living Z	Low Density: Average allotment size of 700m^2 with a minimum individual allotment size of 550m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of 400m ^{2} Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 42; and − Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 42 of the township volume of the District Plan.
Rakaia Huts	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Rolleston	Living 1	750m^2
	Living 1A	Minimum lot area of 300m^2
	Living 1B	1,200m^2 with a minimum lot area 750m^2
	Living 1C	2,000m^2 with a minimum lot area of 1,000m^2
	Living 2	5,000m^2
	Living 2A	1 ha
	Living 3 (Appendix 39 & 40)	At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 39 and 40 shall be developed as a Lower Density Area in the location shown on the Outline Development Plan with a minimum and an average allotment size of no less than 4ha. The balance of the land on the Outline Development Plans at Appendix 39 and

Township	Zone	Average Allotment Size Not Less Than
		40 outside the above area shall be developed with an average allotment size of no less than 5000m^2 with a minimum allotment size of 4000m^2. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 97. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 40 shall be 51.
	Living Z	Low Density: Average allotment size of 650m^2 with a minimum individual allotment size of 550m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of 400m ^{2} Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 38; and − Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 38 of the township volume of the District Plan.
Sheffield	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
	Living 1A	The size needed for on-site effluent disposal but not less than 800m^2
Southbridge	Living 1	650m^2
Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Springston	Living 1	800m^2
	Living 1A	800m^2
Tai Tapu	Living 1A	800m^2
	Living 2A	5,000m^2
	Living 3 (Appendix 48)	The land contained within the Outline Development Plan at Appendix 48 shall be developed with an average allotment size of no less than 5000m$_2$ with a minimum allotment size of 2,750m$_2$ The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 48 shall be 16
Waddington	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
West Melton	Living 1	1,000m^2
	Living 1B	2,800m^2
	Living 2	5,000m^2
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
	Living WM Medium Density	Minimum lot area of 500m^2 and maximum lot area of 3000m^2 (Appendix 20A)
	Living WM Low Density	Minimum lot area of 3000m^2 and maximum lot area of 5000m^2 (Appendix 20A)
	So that a total of 292 allotments must be achieved across the whole Living WM Zone	
Whitecliffs	Living 1	The size needed for on-site effluent

Township	Zone	Average Allotment Size Not Less Than
		disposal but not less than 800m^2
All Townships	Heritage Buildings listed in Appendix 3	The building, curtilage and any other area needed to: - mitigate adverse effects; or - maintain the heritage values of the site
	Community Reserves, Community Facilities and Point Strips	No minimum area
All Living Zones	Calculating Allotment Sizes	
	The average allotment size shall be calculated as a mean average (total area of allotments divided by the number of allotments). The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for access, reserves or to house utility structures, or which are subject to a designation. Any allotment which is twice or more the size of the average allotment required in the zone, shall be calculated as being: 2 x average allotment size for that zone - 10 m^2; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.	
All Townships	Allotment sizes for Flats/Townhouses - Living 1 In any Living 1 Zone, where two or more dwellings have been erected on an allotment the average allotment size per dwelling shall be 0.5 x the average allotment size listed in this table for the Living 1 Zone in that township.	

12.1.3.60 For Medium Density areas shown on an Outline Development Plan, subdivisions consented after 30th June 2014 shall be designed to provide rear service lane access to small lot medium density sites. Comprehensive development blocks are to be a minimum of 35m deep to enable the provision of a rear service lane as part of a future comprehensive development.

Table C12.1 – Allotment Sizes

Township	Zone	Average Allotment Size Not Less Than
Arthur's Pass	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Castle Hill	Living 1A	500m^2 , and a minimum allotment size of 350m^2
Coalgate	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
	Living 2	1 ha
Darfield	Living 1	650m^2
	Living 2	5,000m^2
	Living 2 (Deferred)	Refer to Subdivision - General Rules. 5,000m^2 if criteria met.
	Living 2A (Deferred)	Refer to Subdivision - General Rules. 1 ha if criteria met.
	Living 2A1	2ha
	Living X (Deferred)	Refer to Subdivision - General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m^2) if criteria met.
Doyleston	Living 1	650m^2
Dunsandel	Living 1	The size needed for on-site effluent disposal but not less than 800m2
	Living 2	1 ha
	Living (Area A) (Deferred)	Refer to Subdivision - General Rules. Final density still to be determined.
	Living (Area B) (Deferred)	Refer to Subdivision - General Rules. Final density still to be determined.
Glenntunnel	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Hororata	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Kirwee	Living 1	800m^2
	Living 2	1 ha
	Living 2A	1 ha 2 ha for lots along the northern and eastern boundaries of the zone that abuts a Rural Zone.

Township	Zone	Average Allotment Size Not Less Than
Lake Coleridge Village	Living 1	800m^2
Leeston	Living 1	650m^2
	Living 1 (Deferred)	4 ha until deferral lifted, then 650m^2
	Living 2	5,000m^2
	Living 2 (Deferred)	4 ha until deferment lifted, then 5,000m^2
	Living 2A	5,000m^2
	Living XA	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (650m^2)
Lincoln	Living 1	650m^2
	Living 1A	850m^2 Minimum of 31 lots for any subdivision plan
	Living 1A1	650m^2 Minimum of 31 lots for any subdivision plan
	Living 1A2	650m^2 Minimum of 31 lots for any subdivision plan
	Living 1A3	500m^2
	Living 1A4	1,500m^2
	Living 2	3,000m^2
	Living 3	As shown on ODP Area 8 in Appendix 37, where the maximum number of allotments shall be 110.
	Living X	2,000m^2
	Living Z	Low Density: Average allotment size of 600m^2 and a minimum individual allotment size of 500m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of *400m^2* Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive *Medium Density* residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 37; and − Within a comprehensive *Medium Density* residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 37 of the township volume of the District Plan.
Prebbleton	Living 1	800m^2
	Living 1A	Area A: 1,250m^2; Area b: 1,000m^2 Area C: 800m^2 In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m^2 shall apply to the balance of the zone.
	Living 1A1	800m^2
	Living 1A2	800m^2 and no more than 10 % at less than 700m^2
	Living 1A3	800m^2 and no more than 10 % at less than 700m^2
	Living 1A4	800m^2 and no more than 10 % at less than 700m^2

Township	Zone	Average Allotment Size Not Less Than
	Living 1A5	800m^2 and no more than 10 % at less than 700m^2. For comprehensive residential development, the minimum average area shall be 350m^2.
	Living 1A6	- Area A: 1000m^2 minimum net allotment area; - Area B: 600m^2 minimum net allotment area and 900m^2 maximum net allotment area; - Area C: 550m^2 minimum average allotment area and 450m^2 minimum net allotment area; and - In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed.
	Living 2	5,000m^2
	Living 2A	5,000m^2 Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
	Living 2A (Blakes Road)	5,000m^2 Subdivision shall proceed in substantial accordance with the development plan in Appendix 19
	Living 2A (The Paddocks)	1.5 ha minimum allotment size
	Living X Living 3 (Hamptons Road) Living 3 (Trents Road)	What the subdivider nominates, but not less than the average for the Living 1 Zone in the township (800m^2) 5,000m^2 minimum average allotment size (calculated across all allotments in the ODP area) and 4,000 m^2 minimum allotment size The number of allotments shall be in accordance with the maximums per sub area shown on the ODP (Appendix 19) Between 5000m^2 and 1ha
	Living Z	Low Density: Average allotment size of 700m^2 with a minimum individual allotment size of 550m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of 400m ^{2} Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 42; and − Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 42 of the township volume of the District Plan.
Rakaia Huts	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
Rolleston	Living 1	750m^2
	Living 1A	Minimum lot area of 300m^2
	Living 1B	1,200m^2 with a minimum lot area 750m^2
	Living 1C	2,000m^2 with a minimum lot area of 1,000m^2
	Living 2	5,000m^2
	Living 2A	1 ha
	Living 3 (Appendix 39 & 40)	At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 39 and 40 shall be

Township	Zone	Average Allotment Size Not Less Than
		developed as a Lower Density Area in the location shown on the Outline Development Plan with a minimum and an average allotment size of no less than 4ha. The balance of the land on the Outline Development Plans at Appendix 39 and 40 outside the above area shall be developed with an average allotment size of no less than 5000m^2 with a minimum allotment size of 4000m^2. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 97. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 40 shall be 51.
	Living Z	Low Density: Average allotment size of 650m^2 with a minimum individual allotment size of 550m^2 Medium Density (Small-lot): Maximum average allotment size of 500m^2, with a minimum individual allotment size of 400m ^{2} Medium Density (Comprehensive): Maximum average allotment size of 350m^2, with no minimum site size. − Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs - Appendix 38; and − Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 38 of the township volume of the District Plan.
Sheffield	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
	Living 1A	The size needed for on-site effluent disposal but not less than 800m^2
Southbridge	Living 1	650m^2
Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
	Living 2	2 ha, and a minimum allotment size of 1 ha. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 49 shall be 16. (Note: comprises 15 allotments in respect of Lot 2 DP 400509 and the existing Lot 1 DP 400509).
Springston	Living 1	800m^2
	Living 1A	800m^2
Tai Tapu	Living 1A	800m^2
	Living 2A	5,000m^2
	Living 3 (Appendix 48)	The land contained within the Outline Development Plan at Appendix 48 shall be developed with an average allotment size of no less than 5000m$_2$ with a minimum allotment size of 2,750m$_2$ The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 48 shall be 16
Waddington	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
West Melton	Living 1	1,000m^2
	Living 1B	2,800m^2

Township	Zone	Average Allotment Size Not Less Than
	Living 2	5,000m^2
	Living 2A	Maximum number of allotments is 10, and a minimum allotment size of 1 ha.
	Living WM Medium Density	Minimum lot area of 500m^2 and maximum lot area of 3000m^2 (Appendix 20A)
	Living WM Low Density	Minimum lot area of 3000m^2 and maximum lot area of 5000m^2 (Appendix 20A)
	So that a total of 292 allotments must be achieved across the whole Living WM Zone	
Whitecliffs	Living 1	The size needed for on-site effluent disposal but not less than 800m^2
All Townships	Heritage Buildings listed in Appendix 3	The building, curtilage and any other area needed to: - mitigate adverse effects; or - maintain the heritage values of the site
	Community Reserves, Community Facilities and Point Strips	No minimum area
All Living Zones	Calculating Allotment Sizes	
	The average allotment size shall be calculated as a mean average (total area of allotments divided by the number of allotments). The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for access, reserves or to house utility structures, or which are subject to a designation. Any allotment which is twice or more the size of the average allotment required in the zone, shall be calculated as being: 2 x average allotment size for that zone - 10 m^2; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.	
All Townships	Allotment sizes for Flats/Townhouses - Living 1 In any Living 1 Zone, where two or more dwellings have been erected on an allotment the average allotment size per dwelling shall be 0.5 x the average allotment size listed in this table for the Living 1 Zone in that township.	

12.1.4 Matters over which the Council has restricted the exercise of its discretion:

Access

12.1.4.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety and traffic flow on the Strategic Road; and

(b) The design and location of the vehicular accessway and vehicle crossing; and

(c) Whether access to the allotment(s) can be obtained off another road which is not a Strategic Road either directly or by an easement across other land.

12.1.4.2(a) If access by a private accessway is proposed, whether the land the accessway serves has capacity for any intensification of density under District Plan averages for the zone and, if so, whether provision of a formed and vested legal road instead of a private accessway is appropriate.

12.1.4.2(b) For Medium Density areas shown on an Outline Development Plan the ability to provide vehicle access to lots via a rear service lane to provide increased flexibility for future residential unit design and to minimise the visual impact for garaging on the street scene.

12.1.4.2(c) For medium density areas, whether these areas are small pockets where the provision of a rear service lane is not practical or will result in significant design constraints on the layout of the balance area.

Water

12.1.4.3 The provision of water for firefighting; and

12.1.4.1 In relation to any new bore to provide a potable water supply:

(a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and

(b) The need for the protection zone to be confined to within the boundaries of an allotment; and

(c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Solid Waste Disposal

12.1.4.5 The appropriateness of the proposed facilities for solid waste collection or disposal, considering:

(a) The number of allotments; and

(b) The type of accommodation (permanent or holiday); and

(c) The distance to a public solid waste collection service or disposal facility.

Utility Cables

12.1.4.6 Whether any utility cables shall be laid underground.

(a) For the Living WM zone, whether street lighting options will assist with mitigating any adverse effects on the operation of West Melton observatory whilst not compromising the safe and efficient operation of the road network.

Telephone and Power

12.1.4.7 Whether telecommunication and electricity connections shall be made available to any allotment; and, if not, the mechanism(s) used to alert prospective buyers of an allotment that these connections are not installed to.

Stormwater Disposal

12.1.4.8 The method(s) for disposing of stormwater; and

12.1.4.9 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and

12.1.4.10 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

12.1.4.11 In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs:

(a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

***Note**: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory*

Geotechnical Assessment

12.1.4.12 The outcome of a comprehensive geotechnical investigation and assessment to assess the risk of liquefaction and lateral spread undertaken in accordance with the most recent NZ Geotechnical Society Guidelines or New Zealand Standard; or an equivalent guideline/standard adopted by the District Council or the New Zealand Government. Where such a hazard is identified, the development shall be designed and constructed to ensure that the magnitude of any liquefaction ground damage and/or lateral spread is reduced to below acceptable levels for both SLS(serviceability limit state) and ULS (ultimate limit state) seismic events. This shall take into consideration potential impacts on land, properties, utility services, roading, buildings and houses.

12.1.4.13 The method(s) by which prospective purchasers of allotments are to be informed of any fiscal obligations or geotechnical constraints arising from the geotechnical assessment

Roads, Reserves and Walkways/Cycleways

12.1.4.14 The provision, location, co-ordination, layout and formation of all roads and vehicular accessways and walkways/cycleways; and

12.1.4.15 The design and layout of any new road shall ensure the desired design speed is achieved with to respect to the classification of road (including the subsets of local roads) and surrounding environment.

12.1.4.16 The avoidance of areas which could create unsafe situations e.g. dark corridors, a lack of natural surveillance or clear sightlines across pedestrian and cyclist routes, or where a safe and secure environment may be compromised; and

12.1.4.17 Whether the design and layout of roading, footpath patterns, and layout of allotments complements the natural characteristics of the site and the design and layout of any adjoining urban areas; and

12.1.4.18 The length of cul-de-sacs and whether a pedestrian connection is appropriate from the end of the cul-de-sac through to another road; and

12.1.4.19 The access to cul-de-sacs being from a through road rather than another cul-de-sac; and

12.1.4.20 The balance of benefits of enclosing a subdivision i.e. gated subdivisions against potential longer term issues for residents, such as maintenance costs of facilities, and costs to the wider community including lack of connectivity or viability of public transport; and

12.1.4.21 The provision, location, co-ordination, layout and formation of any land required for reserves, which is to comply with the 'Criteria for Taking Land Instead of Cash' clause of the 'Reserves Specific Issues regarding Development Contributions Assessment' in the Development Contribution Policy; and

12.1.4.22 The provision of footpaths, lighting and street furniture; and

12.1.4.23 Any landscaping and tree planting required in the road reserve, recreational reserves, and the margins of cycleways/walkways; and

12.1.4.24 Whether roads and reserves have a coherent and logical layout to facilitate connectivity, legibility and permeability e.g. desire lines are provided to cater for cyclists and pedestrian users.

***Note**: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion underRules 12.1.4.14 to Rules 12.1.4.24.*

Point Strips

12.1.4.25 Where in the course of subdivision a new road, cycle way or pedestrian link is constructed and vested that will or could provide frontage to other land, that other land (with subdivision potential) can be separated from the new road, cycle way or pedestrian link by a point strip, and an agreement will be entered into by the first subdivider with the Council, to ensure the benefiting owner pays a fair share towards the cost of providing the frontage road, cycle way or pedestrian link.

The point strip(s) will transfer to Council on the deposit of the plan for each stage of the subdivision.

The point strip agreement sets the amount to be paid, which will be updated from the date of signature of the agreement by the Consumers Price Index. Such agreements will be held by the Council and can be identified by the point strip separating the subsequent property from frontage to the road, cycle way or pedestrian link.

Note: Point Strips may also be required to prevent access to any road. See Rule 12.3.2.8.

Special Sites

12.1.4.26 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) any mitigation to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

12.1.4.27 If the land to be subdivided contains any ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:

(a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site, which are identified in the District Plan; and

(b) Any proposed mitigation measures to lessen any adverse effects on the site; and

(c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision; and

(d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site or features on the site.

Size and Shape

12.1.4.28 The size and shape of allotments in accordance with Rules 12.1.3.5 and Rules 12.1.3.6; and

12.1.4.29 The size and shape of allotments for the subdivision of a heritage building or site listed in Appendix 3; and.

12.1.4.30 The shape and alignment of allotments with respect to the potential that dwellings erected on them will have to gain orientation to the sun; and

12.1.4.31 If any allotment is to be created which is too small to enable a dwelling to be erected on it as a permitted activity under the district plan rules.

12.1.4.32 The mechanism(s) used to alert any prospective buyer(s) of the allotment.

12.1.4.33 Whether residential blocks achieve an average perimeter of 800m and maximum perimeter of 1000m, unless precluded by an existing pattern of development. NOTE: Section 4.6 of the "Design Guide for Residential Subdivision in the Urban Living Zones" can be referred to for other examples of how residential blocks can be measured.

***Note**: The consent authority shall consider a dwelling as being a minimum of 150m^2 in gross floor area (except in the Medium Density areas located within an Outline Development Plan where the minimum gross floor area shall be 80m^2), when using its discretion under Rules 12.1.4.28 to Rule 12.1.4.33 for compliance with District Plan rules.*

Residential Allotments

12.1.4.34 Whether the creation of rear allotments occurs only where it is necessary to reach awkward parts of a site and there is no practical alternative to develop the site; and

12.1.4.35 The design of accessways serving four or more allotments with respect to the creation of an open street environment and whether sites have sufficient frontage to such accessways; and

12.1.4.36 Whether the total number of allotments with no frontage to an adopted road exceeds 20% of the lots in any one Greenfield subdivision and the total number of rear allotments (served by an accessway serving less than four allotments) exceeds half of the 20% allowance. The potential adverse effects of which are related to the lack of an open street environment and/or concentrating small sections as rear allotments; and

12.1.4.37 A variety in sections sizes whilst maximising orientation to the sun.

Context

12.1.4.38 The extent to which the subdivision relates well to its surroundings, cultural features, and makes use of existing features and amenities, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area; and

12.1.4.39 The convenience to community infrastructure such as schools, shops, sports fields and medical facilities; and

12.1.4.40 The location of water races in prominent locations such as along the front of lots rather than along rear boundaries.

12.1.4.41 The retention of existing mature trees within public spaces, but also within residential areas where it is practical to do so e.g. the tree species does not have a tendency to drop debris and sufficient space can be practically retained around the tree to prevent it dying.

12.1.4.42 The retention of shelter belts where they serve to maintain rural character but do not cause excessive shading or maintenance issues on residential properties.

12.1.4.43 The extent to which stormwater treatment contributes to an attractive public realm or provides ecological value.

Utilities and Facilities

12.1.4.44 The design, siting, layout and construction of any roads, reserves, or other utilities or facilities which shall either:

(a) Vest in Selwyn District Council as owner or manager; or

(b) Connect to any road, reserve or other utility which is owned, managed by or otherwise vested in Selwyn District Council; and

12.1.4.45 For other utilities and facilities:

(a) The method(s) by which the operation, maintenance, repaired and any upgrades to those systems shall be managed; and

(b) The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

***Note**: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rule 12.1.4.45.*

Construction of any Works

12.1.4.46 Any measures to mitigate potential adverse effects on people or other parts of the environment from all engineering works associated with preparing land, creating allotments, and installing associated utilities

Fencing

12.1.4.47 Any measures to avoid or mitigate the potential adverse visual effects of 1.8 metre high (or higher) solid fencing being erected along road boundaries where subdivisions "back onto" roads.

Easements

12.1.4.48 Any easements or other mechanism(s) needed to obtain or maintain legal access to land or utilities.

High Voltage Transmission Lines

12.1.4.49 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves

12.1.4.50 Whether esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;

12.1.4.51 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Prebbleton

12.1.4.52 In the Living 1A2, 1A3, 1A4 and 2A zones at Prebbleton, the retention of existing trees that are considered "significant" in terms of the Prebbleton Townscape Plan; and

12.1.4.53 In the Living 1A2 Zone at Prebbleton, the retention of the existing stream; and

12.1.4.54 In the Living 1A2 Zone at Prebbleton, the achievement of a graduated density of allotment sizes such that average lot size generally increases in a southward direction; and

12.1.4.55 In the Living 1A2 Zone at Prebbleton, without compromising Rule 12.1.4.53, the location of larger sized lots along the north west and north boundaries of the zone; and

12.1.4.56 In the Living 1A3 Zone at Prebbleton, the necessity for larger allotments along the boundary of the zone adjoining Meadow Mushrooms, so as to mitigate minor odour and noise effects; and

12.1.4.57 In the Living 1A4 Zone at Prebbleton, the necessity for the Ministry of Education to acquire part of the zone to accommodate the future needs of Prebbleton Primary School.

12.1.4.58 In the Living 1A6 Zone in Prebbleton, the extent to which the extension of Cairnbrae Drive is compatible with the existing road network in terms of carriageway width, footpaths, lighting, street furniture and landscaping.

12.1.4.59 In the Living 1A6 Zone in Prebbleton, the extent to which the subdivision layout and design provides for a natural surveillance for the purpose of minimising the potential for criminal behaviour to occur.

12.1.4.60 In the Living 1A6 Zone in Prebbleton, any measures to reduce reverse sensitivity on established adjoining land uses.

12.1.4.61 In the Living 1A6 Zone in Prebbleton, any measures introduced to ensure subdivisions are able to factor in water demand managements and other household sustainability ideas.

12.1.4.62 In the Living 2A Zone at Prebbleton, the need for an interim walkway/cycleway linkage to Springs Road via the north west corner of the zone until such time as a linkage on the land between the Living 1A2 and Living 2A zones is able to be achieved.

***Note**: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion underRule 12.1.4.62.*

Rolleston

12.1.4.63 The extent to which failure to provide a pedestrian linkage identified in Appendix 23 will result in increased use of private motor vehicles within Rolleston;

12.1.4.64 The degree to which pedestrian and cycle access throughout Rolleston may be enhanced from an efficiency and amenity perspective through the provision of cycleways and walkways;

12.1.4.65 The need to provide linkages (road, cycle, walkways) to schools, business areas, community facilities and reserves to ensure that the town develops in an integrated manner;

12.1.4.66 The need to provide for pedestrian and cycle movement within the road reserve;

12.1.4.67 The extent to which failure to provide walkways/cycleways may result in a loss of opportunity to enable non-vehicular access by children to and between residential areas, schools and community facilities;

12.1.4.68 The need for local reserves;

12.1.4.69 The extent to which failure to provide walkways/ cycleways may result in a loss of pedestrian safety and amenity;

12.1.4.70 The design guidelines contained in Appendix 23;

12.1.4.71 The extent to which a failure to conform with the roading pattern identified in Appendix 23 will adversely affect:

(a) ease of access within and an efficient road network throughout Rolleston; and

(b) bus routes; and

(c) the ability of nearby landowners also to conform with the indicative roading layout and the degree to which access (actual or potential) to nearby properties may be changed or compromised.

12.1.4.72 The extent to which a failure to provide a linkage will adversely affect the future integration of Rolleston in terms of ease of vehicular and non-vehicular access to and between residential areas, business and community facilities

12.1.4.73 In the Living 1A and 1B zones every allotment shall be served with underground electric power and telephone services in accordance with the standards specified by the relevant network utility operator.

12.1.4.74 Except as provided by Rule 12.1.4.75, for allotments within or adjacent to the Lowes Road Outline Development Plan area, that the proposed layout is in general accordance with the Outline Development Plan map in Appendix 34.

(a) In assessing whether the layout is in general accordance with the structure plan map the following will be considered:

(b) that the ability for Council to obtain the indicated linkages is not compromised.

(c) that the ability for Council to obtain the indicated reserves is not compromised.

(d) that the layout will result in a logical pattern of development for the area as a whole.

(e) That the ability of adjoining landowners to develop their land whilst providing for the indicated reserves and linkages is not unduly compromised.

(f) That the proposal will result in public space of equal or better quality than the Outline Development Plan

(g) That the proposal will not involve excessive additional costs for Council in the construction of roads or paths funded by development contributions.

12.1.4.75 For Lot 32 DP 76956 BLK III Leeston SD (35 Fairhurst Place), any subdivision need not provide connections shown on the Outline Development Plan provided that the average lot size is above 4000m^2 and the layout plan demonstrates that the connections can be provided in a logical fashion by future re-subdivision. This exception shall not apply to the connection to the adjacent school site (along the southern boundary of 35 Fairhurst Place) and shall not apply to any subsequent re-subdivision of the lots created.

12.1.4.76 In relation to the Living 3 Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:

(a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;

(b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;

(c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;

(d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;

(e) Whether suburban road patterns and details such as cul de sac, arbitrary curves, and kerb and channels are avoided;

(f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;

(g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40;

(h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;

(i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39);

(j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);

(k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;

(l) l)Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).

12.1.4.77 In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:

(a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;

(b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;

(c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;

(d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);

(e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and

(f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.

Rolleston Special Character Low Density Areas (Living 1C zoning)

12.1.4.78 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision would not require the piping of a water-race or its relocation away from the path shown in the Lowes Road Outline Development Plan unless:

(a) an alternative path of equal prominence is provided;

(b) the water-race is landscape to a standard equivalent to surrounding landholdings.

Except that the above shall not apply to any part of the water race which is greater than 12m from the legal road boundary.

In the assessment of this matter, consideration should be given to the likely size, shape and location of any dwellings to be built on the new lots.

12.1.4.79 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision design minimizes the need for additional crossings of the water races by sharing accessways where possible.

Where new crossings are required, the assessment shall take into account:

(a) The extent to which the crossing would be of similar design, materials and colour to the existing bridges on Waterbridge Way.

(b) The visibility within the streetscene of the crossing.

(c) The extent to which the design would complement the special character of its surroundings.

12.1.4.80 In Living 1C zoned areas in Fairhurst Place, that the subdivision would not require the removal of street trees in order to provide access.

Tai Tapu

12.1.4.81 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A, Living 2A or Living 3 zones at Tai Tapu:

(a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and

(b) Any measures proposed to mitigate the effects of a potential natural hazard, including:

- Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage (to be established at the time of building consent in the case of the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48); and

- The filling (with inert hardfill) of any low lying area: and

- For the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, proposed methods and locations for flood offset areas

(c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Darfield

12.1.4.82 Notwithstanding any other provisions in this Plan, subdivision of the Living 1 land within the Darfield Outline Development Plan (Appendix 41 in excess of 186 lots shall be a restricted discretionary activity if:

(a) the observed average delay for vehicles turning right out of Mathias Street onto State Highway 73 in the morning peak hour is more than 35 seconds per vehicle, or subdivision is expected to result in the average delay for vehicles turning right out of Mathias Street onto State Highway 73 in the morning peak hour becoming more than 35 seconds per vehicle; and

(b) there is no sealed road link formed between the site and Creyke Road; and

(c) Creyke Road is unsealed between the road link to the site and the State Highway 73/Creyke Road intersection

With Council's discretion restricted to considering the effects of traffic on the efficiency and safety of the State Highway 73 / Mathias Street intersection.

The "observed average delay" shall be determined through recording the amount of time that elapses for each right-turning vehicle between it either joining a queue of vehicles at the intersection or stopping at the intersection (whichever happens soonest) and it progressing beyond the limit line of the intersection. Measurements shall be made by a qualified traffic engineer over three consecutive days between 8am and 9am, and the average of all observations shall be taken

12.1.4.83 Any residential development of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall commence with Stage 1. Stage 1 shall commence with the development of not more than 100 lots (the first release). The balance of Stage 1 shall not commence until 80% of the first release has been developed and sold.

12.1.4.84 Development of Stage 2 of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall only occur at such time that 80% of the residential allotments within the Stage 1 area have been developed and sold. Development of the land shown within Stage 3 of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall only occur at such time that 80% of the residential allotments within the Stage 2 area has been developed and sold.

Hamptons Road, Prebbleton ODP Area (Living 3 Zoning)

12.1.4.85 The extent to which native plant species are used within the street environment (right of way or local road), stormwater swales and public walkway reserve.

Rural Residential Areas (Living 3 Zoning)

12.1.4.86 The extent to which features that contribute to rural character, including open space and plantings, have been retained & enhanced

12.1.4.87 Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.

12.1.4.88 The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.

12.1.4.89 Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved

12.1.4.90 Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.

12.1.4.91 Ensure connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater.

12.1.4.92 The extent to which native species are used as street tree plantings and within vegetated stormwater swales.

12.1.4.93 Whether street trees are proposed with regard to the cross-section shown in Appendix 44.

12.1.4.94 Whether an appropriate net density of households has been achieved that is consistent with the densities specified in Chapter 6 to the Canterbury Regional Policy Statement and delivers the anticipated rural residential character, form and function. In particular, whether the subdivision plan covers the entire Outline Development Plan area so that new densities across the entire area encompassed within the Outline Development Plan can be calculated.

12.1.4.95 The extent to which any identified ground contamination and natural hazards, including flood and liquefaction areas have been addressed.

12.1.4.96 Ensure that connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater. Where a reticulated water supply cannot provide adequate quantities and pressure for firefighting as set out in SNZ PAS 4509:2008, an on-site firefighting water supply shall be provided in accordance with SNZ PAS 4509:2008.

12.1.4.97 Principal through roads, connections and integration with the surrounding road network and adjoining Townships are provided, including the extent to which the proposal accords with the cross sections and typologies provided within Appendix 44 and reflect the semi-rural nature and

level of service appropriate for rural residential areas.

12.1.4.98 Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in Appendix 44, and formulating mechanisms to ensure fencing remains on an ongoing basis (such as consent notices).

12.1.4.99 The extent to which site analysis using a comprehensive design process and rationale has been undertaken to recognise, and where appropriate, protect, maintain or enhance the following

- Existing water courses, water bodies, wetlands, groundwater and springs;
- Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna and flora;
- Heritage values and any sites of archaeological significance;
- Ancestral land, rivers, wetlands, groundwater, springs, Te Waihora/Lake Ellesmere and mahinga kai sites and the Wāhi Tapu and Wāhi Taonga of Te Rununga o Ngāi Tahu and Te Taumutu Rununga;
- View shafts to the Port Hills
- Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;
- Indicate how the form and layout of the subdivision fits into the wider setting and is able to be integrated into these surrounds, including in particular the provision of measures to retain rural landscape elements, including views to rural and landscape reference points;
- Avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features;
- Maintains rural residential character through the retention of a low ratio of built form to open space;
- Reduces any potentially adverse visual effects with adjoining land use activities, in particular strategic infrastructure and education and research facilities.

12.1.4.100 For areas located within an urban growth path identified in an adopted Township Structure Plan, whether the lot and road layout, and functional and efficient infrastructure servicing is designed to readily enable intensification of the area to urban densities to occur in the future

12.1.4.101 In relation to the Living 3 (East Rolleston) Zones as shown on Appendix 46:

- Whether the pattern of development and subdivision is consistent with the Outline Development Plan 46;
- Whether local road, and trees and planting on roads and lots are proposed in general accordance with the Outline Development Plan, road cross sections and associated planting schedules and requirements shown in Appendix 46:;
- Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve and on private lots will create a semi rural character to the development and distinguish it from conventional suburban development;
- Whether suburban road patterns and details such as cul de sacs, arbitrary curves and kerb and channels are avoided;
- Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plans in Appendix 46:
- Whether the proposed framework planting meets the purpose of the planting as specified in Rule 12.1.3.51

12.1.4.101A In relation to the Living 3 Zone at Tai Tapu as shown on the Outline Development Plan at Appendix 48, appropriate legal mechanisms proposed to ensure the ongoing maintenance and upkeep of private sewer plant required on individual lots (as required by Rule 4.5.1A).

Southbridge - High Street, Southbridge Outline Development Plan (Appendix E45)

12.1.4.102 The extent to which any amendments to the roading pattern will provide for connectivity and avoid piecemeal and uncoordinated subdivision patterns

12.1.4.103 The extent to which any amendments to the layout of development will still enable efficient and coordinated provision of services, and provide adequately for reserve, pedestrian or cycle linkages.

12.1.4.104 The extent to which the proposed noise attenuation works and dwelling design and construction are required to achieve reasonable noise levels inside and outside the dwelling, in the context of existing ambient noise climate and with regard to current guidelines of acceptability

and avoidance of sleep disturbance.

12.1.4.105 The effectiveness of any proposed mitigation measures to address potential reverse sensitivity effects and public safety from the blasting explosives storage area located on the adjoining site to the north (McMillan Drilling Ltd site).

Note: *The consent authority shall consider any relevant provisions in the District Plan and Engineering Code of Practice appropriate, in using its discretion under Rule 12.1.4*

Restricted Discretionary Activities — Subdivision – General

12.1.5 The following activities shall be restricted discretionary activities:

12.1.5.1 Any subdivision subject to Rule 12.1.1 which complies with all standards and terms in Rule 12.1.3 except Rule 12.1.3.2.

12.1.5.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.37

Corner Splays

12.1.5.3 Any application arising from Rule 12.1.5.1 shall be non-notified and will not require the written approval of any persons. The exercise of the Council's discretion shall be restricted to the matters listed in 12.1.5.4 and 12.1.5.5 below.

12.1.5.4 Effects on the efficient functioning of any road, and the safety of road users;

12.1.5.5 The effect on the amenity of surrounding allotments.

West Melton

12.1.5.6 The exercise of discretion in relation to Rule 12.1.5.2 shall be restricted to the matters listed in 12.1.5.7 to 12.1.5.10 below.

12.1.5.7 Whether any amendments to the roading pattern will retain connectivity and avoid piecemeal and uncoordinated subdivision patterns:

12.1.5.8 Whether any amendments to the subdivision would still enable efficient and coordinated provision of services;

12.1.5.9 Whether any amendments to the subdivision layout will provide adequately for reserves, pedestrian or cycle linkages;

12.1.5.10 Whether any amendments to the subdivision will ensure that there are not an excessive number of lots reliant on a single access point to an adjoining road.

Discretionary Activities — Subdivision – General

12.1.6 The following activities shall be discretionary activities

12.1.6.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rules 12.1.3.9 or Rule 12.1.3.10

12.1.6.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.13

12.1.6.3 Any subdivision in the Living 2 Zone at Coalgate or Dunsandel with an average allotment size of less than 1 hectare.

12.1.6.4 Any subdivision in a Living 2 zone other than at Kirwee, Coalgate or Dunsandel with an average allotment size of less than 5000m^2.

12.1.6.5 Any subdivision in a Living 1C zone with an average lot size between 1,200m^2 – 2,000m^2.

12.1.6.6 Any subdivision in the Living 2 zone at Lincoln with an average allotment size of less than 3,000m^2.

12.1.6.7 Any subdivision in a Living Z Zone that is not in general compliance with an operative Outline Development Plan.

In the event that a medium density residential subdivision is proposed outside a Medium Density area shown on an operative Outline Development Plan, and is assessed by the Council as being acceptable, then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z Medium Density areas. Conversely, in the event that lower density subdivision within an area shown on an operative Outline Development Plan as a Medium Density area is assessed as being acceptable then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z lower density areas.

12.1.6.8 Any subdivision subject to 12.1.1 which does not comply with Rule 12.1.3.44 to 12.1.3.46.

Non-Complying Activities — Subdivision – General

12.1.7 Except as provided for in Rules 12.1.5 and Rules 12.1.6, the following activities shall be non-complying activities:

12.1.7.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.

12.1.7.2 Upon deposit of a Plan of subdivision, any further subdivision (other than by way of boundary adjustment) of any allotment within that Plan of subdivision (other than a balance lot) in the Living 1A Zone at Lincoln.

12.1.7.3 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a non-complying activity where a land use consent for a comprehensive residential development has not been obtained.

12.1.7.4 Any subdivision in the Lowes Road Outline Development Plan area that is not in general accordance with the Outline Development Plan.

12.1.7.5 Any subdivision in a Living 1C zone with an average lot size below 1,200m^2.

12.1.7.6 Any subdivision within a Living Z (deferred) Zone shown on the Planning Maps shall be a non-complying activity where it does not comply with the provisions of the Rural (Inner Plains) Zone.

12.1.7.7 In a Medium Density Area identified on an Outline Development Plan, any subdivision to create an allotment less than 400m^2 that is not part of a comprehensive medium density residential development shall be a non-complying activity. Subdivision of a comprehensive medium density residential development shall be a non-complying activity prior to the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.

12.1.7.8 Any subdivision that does not comply with Rule 12.1.3.34

12.1.7.9 The subdivision of land within the Living 1 and Living 2A Zones within the Darfield Outline Development Plan within Appendix 41 shall be a non-complying activity until:

(a) A potable water supply is available which is capable of serving the lots within the subdivision; and

(b) A wastewater disposal system is available which is capable of serving the lots within the subdivision.

12.2 SUBDIVISION — BOUNDARY ADJUSTMENTS

Note: If a boundary adjustment completed under Rule 12.2 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity

Restricted Discretionary Activities — Subdivision – Boundary Adjustments

12.2.1 Any subdivision to adjust the boundaries between existing allotments shall be a restricted discretionary activity if it complies with the following standards and terms:

12.2.1.1 All allotments subject to the boundary adjustment are adjoining or separated by a road, railway line, vehicular accessway or waterbody (excluding aquifers); and

12.2.1.2 No additional allotments are created as a result of the boundary adjustment; and

12.2.1.3 The area of any allotment after the boundary adjustment has not decreased the smallest allotment existing after the boundary adjustment by an area greater than 15% of that of the smallest allotment prior to the boundary adjustment (except where any such allotment is for the purpose of corner rounding or access to a road); and

12.2.1.4 Each allotment has legal access to a formed, legal road.

12.2.1.5 The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3 metres

If the subdivision complies with Rules 12.2.1.1 to 12.2.1.5, it shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed inRule 12.2.2.

12.2.2 Matters over which the Council has restricted the exercise of its discretion:

Access

12.2.2.1 If any allotment has access on to a State Highway listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety or traffic flow on the State Highway; and

(b) Any alternative roads that may be used for access; and

(c) The design and siting of the vehicle accessway or vehicle crossing

Corner Splays

12.2.2.2 Under Rule 12.2.1.5 the Council shall restrict its discretion to consideration of

(a) Effects on the efficient functioning of any road, and the safety of road users; and

(b) The effect on the amenity of surrounding allotments.

Water

12.2.2.3 In relation to any new bore to provide a potable water supply:

(a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and

(b) The need for the protection zone to be confined to within the boundaries of an allotment; and

(c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Size and Shape

12.2.2.4 The proposed size and shape of the allotments altered by the boundary adjustment considering:

(a) The actual or proposed use of the site; and

(b) The effects of adjoining land uses on the site; and

(c) Whether, as a result of the boundary adjustment, an allotment may be created which is too small to enable a dwelling to be erected on it as a permitted activity in the district plan and, if so, the mechanism used to inform any prospective purchaser of any such allotment.

***Note**: In using its discretion under Rule 12.2.2.4(c), the consent authority shall consider a dwelling of 150m^2 in gross floor area for compliance with District Plan rules.*

Stormwater Disposal

12.2.2.5 The methods for disposing of stormwater;

12.2.2.6 Any adverse effects of stormwater disposal on any land drainage scheme administered by the Selwyn District Council; and

12.2.2.7 The quantity and rate of stormwater discharged in to any land drainage scheme administered by the Selwyn District Council.

On Site Effluent Disposal

12.2.2.8 In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs: Whether any allotment is of appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

***Note**: The consent authority will have regard to the requirements of the relevant Regional Plan and the provisions of the New Zealand Building Code to assist in determining whether on-site sewage treatment and disposal can satisfactorily be achieved*

Special Sites

12.2.2.9 If any allotment subject to the boundary adjustment contains or adjoins:

(a) Any waterbody excluding aquifers; or

(b) Any site listed in Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree: or Appendix 5 as a Site of Significance to Tāngata Whenua; or

(c) A designation:

- Any effects (adverse or beneficial) which the boundary adjustment may have on these values of the site, as identified in the District Plan; and
- Any proposed mitigation measures to lessen any adverse effects on these values; and
- Whether public access to the site is desirable and, if so, where and how this may be improved as part of the boundary adjustment; and
- Whether the proposed size and shape of the allotments are appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.

Utilities

12.2.2.10 Any new or upgraded utilities required to any allotment as a result of the boundary adjustment; and

12.2.2.11 Whether any utility cables shall be laid underground; and

12.2.2.12 The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into or work in conjunction with, utilities or facilities which are owned or managed by Selwyn District Council; and

12.2.2.13 For services and facilities which are not to vest in Selwyn District Council:

(a) The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and

(b) The method(s) by which prospective purchasers of any allotment are to be informed of any fiscal or managerial responsibilities they have for those utilities or facilities; and

12.2.2.14 Measures to avoid, remedy or mitigate any adverse effects of constructing or upgrading utilities or facilities on surrounding residents or other parts of the environment.

Easements

12.2.2.15 Any easements or other mechanisms needed to obtain legal access to land or utilities.

High Voltage Transmission Lines

12.2.2.16 Where any part of the lands in respect of which boundary adjustments are proposed lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any allotment all or part of which will lie within that corridor or distance.

Esplanade Reserves and Strips

12.2.2.17 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12.

Tai Tapu

12.2.2.18 If any allotment subject to the boundary adjustment is located in an area which is identified on the planning maps as being in the Living 1A or 2A zones at Tai Tapu:

(a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and

(b) Any measures proposed to mitigate the effects of a potential natural hazard, including:

- Minimum floor heights for dwellings and other principal buildings; and
- Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and
- The filling (with inert hardfill) of any low lying area: and

(c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Non-Complying Activities — Subdivision – Boundary AdjustmentsRules

12.2.3 The following activities shall be non-complying activities

12.2.3.1 Any subdivision to adjust boundaries which does not comply with Rule 12.2.1

12.3 SUBDIVISION — ACCESS, RESERVE AND UTILITY ALLOTMENTS

Controlled Activities — Subdivision – Access, Reserve and Utility Allotments

12.3.1 Subdivision of land to create allotments used solely for:

- Access (including roads and esplanade reserves); or
- Esplanade strips; or
- Protection of sites with special ecological, cultural or heritage values, archaeological sites, or outstanding landscapes; or
- Utility structures and utility buildings;
- Stopbanks.

Shall be a controlled activity which need not be notified or served on the persons prescribed in regulations (except where any part on an allotment intended to be used for utility structures lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines. In that case, and subject to S94(2) of the Act, notice of the application shall be served on the appropriate network utility operator). The exercise of discretion shall be restricted to consideration of the matters listed in Rule 12.3.2

Subdivision of land to create allotments used solely for utility buildings and utility structures shall be a controlled activity, which shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 12.3.2.

12.3.2 Matters over which the Council has reserved control

Access

12.3.2.1 Whether any allotment(s) created by the subdivision require(s) legal access to a legal, formed road; and

12.3.2.2 If legal access is to be to a Strategic Road listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety and flow; and

(b) Whether access can be obtained of an alternative road; and

(c) The design and siting of any vehicular accessway or vehicle crossing.

Size and Shape

12.3.2.3 The size and shape of any allotment created by the subdivision considering:

(a) The proposed use of the site; and

(b) Any adverse effects of surrounding land uses on the site.

Special Sites

12.3.2.4 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers), the setting aside of esplanade strips or other methods to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

12.3.2.5 If the land to be subdivided contains any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua;

(a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site identified in the District Plan; and

(b) Any proposed mitigation measures to lessen any adverse effects on these values; and

(c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision;

(d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site;

(e) The results of any consultation with the New Zealand Historic Places Trust Pouhere Taonga and local Rūnanga.

Utilities

12.3.2.6 Whether any allotment created by the subdivision needs to be supplied with any utilities or services and, if so:

(a) The standard of each utility service provided; and

(b) Whether any utility cables shall be laid underground; and

(c) The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into, or work in conjunction with utilities or facilities which are owned or managed by Selwyn District Council, and

(d) For services and facilities which are not to vest in Selwyn District Council:

- The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and
- The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Easements

12.3.2.7 Any easements or other mechanisms needed to obtain legal access to land or other utilities.

Point Strips

12.3.2.8 The creation of any 200mm wide allotment to deny access onto a particular road for traffic safety purposes.

High Voltage Transmission Lines

12.3.2.9 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves and Strips

12.3.2.10 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12

12.3.2.11 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Tai Tapu

12.3.2.12 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A or Living 2A zones at Tai Tapu:

(a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and

(b) Any measures proposed to mitigate the effects of a potential natural hazard, including the filling (with inert hardfill) of any low lying area; and

(c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Reasons for Rules

Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to ensure new allotments have appropriate facilities and features to house new buildings. The District Plan continues to manage these effects at subdivision stage because:

(a) The 'public' expectation is that if an allotment is purchased, it can be built on – especially in townships

(b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves.

Rule 12.1 identifies the facilities and other conditions necessary to ensure allotments in each township are suitable for building on. The Plan recognises, in Rules 12.2 and Rule,12.3 that some allotments are not subdivided to house new buildings. Rules 12.2 provides separate, less stringent conditions, for the alternation of boundaries between adjoining allotments, where no new allotments are created. The subdivisions provided for in Rules 12.2 and Rule,12.3 are recognised as having less potential effects on the environment than those in Rule 12.1

Rules 12.1 and Rule 12.2 make subdivision a restricted discretionary activity if the activity complies with all relevant standards and terms. The resource consent application is not notified and does not require the written approval of affected parties. These rules are slightly different from the more common controlled activity for two reasons:

(a) The consent authority has the discretion to decline 'inappropriate' proposals. Given that the subdivision rules offer increased flexibility for developers in the design and servicing of their subdivisions than was previously the case, this is considered necessary and reasonable.

(b) A controlled activity is required, under the Act, to be approved. This sometimes resulted in an 'inappropriate' proposal being approved with conditions imposed that, in effect, meant the consent could not be given effect to in terms of the original application (that is, the consent authority was actually declining the application). A restricted discretionary classification avoids this situation.

Outline Development Plans are required in a number of circumstances where the area to be developed is large, or is in multiple ownership. The purpose of Outline Development Plans is to ensure coordinated development, particularly in terms of roading, pedestrian and cycle links; to improve subdivision design; to assist with staging of subdivision; identifying the location of green space and reserves and access points to the adjoining road network; avoidance of adverse effects; and the retention of any key natural features or physical infrastructure.

Where new residential subdivisions are developed adjacent to strategic highways, noise from traffic can have adverse effects on adjoining dwellings, particularly where there are higher speed limits. In these circumstances noise bunding, building setbacks or other measures will be required.

Rule 12.1.3.49 (a) and (b) has been incorporated to give effect to the Regional Policy Statement in as far as it relates to the allocation of rural residential households to the Selwyn District Council within the first and second sequence periods shown on Table 1 of Chapter 12A of the Regional Policy Statement.

Rule 12.1.3.49(b) has been incorporated to ensure that no development has occurred until a publicly-owned sewerage system is available to service the site. Experience has shown that the Council is likely to be called upon to take over the ownership and operation of privately-owned sewerage systems serving multiple properties.

In Living Z Medium Density areas that are located within an Outline Development Plan, provision has been made for comprehensive residential developments. Such developments are anticipated to result in lots that are generally smaller than 350m^2, and therefore the development needs to be built in an integrated manner to ensure that acceptable urban design and amenity outcomes are achieved. A minimum of four dwellings designed and built in a comprehensive manner is required to ensure that the building design and relationship to each other has a good standard of urban design. The Plan requires a building commitment to be in place prior to subdivision consent (typically unit titles) being granted to ensure that the lot boundaries are located in a logical position and to also control the creation of very small allotments below 350m^2 prior to building that could then potentially be sold and built individually, thereby frustrating the creation of a comprehensive, integrated development. Given that the intention of comprehensive residential developments is to facilitate higher density housing options, the final subdivision (post-building) should be such that subdivision does not exceed a maximum average of 350m^2 per allotment i.e. the comprehensive residential development provisions are to be used for small lots rather than large lot developments which would be counter to the purposes of a Medium Density area.

As urban growth pressures increase, the integration of land use and transport planning to ensure that new developments are accessible, permeable and connected to adjoining land and transport networks is paramount for sustainable and efficient development. Point strips are methods to ensure that development of land that is in one ownership is able to be connected to adjoining land that also has subdivision potential. Point strips are commonly utilised for road connections, but can also be applied to cycle ways and pedestrian links.

Corner splays on the corner of road intersection can improve sightlines, particularly due to being able to step back and trim encroaching vegetation. In addition it can allow the upgrading of intersections to improve safety through minor realignments and smoothing of corners and the installation of kerbing etc. In some instances carriageways are not located in the centre of the road reserve and then any realignment around intersections may encroach on private property within the area of a typical corner splay. In urban areas a radius specified splay is appropriate to fit into the streetscape and allows, for example footpaths alignments closer to pedestrian desire lines. In both urban and rural areas the larger splays required on higher classification roads commensurate with the likely higher design standards e.g. design speeds, sight lines etc and

alignments needed to support a wider range of vehicles, in particularly large vehicles such as truck and trailer units. Similarly the same logic applies to Local Business roads.

PART C

13 BUSINESS ZONE RULES — STATUS OF ACTIVITIES

13.1 STATUS OF ACTIVITIES

Note: Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

In the Living Z zones, any area shown within an Outline Development Plan as a Neighbourhood or Local Centre is subject to the provisions of the Business 1 Zone, with a consent notice or similar mechanism to be registered on the Certificate of Title for these lots advising owners that the lot is subject to the Business 1 rule package.

Permitted Activities — Status of Activities

Note: Rules 13.1.1 - 13.1.12 do not apply to those Business 1 Zones located in Key Activity Centres, as identified in Appendices 29A and 29B. For those areas, Rules 13.2.1 shall apply.

13.1.1	The following activities shall be permitted activities in Business 1, 1A, 1B, 2 and 2A Zones:
13.1.1.1	Any activity which complies with all of the provisions of Rules 14 to 23 inclusive relating to permitted activities, and which is not listed in Rule 13.1.3, Rule 13.1.4 or Rule 13.1.5 as a controlled, discretionary or non-complying activity.
13.1.2	The following activities shall be permitted activities in the Business 2B Zone:
13.1.2.1	Any of the activities listed in (a) to (h) below subject to compliance with the conditions for permitted activities in Rules 14 to 23.
(a)	Any industry or goods storage which does not require an Offensive Trade Licence under the Health Act 1956
(b)	Retailing of: goods produced on the site, building or plumbing supplies, automotive parts, electrical parts, mechanical parts, gardening supplies, vehicles, boats, caravans, machinery sales, farm supplies, vehicle servicing premises, service trade premises, builders yards and cafes/lunchbars
(c)	Public utilities
(d)	Car Parking.
(e)	Hire of Equipment
(f)	Emergency Services Facilities
(g)	Meteorological Activities
(h)	Offices which are ancillary to permitted activities
13.1.3	The following activities shall be permitted activities in the Business 3 Zone:
13.1.3.1	Any of the activities listed in (a) to (e) below subject to compliance with the conditions for permitted activities in Rules 14 to 23.
(a)	Tertiary education
(b)	Research
(c)	Support services ancillary to the operation of any education and/or research facility.
(d)	Quarantine facilities
(e)	Residential facilities limited to those existing at the time of public notification of this plan or limited to the operation of, or associated with any education and/or research facility.

Controlled Activities — Status of Activities

13.1.4	Within the Business 2A Zone the following activities shall be controlled activities, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.
(a)	Meat processing
(b)	Cement manufacture
(c)	Hot mix, asphalt paving manufacture
(d)	Glass or fibreglass manufacture
(e)	Foundry processes, electroplating works, melting of metal, steel manufacture and galvanising
(f)	Natural gas, oil or petroleum distillation or refining
(g)	Manufacture of hardboard, chipboard or particle board
(h)	Timber treatment
(i)	Thermal power generation
(j)	Any other industry using the combustion of coal, wood or any other bio-mass for space heating or as a source of energy
13.1.5	Under Rule 13.1.4 the Council shall restrict the exercise of its discretion to:
13.1.5.1	The conditions for permitted activities in Rules 14 to 23.
13.1.5.2	Any potential nuisance effects arising from dust, odour, smoke and noise.

Discretionary Activities — Status of Activities

13.1.6	The following activities shall be discretionary activities in Business 1 and 1A Zones:

13.1.6.1	Any activity which is specified in Rules 14 to 23 as a discretionary activity.
13.1.6.2	Any of the activities listed in (a) to (c) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.
(a)	Generation of energy for distribution.
(b)	Mineral exploration.
(c)	Temporary storage of solid or liquid waste delivered or conveyed onto the site.
13.1.7	The following activities shall be discretionary activities in Business 2 and 2A Zones:
13.1.7.1	Any activity which is specified in Rules 14 to 23, as a discretionary activity.
13.1.7.2	Any of the activities listed in (a) to (g) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.
(a)	Any activity that requires an offensive trade licence issued under the Health Act 1956.
(b)	Audible bird-scaring devices
(c)	Forestry
(d)	Mineral exploration
(e)	Composting or disposal on to land of any organic matter

(This rule does not apply to the application of compost or organic fertilizers to fertilise gardens or land).

(f)	Visitor accommodation
(g)	Hospitality activities
(h)	Tannery, fellmongering or hide curing, wool scouring or washing in the Business 2A Zone
(i)	Scrap yards – including automotive dismantling or wrecking yard or scrap metal yard in the Business 2A Zone.
13.1.8	The following activities shall be discretionary activities in the Business 3 Zone:
13.1.8.1	Any activity which is specified in Rules 14 to 23 as a discretionary activity.
13.1.8.2	Any activity which is not listed as either:
(a)	A non-complying activity under Rule 13.1.12; or
(b)	A permitted activity under Rule 13.1.2.1.
13.1.9	The following activities shall be discretionary activities in the Business 2B Zone:
13.1.9.1	Any activity which is specified in Rules 14 to 23 as a discretionary activity.
13.1.9.2	Any activity which is not listed as either:
(a)	A non-complying activity under Rule 13.1.11; or
(b)	A permitted activity under Rule 13.1.2.

Non-Complying Activities — Status of Activities

13.1.10	The following activities shall be non-complying activities in Business 1 and 1A Zones:
13.1.10.1	Any activity which is specified in Rules 14 to 23 as being a non-complying activity.
13.1.10.2	Any of the activities listed in (a) to (i) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.
(a)	Any activity that requires an offensive trade licence issued under the Health Act 1956
(b)	Plantations
(c)	Manufacture and/or disposal of any hazardous substance
(d)	Mining or quarrying
(e)	Correction facility
(f)	Treatment and/or disposal of solid or liquid waste delivered or conveyed onto the site
(g)	Industrial activity
(h)	Transport depots
(i)	Residential activity in the Business 1 Zone at Prebbleton occupying more than 50% of the gross floor area of all buildings on the site (excluding underground car parking).
13.1.11	The following activities shall be non-complying activities in Business 2, 2A and 2B Zones:
13.1.11.1	Any activity which is specified in Rules 14 to 23 as being a non-complying activity.
13.1.11.2	Any of the activities listed in (a) to (c) below, irrespective of whether they comply with the conditions for permitted or discretionary activities in Rules 14 to 23.
(a)	Mining or quarrying
(b)	Correction facility
(c)	Treatment or disposal of solid or liquid waste delivered or conveyed onto the site.

13.1.12 The following activities shall be non-complying activities in the Business 3 Zone:

13.1.12.1 Any activity which is specified in Rules 14 to 23} as being a non-complying activity.

13.1.12.2 Any of the activities listed in (a) to (d) below, irrespective of whether they comply with the conditions for permitted activities in Rules 14 to 23.

(a) Any activity that requires an offensive trade licence under the Health Act 1956

(b) Mining or quarrying

(c) Correction facility

(d) Treatment or disposal of solid or liquid waste delivered or conveyed onto the site.

Note: Most of the Part C Business Zone Rules do not apply to dwellings in the West Melton Business 1 Zone – see Rule 22.9.4.

13.2 STATUS OF ACTIVITIES - KEY ACTIVITY CENTRES

Permitted Activities - Status of Activities - Key Activity Centres

13.2.1 The following activities shall be permitted activities in those Business 1 Zones located in Key Activity Centres, as identified in Appendices 29A and 29B:

13.2.1.1 Any activity which complies with all of the provisions of Rules 14 to 23 inclusive relating to permitted activities, and which is not listed in in Table 13.1 or Rule 13.2.2 as a controlled, restricted discretionary, discretionary or non-complying activity.

Table 13.1 Activity Status in Key Activity Centres

Notes:

1. The Precincts relate to those areas identified in Appendices 29A and 29B.

2. The shaded boxes indicate that the activity in the corresponding Precinct is permitted subject to meeting all applicable standards. To be clear, if an activity is not listed at all in Table 13.1, it is a permitted activity subject to meeting all applicable standards.

3. A number of the activities listed in this table have KAC-specific definitions (refer Part D – Definitions). Where there is any conflict between the Key Activity Centre specific definitions and the general definitions, the Key Activity Centre definitions shall apply.

Key: C - Controlled Activity, **RD** - Restricted Discretionary Activity, **D** - Discretionary Activity, **NC** - Non-Complying Activity, **GFA** - Gross Floor Area

	Precinct 1 (Core Retail)	Precinct 2 (Retail Fringe)	Precinct 3 (Office) Precinct 7 (Community)	Precinct 4 (Commercial Fringe)	Precinct 8 (Community Anchor / Town Sqaure) (Refer Rule 13.2.2 also)
Small Format Retail (Refer definitions - Part D)		NC	NC	NC	
Large Format Retail Excluding Supermarkets and Department Stores (Refer definitions - Part D)					
Supermarkets and Department Stores		D	NC	NC	
Offices				D Except Ancillary Offices are permitted	
Food and Beverage					
Drive through facilities					NC
Commercial Services		D	D	D	
Service Stations, Garage and Workshops (Refer Definitions - Part D)	D	D	D	D	D
Trade Suppliers					D
Furniture and Lighting Outlets: Small Format		D	NC	NC	
Furniture and Lighting Outlets: Large Format					
Industrial Activity (Refer Definitions - Part D)	NC	NC	NC	D	NC

Visitor Accomodation Located on the Ground Floor	D Except that associated pedestrian access, reception / foyer, administation and food and beverage are permitted (see Rule 22.8.12)				D Except that associated pedestrian access, reception / foyer, administation and food and beverage are permitted (see Rule 22.8.12)
Visitor Accomodation Located above the Ground Floor	C (see Rule 22.8.4)				C (see Rule 22.8.4)
Public Transport Facility and Parking Buildings		D			NC Except for those ancillary activities permitted under Community Facilities (refer Definitions - Part D)
Community Facilities				D	
Education Facilities Located on the Ground Floor	D Except that associated access and foyer are permitted				D Except that associated access and foyer are permitted
Emergency Services	D				D
Residential Activities Located on the Ground Floor	NC Except that associated pedestrian entrance and foyer are permitted (see Rule 22.8.13)	NC Except that associated pedestrian entrance and foyer are permitted (see Rule 22.8.13)	NC Except that associated pedestrian entrance and foyer are permitted (see Rule 22.8.13)	NC Except that associated pedestrian entrance and foyer are permitted (see Rule 22.8.13)	NC Except that associated pedestrian entrance and foyer are permitted (see Rule Rule 22.8.13)
Residential Activities Located above the Ground Floor	RD (see Rule 22.8.9)	RD (see Rule 22.8.9)	RD (see Rule 22.8.9)	RD (see Rule 22.8.9)	RD (see Rule 22.8.9)
Mineral exploration	D	D	D	D	D
Temporary storage of solid or liquid waste delivered or conveyed onto the site	D	D	D	D	D
Any activity that requires an offensive trade licence issued under the Health Act 1956	NC	NC	NC	NC	NC
Plantations	NC	NC	NC	NC	NC
Manufacture and/or disposal of any hazardous substance	NC	NC	NC	NC	NC
Mining or Quarrying	NC	NC	NC	NC	NC
Correction facility	NC	NC	NC	NC	NC
Treatment and/or disposal of solid or liquid waste delivered or conveyed onto the site	NC	NC	NC	NC	NC

Discretionary Activities - Status of Activities - Key Activity Centres - Precinct 8

13.2.2 In Precinct 8 of the Rolleston Key Activity Centre, as identified in Appendix 29A, the following shall also apply:

13.2.2.1 Any activity that does not either:

1. include a Community Facility building/s of 4,500m^2 GFA in total and a Town Square of 30m x 20m in area, or

2. result in adequate land remaining within Precinct 8 to allow for the establishment of a Community Facility building/s of 4,500m^2 GFA in total and a Town Square of 30m x 20m in area,

shall be a discretionary activity.

13.2.3 Once the Community Facility building/s of 4,500m^2 in total and the Town Square have been established, Rule 13.2.2 no longer applies.

PART C

14 BUSINESS ZONE RULES — EARTHWORKS

Notes

1 Rule 14 does not apply to any of the following activities:

- Landscaping or maintenance of gardens, lawns or public spaces;
- Sowing, tending or cultivating crops, grazing or planting trees;
- Digging post holes, soak holes, building foundations and related activities;
- Maintaining and clearing rivers, water races or drains;
- Maintaining or repairing existing flood protection works; or
- Earthworks required to duct cables.

2 Stockpiling of material disturbed by earthworks may be affected by Rule 22.6 – Activities and Outdoor Storage of Materials and Goods.

3 Refer to Appendix 6 for Protocols on Accidental Discovery of Archaeological Sites.

4 Earthworks affecting any archaeological site require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, “Archaeological Sites”).

14.1 EARTHWORKS

Permitted Activities — Earthworks

14.1.1 Any earthworks shall be a permitted activity if the following conditions are met:

14.1.1.1 Any disturbed or stockpiled material is to be kept moist until it has consolidated, and

14.1.1.2 Any stockpiled material is to be kept consolidated or covered to avoid sediment run-off from rainfall, and

14.1.1.3 Any site subject to earthworks is to be:

(a) Built upon; and/or

(b) Sealed; and/or

(c) Landscaped; or

(d) The land recontoured and replanted

No more than 12 months after the earthworks commencing, except in the case of landscaping and planting which shall be undertaken during the first planting season following the completion of the earthworks.

14.1.1.4 Earthworks are not to occur and material from earthworks is not to be deposited within:

(a) 20m of any waterbody listed in Appendix 12.

(b) 10m of any other waterbody (excluding aquifers).

14.1.1.5 Any earthworks has:

(a) A volume of not more than 5,000m^3 per project; and

(b) A vertical cut face where no more than 5% of the total vertical cut is over 2 metres.

14.1.1.6 Any earthworks are not for the purposes of creating or forming; a road, or access to serve any future allotment(s), unless the road or access forms part of an approved subdivision consent or is provided for within a designation.

14.1.1.7 Any earthworks undertaken on any site to be used to erect a building complies with NZS 4431 Code of Practice for Earth Fill for Residential Development.

14.1.1.8 The earthworks are not part of mining or mineral exploration.

14.1.1.9 The earthworks are associated with the formation of a rail crossing and siding within the Business 2A area subject to the Outline Development Plan in Appendix 43.

Discretionary Activities — Earthworks

14.1.2 The following shall be discretionary activities:

14.1.2.1 Mineral exploration.

14.1.2.2 Any activity which does not comply with any of Rules 14.1.1.1 – Rule 14.1.1.8.

Non- Complying Activities — Earthworks

14.1.3 Mining shall be a non-complying activity.

Reasons for Rules

Earthworks can have the following adverse environmental effects in the Business zones – create a dust nuisance, siltation effecting adjoining properties and be unsightly if left uncompleted. To ensure that the adverse effects arising on the environment will be no more than minor, controls need to be imposed requiring the dampening down of excavated areas and excavated spoil to prevent dry material being blown about in strong winds. Any stockpiled material needs to be adequately consolidated or covered to prevent scouring etc by water runoff.

Earthworks for the purposes of creating or forming, a road, or access to future allotment(s), prior to subdivision approval, have the potential to undermine the potential to achieve an integrated transport network. Consideration needs to be given to the location, form, safety, efficiency connectivity and permeability of the transport network and the relationship with other infrastructure. Rule 2.1.1.7 exempts earthworks associated with road or access formation where such works are covered by approved subdivision consent or form part of a designation. The exemptions recognise that the necessary considerations have been undertaken during respective the approval processes.

Mineral exploration and mining require resource consents, irrespective of the scale of earthworks. The reason is potential effects on property values as a result of lessened environmental standards if mineral exploration occurs within the township area. Mining and quarrying tend to be associated with the generation of significant adverse environmental effects that can persist for a long time even after those activities have concluded.

PART C

15 BUSINESS ZONE RULES — HERITAGE

15.1 PROTECTED TREES

Permitted Activities — Protected Trees

15.1.1 In relation to trees listed in Appendix 4, the following activities shall be permitted activities:

15.1.1.1 Any examination, tissue sampling, and diagnostic work recommended by an approved Council arborist to determine the safety, health and general condition of the tree, and carried out by or under the supervision of that arborist.

15.1.1.2 Normal cultivation of the soil for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10m of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

15.1.1.3 Maintenance pruning of any listed tree is permitted where it meets the following:

a) involves pruning branches in the bottom third of the tree only; and

b) only branches 50mm in diameter or less may be pruned; and

c) pruning is by the use of secateurs, loppers or handsaws (no chainsaws).

15.1.1.4 The use of the land around the protected tree, within the distances defined below is permitted, provided that the health of the tree is not adversely affected and that:

Above ground level

a) there is no installation of any new overhead utility service within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

b) there is no construction, addition or replacement of any building within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

c) there is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

d) there is no storage, application or deposition of any chemical or substance that could cause harm to the tree

Below ground level

e) there is no laying/installation of any underground utility service within a distance of 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater distance; except that underground drilling or thrusting operations are permitted within this distance where the installation depth is not less than 1.2m and the holes to accommodate the drilling/thrusting machines are outside of this distance.

15.1.1.5 Normal maintenance works to clear silt deposits and maintain the effective operating function of swale drains or water detention or retention basins, within 10 metres of a listed protected tree or within the crown periphery (drip-line) whichever is the greater, provided the ongoing clearing work does not result in excavating below 75mm of the depth to which the excavations were originally formed or is not extended horizontally more than 75mm from their original circumference/location.

15.1.1.6 In emergency situations, where a protected listed tree or any part thereof, presents an **immediate** hazard to persons or property, the Council is to be advised immediately. Where an approved Council arborist is not available without delay, immediate action can be taken to eliminate or abate the hazard. Within 5 working days of any action being taken, the Council shall be notified in writing of the action taken and provided with proof of the urgency. This proof is to include photographs and, where applicable, a report from the arborist that undertook the action.

Controlled Activities – Protected Trees

15.1.2 In relation to trees listed in Appendix 4, the following activities shall be controlled activities:

15.1.2.1 Removal, remedial work or pruning of a hazardous or dangerous tree provided that a hazard assessment of the tree has been done by an approved Council arborist and the tree is deemed potentially hazardous or dangerous.

15.1.2.2 Pruning of any tree listed as a Category B tree in Appendix 4, by a Network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the Electricity (Hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

15.1.3 Under Rule 15.1.2 the Council shall restrict its discretion to consideration of:

15.1.3.1 The condition and future useful life expectancy of the tree including any potential hazard to persons or property.

15.1.3.2 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

15.1.3.3 Whether the tree is currently causing, or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

Restricted Discretionary Activities — Protected Trees

15.1.4 In relation to trees listed in Appendix 4, the following activities shall be restricted discretionary activities:

15.1.4.1 Any activity which does not comply with Rule 15.1.1.1, Rule 15.1.1.2 or Rule,15.1.1.3.

15.1.4.2 Any activity which does not comply with Rule 15.1.1.4 in relation to any tree listed as a Category B tree in Appendix 4.

15.1.4.3 Fixing of any structure or object to any part of a listed tree or any operation which could wound the bark or wood tissue of any part of the tree.

15.1.4.4 Pruning of any tree listed as a Category A tree in Appendix 4, by a Network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the Electricity (Hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

15.1.4.5 Destruction or removal of any tree listed as a Category B tree in Appendix 4.

15.1.5 Under Rule 15.1.4 the Council shall restrict its discretion to consideration of:

15.1.5.1 Any adverse effects of the proposed activity on the values of the listed tree.

15.1.5.2 For removal of a tree: the condition of the tree, including whether it poses a danger to people or property, or whether its condition is such that it is unable to be retained.

15.1.5.3 The costs to the applicant of not allowing the proposed activity.

15.1.5.4 Whether the applicant has the ability to undertake a complying development without the work detrimentally affecting the tree.

15.1.5.5 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

15.1.5.6 The effect of any building or structure on the visibility of the tree from a road or public place.

15.1.5.7 Whether the tree is currently causing, or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

15.1.5.8 Whether the tree or trees seriously restrict the development of the site for its zoned purposes.

15.1.5.9 Whether the tree or trees inhibits the growth of more desirable specimens nearby.

15.1.5.10 Whether the tree still retains the essential characteristics for which it was originally protected.

15.1.5.11 Whether a tree to be removed is capable of being successfully transplanted.

15.1.5.12 Any substitute or compensating tree planting proposed.

15.1.5.13 Whether the particular species of tree has been legally declared a noxious plant.

Non-Complying Activities – Protected Trees

15.1.6 In relation to trees listed in Appendix 4, the following activities shall be non-complying activities:

15.1.6.1 The use of the land immediately surrounding any tree listed as a Category A tree in Appendix 4, that does not meet the provisions of Rule 3.2.1.4 above.

15.1.6.2 Destruction or removal of any tree listed as a Category A tree in Appendix 4.

Notes

1. Refer to the listing of protected trees in Appendix 4 to obtain the category of each tree.

2. Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.

3 The description of the location of each protected tree in Appendix 4 is as at date of this part of the Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

15.2 HERITAGE BUILDINGS, STRUCTURES OR SITES

Permitted Activities — Heritage Buildings, Structures or Sites

15.2.1 The maintenance of any building, structure or site which is listed in Appendix 3 shall be a permitted activity. For the purposes of this rule the term “maintenance” means:

15.2.1.1 The replacement of any materials which do not form part of the original heritage features of the building, structure, or site;

15.2.1.2 The replacement of any materials which form part of the original heritage values of the buildings, structure, or site, provided that these materials are of the same or similar appearance and character as theoriginal material;

15.2.1.3 Any repainting of existing painted surfaces;

15.2.1.4 Any cleaning or washing of external heritage features provided this does not involve the use of abrasive materials or techniques, such as sandblasting.

Restricted Discretionary Activities — Heritage Buildings, Structures or Sites

15.2.2 Any activity which does not comply with Rule 15.2.1 shall be a restricted discretionary activity, except for the demolition or removal of any building or structure in Appendix 3.

15.2.3 Under Rule 15.2.2, the Council shall restrict its discretion to consideration of:

15.2.3.1 The heritage value(s) of the listed item, including the extent to which it has already been modified by additions or alterations;

15.2.3.2 Whether the proposed activity will adversely affect the heritage values of the listed item;

15.2.3.3 Any positive effects of the proposed activity on the heritage values of the listed item, including (but not limited to): any restoration or enhancement of heritage features or values; works which improve the efficiency or desirability of the listed item for ongoing use; and any proposal to provide public access to the heritage item;

15.2.3.4 The costs to the applicant or owner of not allowing the proposed activity;

15.2.3.5 Any alternative options which may better maintain the heritage values of the listed item and the relative costs of the alternatives;

15.2.3.6 Any other activity the applicant or owner has undertaken to maintain or enhance heritage values of the listed item and the appropriateness of that activity as a mitigation measure

Discretionary Activities — Heritage Buildings, Structures or Sites

15.2.4 Any demolition or removal of any building or structure (except those classified as “Category I” under the Historic Places Trust Category in Appendix 3) shall be a discretionary activity.

Non-Complying Activities — Heritage Buildings, Structures or Sites

15.2.5 Any demolition or removal of any building or part of any building which is listed as “Category 1” under the Historic Places Trust Category in Appendix 3 shall be a non-complying activity.

Notes

1 The consent authority may request technical advice from the Historic Places Trust Pouhere Taonga in deciding on any resource consent application under Rule 15.2.5 where it affects a listed building, structure or site.

2 Earthworks affecting any archaeological site require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B Section 3.3, “Archaeological Sites”).

Reasons for Rules

Protected Trees

The trees listed in Appendix 4 have been assessed as having significant values to Selwyn District. Rule 15.1 provides an opportunity to ensure that these listed trees are adequately protected.

The consent authority will also consider the costs incurred by the owners, including the “opportunity costs” if the activity is not allowed to proceed. (See Part B,Section 3.3 for a full explanation of heritage “issues” and protection).

Heritage Buildings, Structures or Sites

The buildings, structures and sites listed in Appendix 3 have been assessed as having important heritage or cultural values to Selwyn District. Rule 15.2 provides an opportunity to ensure that changes to those items maintain or enhance their heritage values whenever practical. A higher level of protection is given to buildings and structures classified as “Category I” under the HPT listing in Appendix 3.

The Plan’s policies recognise that an essential part of maintaining the heritage values of buildings, is encouraging their ongoing economic use and thus maintenance. This often means buildings being modified to suit a new use. The emphasis is on ensuring modifications maintain or enhance the heritage values of the building, where feasible and practical, rather than disallowing changes. Maintenance work is defined in the rule so that it can be undertaken without the need for a resource consent, but is limited to a scale which ensures heritage values are not compromised.

Costs to the owners of these sites, where they are required to go through a resource consent process, may be mitigated by Council funding approved through the LTP from time to time. The consent authority will also consider the costs incurred by the owners, including the “opportunity costs” if the activity is not allowed to proceed. (See Part B, Section 3.3 for a full explanation of heritage “issues” and protection).

PART C

16 BUSINESS ZONE RULES — BUILDINGS

16.1 BUILDINGS AND LANDSCAPING

Permitted Activities — Buildings and Landscaping

16.1.1 Except as provided in Rules 16.1.2 to 16.1.6 any principal building shall be a permitted activity if the area between the road boundary and the principal building is:

16.1.1.1 Paved or sealed; or

16.1.1.2 Planted in lawn; or

16.1.1.3 Landscaped with shrubs, bark chips or similar materials; or

16.1.1.4 For the purpose of screening in the Business 2 and 3 zones, landscaping methods listed in Rule,16.1.1.1 to Rule,16.1.1.3 are employed

***Note**: landscaping requirements apply to new activities established in a zone. The rules do not apply to existing activities which meet the criteria for existing users under section 10 of the Act.*

16.1.2 Any principal building in the Business 2A Zone shall be a permitted activity if the following standard is met:

16.1.2.1 A landscaping strip of at least 3 metres width shall be provided along every road frontage except along:

- the frontage with Railway Road; or
- that part of Hoskyns Road abutting Precinct 4 as outlined in Appendix 22; or
- along the frontage of Jones Road identified within the Outline Development Plan at Appendix 43 where the provision of sightlines from rail crossings are required under Rule 17.4.1.2 and vehicle accessways required under Appendix 13.

The landscaping shall meet the following standards:

(a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:

- A minimum of two trees from Group A for every 10 metres of road frontage. For boulevard roads the species selected shall match any Group A species in the adjacent road reserve.
- At least 35% of the required area shall be planted in species from Group C.
- At least 10% of the required area shall be planted in species from Group D.
- Group B and C species shall be used when screening tall blank walls and vehicle courts.

(b) All plants shall be of the following maximum spacings:

- Group B – 1.5 metre centres;
- Group C – 1.5 metre centres;
- Group D – 700mm centres.

(c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.

(d) No fences or structures shall be erected within the 3 metre landscaping strip. Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.

(e) All new planting areas shall be mulched.

16.1.3 Any principal building in that part of the Business 2 Zone located south of Jones Road, Rolleston, as shown on the Landscape Development Plan at Appendix 28 shall be a permitted activity if the following standards are met:

16.1.3.1 The area between the common boundary of the Business 2 Zone and the railway reserve, as depicted on the Landscape Development Plan at Appendix 28, and the principal building shall be landscaped to the following standards:

(a) A landscaping strip shall be established along the Business 2 Zone side of the common boundary to a depth of 10 metres.

(b) Landscape planting, an irrigation system, and boundary fencing shall be undertaken in accordance with the Landscape Development Plan at Appendix 28.

(c) The Cupressus hedge on the inner part of the landscape strip shall achieve, once matured, a minimum height of 2.5 metres.

(d) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

(e) No accessory buildings, fences, or structures shall be erected within the 10 metre landscape strip, except in accordance with the Landscape Development Plan at Appendix 28.

16.1.3.2 Before any principal building is erected on any parcel of land subject to Rule 16.1.3.1, all of the landscape planting, irrigation system, and fencing shown on the Landscape Development Plan at Appendix 28 on that allotment shall be completed.

16.1.4 Any principal building in that part of the Business 2 Zone located south of Jones Road and adjoining Hoskyns Road, Rolleston, as shown on the Business 2 Outline Development Plan (Hoskyns Road) Rolleston at Appendix 32 if the following standards are met:

16.1.4.1 The area between the common boundary of the Business 2 Zone and the railway reserve, as depicted on the Outline Development Plan at Appendix 32, and the principal building shall be landscaped to the following standards:

- A landscaping strip shall be established along the Business 2 Zone side of the common boundary to a depth of 5 metres.
- Landscape planting, an irrigation system and boundary (chain link and stock) fencing shall be undertaken in accordance with the Outline Development Plan at Appendix 32. Irrigation is to be provided for a minimum of 2 years following the establishment of the landscaping.
- The Lemonwood (Pittosporum eugeniodes) hedge on the landscaping strip shall achieve, once matured, a minimum height of 3 metres
- The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.
- Specimen trees shall be a minimum height of 2 metres at planting.
- The existing English Oaks (Quercus robur) at the eastern end of the site to be retained, maintained and secured within a fenced 5 metre wide compound extending from the end of the proposed landscape strip.
- No accessory buildings, fences, or structures shall be erected within the 5 metre landscape strip, except in accordance with the Outline Development Plan at Appendix 32.

Before any principal building is erected on any parcel of land subject to Rule 16.1.4, all of the landscape planting, irrigation system and fencing shown on the Outline Development Plan at Appendix 32 on that allotment shall be completed

16.1.5 Any principal building within the Business 2B Zone shall be a permitted activity if the following standards are met:

16.1.5.1 A landscape strip of at least 5m width shall be established and maintained along the Springs Road frontage of every site, comprising one Podocarpus totara tree for every 5m of the road frontage, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity.

16.1.5.2 A landscape strip of at least 3m width shall be established and maintained along all other boundaries of the Business 2B and Outer Plains zone, comprising one Podocarpus totara tree for every 10m, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity, with spacing of no less than 5m and no greater than 15m.

16.1.5.3 Before any principal building is erected on any parcel of land subject to Rule 16.1.5.1 to Rule 16.1.5.2, all of the required landscape planting on that allotment shall be completed.

16.1.5.4 The landscaping planted shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

16.1.6 Any principal building within the Precinct 2, Retail Fringe, as identified on the Key Activity Centre ODP at Appendix 29A shall be a permitted activity if a 3 metre wide landscape strip is established and maintained along the Rolleston Drive frontage of every site in the landscape strip areas identified in Appendix 29C(i). The landscaping shall meet the following standards:

16.1.6.1 Planting of the landscaping strip shall be in general accordance with the Landscape Plan as shown in Appendix 29D;

16.1.6.2 No fences or structures shall be erected within the 3 metre landscaping strip, except for any footpath permitted by Rule 16.1.6.3.

16.1.6.3 Any footpaths constructed between the principal building and the road frontage shall be a minimum of 1.5m in width and generally at right angles to the road frontage.

16.1.6.4 Before any principal building is erected on any parcel of land subject to Rule 16.1.6 all of the required landscape planting on that allotment shall be completed.

16.1.6.5 The landscaping planted shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

Restricted Discretionary Activities — Buildings and Landscaping

16.1.7 Any principal building within the West Melton Business 1 Zone site shall be a restricted discretionary activity. The exercise of Council's discretion shall be limited to the consideration of:

16.1.7.1 The effects of landscaping on the function and amenity of the adjacent reserve and water race.

Discretionary Activities — Buildings and Landscaping

16.1.8 Any principal building which does not comply with Rules 16.1.1 or 16.1.6 shall be a discretionary activity.

Non-Complying Activities — Buildings and Landscaping

16.1.9 Any principal building which does not comply with Rule 16.1.2, Rule 16.1.3, Rule 16.1.4 or Rule 16.1.5 shall be a non-complying activity.

16.2 BUILDINGS AND CONTAMINATED LAND

Refer to Rule 22.1 – Activities and Contaminated Land.

16.3 BUILDINGS AND WATER SUPPLY

Permitted Activities — Buildings and Water Supply

16.3.1 In all Business zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards, except where it can be demonstrated that the use of the principal building in the Business 3 Zone does not require such a supply.

Non-Complying Activities — Buildings and Water Supply

16.3.2 Any activity which does not comply with Rule 16.3.1 shall be a non-complying activity.

16.4 BUILDINGS AND SEWAGE TREATMENT AND DISPOSAL

Permitted Activities — Buildings and Sewage Treatment and Disposal

16.4.1 In the Business zones at Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston and Southbridge, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system, unless, in the case of a principal building other than a dwelling within the Business 3 Zone, the intended use of that building does not generate sewage.

16.4.2 In all other Business zones in the District, dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.

Non-Complying Activities — Buildings and Sewage Treatment and Disposal

16.4.3 Any activity which does not comply with Rules 16.4.1 or Rule 16.4.2 shall be a non-complying activity

Notes

1 A discharge permit is required from Environment Canterbury to dispose of sewage on-site at Darfield.

2 If the Council and the community decide to install a reticulated sewage treatment and disposal system in an area presently unserviced, under the Local Government Act 1974, the Council may require existing principal buildings to connect.

16.5 BUILDINGS AND SITE COVERAGE

Permitted Activities — Buildings and Site Coverage

16.5.1 The erection of any building in the Business 1A Zone at Castle Hill shall be a permitted activity if the site coverage does not exceed 50%.

16.5.2 In the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, the following shall be permitted activities:

16.5.2.1 The erection of any building, or redevelopment, involving more than 2,500 square metres of gross leaseable floor area where the site coverage does not exceed 35%.

16.5.2.2 The erection of any building or redevelopment involving less than 2,500 square metres of gross leaseable floor area where the site coverage does not exceed 50%.

Restricted Discretionary Activities — Buildings and Site Coverage

16.5.3 Any activity that does not comply with Rule 16.5.2.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of:

16.5.3.1 Any adverse effects of the building or redevelopment on the amenity of adjoining or nearby Living areas;

16.5.3.2 Any adverse effects from the visual appearance of the building or redevelopment, the extent and effectiveness of the proposed planting of trees in screening car parking areas and the visual appearance of the building/redevelopment from adjoining or nearby residences.

Non-Complying Activities — Buildings and Site Coverage

16.5.4 Any activity that does not comply with Rule 16.5.1 and Rule 16.5.2.2 shall be a non-complying activity.

16.6 BUILDINGS AND BUILDING HEIGHT AND REFLECTIVITY

Permitted Activities — Buildings and Building Height and Reflectivity

16.6.1 Any building or structure which complies with the maximum height standards set out in Table C16.1 shall be a permitted activity.

Table C16.1 – Maximum Heights of Buildings and Structures

Zone	Building	Structure
Business 1 Zone (except where listed seperately below)	10 metres	25 metres
Rolleston Business 1 Zone - Precincts 1 and 8, as identified in Appendix 29A	15 metres	25 metres
Rolleston Business 1 Zone -	10 metres	25 metres

Precincts 2, 3, 4 and 7, as identified in Appendix 29A		
Lincoln Business 1 Zone - Precinct 1 (Core Retail), as identified in Appendix 29B	12 metres	25 metres
Business 1 Zone in Prebbleton (except Lots 1 and 2 DP 17591 and Lot 1 DP 13679)	8 metres (plus roof allowance)	25 metres
Business 1 Zone at Prebbleton - Lots 1 and 2, DP 17591 and Lot 1 DP13579	10 metres (plus roof allowance)	25 metres
Business 1A Zone	8 metres	20 metres
Business 2 Zone	15 metres	25 metres
Business 3 Zone	30 metres	30 metres

For the purpose of Rule 16.6.1 structure shall have the definition outlined in section 2 of the Resource Management Act 1991 provided the structure does not exceed 10m^2 in area.

Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

The roof allowance permitted in the Business 1 Zone at Prebbleton provides for an additional 2 metres of building height where a pitched roof form is provided (see diagrams in Appendix 30).

16.6.2 Any building or structure which complies with the maximum height standards set out in Table C16.2 shall be a permitted activity.

Table C16.2 – Maximum Heights of Buildings and Structures

Zone	Building	Structure
Business 2A and 2B Zone	15 metres	25 metres

For the purpose of Rule 16.6.2 structure shall have the definition outlined in section 2 of the Resource Management Act 1991 provided the structure does not exceed 10m^2 in area

Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

Restricted Discretionary Activities — Buildings and Building Height and Reflectivity

16.6.3 Any building which does not comply with Rule 16.6.2 shall be a restricted discretionary activity if the following conditions are met:

16.6.3.1 The building does not exceed 20m in height; and

16.6.3.2 The exterior building materials on all parts of the building above 15m in height do not exceed a reflectivity value of 40%.

Note:

Rule 16.6.3.2 does not apply to windows, window frames, stormwater guttering, downpipes or doors.

16.6.4 Any resource consent application for a building which is a restricted discretionary activity under Rule 16.6.3 and is setback at least 150m from Railway Road or Hoskyns Road shall not be notified and shall not require the written approval of affected parties.

16.6.5 Under Rule 16.6.3, the Council shall restrict the exercise of its discretion to consideration of:

16.6.5.1 The extent to which the additional building height may enable the more efficient and/or practical use of the remainder of the site;

16.6.5.2 The extent to which the additional building height is necessary in order to undertake the proposed activities on site;

16.6.5.3 The design, appearance and location of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact particularly as viewed from land or roads outside the Business 2A Zone;

16.6.5.4 The extent to which the exterior building surfaces exceed the reflectivity value;

16.6.5.5 The proportion and overall dimensions of the external surface of the building which exceeds the reflectivity value;

16.6.5.6 Whether the effect of the reflectivity can be reduced or mitigated by shadows from eaves, surface texturing, panels or proximity to surfaces with lower reflectivity values.

Discretionary Activities — Buildings and Building Height

16.6.6 Any activity which does not comply with Rule 16.6.1 or Rule 16.6.3 shall be a discretionary activity.

16.7 BUILDINGS AND BUILDING POSITION

Permitted Activities — Buildings and Building Position

Recession Planes

16.7.1 Any building which complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.

Note

1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2A Zone and the Rural Zone, as depicted on the Outline Development Plans at Appendix 22, except that it shall not apply along the eastern external boundary of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43.
2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone.
3. Recession Plane B – applies to the road boundary of Railway Road where it directly adjoins the Business 2A Zone.

16.7.1.1 Notwithstanding Rule 16.7.1 above, Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone or at the eastern external boundary of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43.

Setbacks from Boundaries

16.7.2 Any building which complies with the minimum setback distances from site boundaries as set out below shall be a permitted activity.

16.7.2.1 In Precinct 2 (Retail Fringe) at Rolleston as identified in Appendix 29A:

- Rolleston Drive - 3 metres;
- Boundaries where Precinct 2 adjoins any Living Zone - 12 metres (the 12 metre setback shall be measured from the Living Zone boundary, except where that boundary is a road boundary.)

16.7.2.2 In Precinct 3 (Office) at Rolleston as identified in Appendix 29A, a 10 metre setback from Rolleston Drive applies.

16.7.2.3 In Precinct 4 (Commercial Fringe) at Rolleston as identified in Appendix 29A, a 3 metre setback from Rolleston Drive applies.

16.7.2.4 Any building on the West Melton Business 1 Zone shall be located a minimum of three metres from any Living zone boundary.

16.7.2.5 Business 1A Zone

- Road Boundaries: 6 metres
- Internal Boundaries: 6 metres (only where adjoining Lots 1 & 2 DP 22544)

16.7.2.6 Business 2 Zone (excluding area at Rolleston that is depicted on the Outline Development Plan at Appendix 22 and 32 and that part which is depicted on the Landscape Development Plan at Appendix 28)

- Road Boundaries: 2 metres
- Internal Boundaries: 2 metres (where adjoining a Living Zone)

16.7.2.7 Business 2A Zone

- Road Boundaries: 10 metres
- Internal Boundaries: adjoining a rural zoned property: 10metres, except that this requirement shall be 15 metres in the locations identified on the Outline Development Plan at Appendix 22

16.7.2.8 Business 2B Zone

- Road boundaries: 5 metres
- Internal Boundaries: (adjoining a rural zoned property: 3 metres), (adjoining the Living Z zone: 50metres as identified on the Outline Development Plan Area 5 at Appendix 37).

16.7.2.9 In that part of the Business 2 Zone located south of Jones Road, Rolleston, as depicted on the Landscape Development Plan at Appendix 28:

- Road boundaries: 2 metres
- Internal boundaries: 10 metres (only along the common boundary of the Business 2 Zone and the railway reserve).

16.7.2.10 In that part of the Business 2 Zone located south of Jones Road and adjoining Hoskyns Road, Rolleston, as depicted on the Outline Development Plan at Appendix 32:

- Road boundaries: 2 metres
- Internal boundaries: 5 metres (only along the common boundary of the Business 2 Zone and the railway reserve).

16.7.2.11 Business 3 Zone

- Road Boundaries: 10 metres
- Internal Boundaries: 10 metres, (only where they adjoin a Living zone).

Restricted Discretionary Activities — Buildings and Building Position

16.7.3 Any activity which does not comply with Rule 16.7.1 shall be a restricted discretionary activity.

16.7.4 Under Rule 16.7.3 the Council shall restrict the exercise of its discretion to consideration of:

16.7.4.1 Any adverse effects of shading on any adjoining property owner, or on any road or footpath during winter.

16.7.5 Any activity which does not comply with Rules 16.7.2.1 to 16.7.2.3 and 16.7.2.5 to 16.7.2.11 shall be a restricted discretionary activity.

16.7.6 Under Rule 16.7.5 the Council shall restrict the exercise of its discretion to consideration of:

16.7.6.1 Road Boundaries

Any adverse effects on:

(a) Roadscape; and

(b) Landscaping potential; and

(c) Shading of the adjoining road.

16.7.6.2 Internal Boundaries

Any adverse effects on:

(a) Privacy; and

(b) Outlook; and

(c) Shading; and

(d) Any other amenity values of the adjoining property.

Discretionary Activities — Buildings and Building Position

16.7.7 Any activity which does not comply with Rule 16.7.2.4 shall be a discretionary activity.

Notes

1 There are no building setback requirements for the Business 1 Zone, except as specified in above Rules 16.7.2.1 - 16.7.2.3 (Rolleston) and Rule 16.7.2.4 (West Melton).

2 There are no boundary setback requirements for structures in any of the Business Zones.

16.8 RELOCATED BUILDINGS

Permitted Activities — Relocated Buildings

16.8.1 The erection of any relocated building in the Business 1 Zone shall be a permitted activity if one or more of the following conditions are met:

16.8.1.1 The relocated building is an accessory building; or

16.8.1.2 The building is relocated from one position to another within the same site; or

16.8.1.3 The building is relocated on to a site for a temporary activity and is removed from the site within 2 days of the activity ceasing; or

16.8.1.4 The building is relocated on to a site to provide temporary accommodation during a construction project on the site, and the building is removed from the site within the lesser time of 12 months; or when the construction work ceases.

16.8.1.5 The building is being relocated within or between schools.

Any relocated building at Castle Hill is also subject to the provisions of Rule 23.

Controlled Activities — Relocated Buildings

16.8.2 The erection of a relocated building which does not comply with Rule 16.8.1 shall be a controlled activity which shall not be notified and shall not require the written approval of affected parties.

16.8.3 The matters the Council has reserved control over are:

16.8.3.1 The timeframe proposed for having the building established on its new foundations; and

16.8.3.2 The timeframe proposed for any exterior repair and upgrading works to be undertaken; and

16.8.3.3 The standard to which the exterior of the building is to be finished; and

16.8.3.4 Whether any bond is required to cover the cost of reinstatement works in relation to matters listed under Rules 16.8.3.1 to Rules 16.8.3.3, and the type of bond.

16.9 SMALL SCALE COMMERCIAL DEVELOPMENTS (LESS THAN 450M^2)

Note: Rule 16.9 does not apply to Key Activity Centre Precincts 1-4, 7 and 8, as identified in Appendices 29A and 29B. For those areas, Rule 16.12 shall apply.

Permitted Activities

16.9.1 In the Business 1 zone, developments comprising:

(a) one or more new commercial buildings, and/or

(b) commercial building additions, and/or

(c) conversion of all or part of an existing dwelling for commercial use

with a total gross floor area of less than 450m^2 shall be a permitted activity provided that:

16.9.1.1 Except in Southbridge, Coalgate and Dunsandel, no car parking or vehicular access is provided between the frontage of any building and a legal road (or any accessway from which the public will access the site if it does not have access to a legal road); and

16.9.1.2 Except for c) above, at least 50% (by length) of each building frontage which fronts or directly faces on-site public space, or a road or other area where the public have a legal right of access, shall be installed and maintained as active commercial frontage; and

16.9.1.3 The maximum height of any fence between any building façade and the street or a private Right of Way or shared access over which the allotment has legal access, shall be 1m; and

16.9.1.4 Except for c) above, every building adjoining or within 3m of a road boundary shall be provided with a verandah to the following standards:

(a) Verandahs shall be set at least 0.5m behind the kerb face; and

(b) Verandahs shall have a minimum depth 3m except where this would entail a breach of rule a, above; and

(c) Verandahs shall extend along the entire frontage of the building facing the road boundary, and shall adjoin verandahs on adjacent buildings

Restricted Discretionary Activities

16.9.2 Any building or structure which does not comply with Rule 16.9.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of effects on the amenity of public spaces and pedestrian movement.

16.9.3 Any application arising from Rule 16.9.2 will not require the written approval of other persons and shall be non-notified.

16.10 LARGE SCALE COMMERCIAL DEVELOPMENTS (450m^2 OR MORE)

Note: Rule 16.10 does not apply to Key Activity Centre Precincts 1-4, 7 and 8, as identified in Appendices 29A and 29B. For those areas, Rule 16.12 shall apply.

Restricted Discretionary Activities

16.10.1 In the Business 1 zone, developments comprising:

(a) one or more new commercial buildings; and/or

(b) commercial building additions

Where the new building and/or addition has a total gross floor area of 450m^2 or more shall be a restricted discretionary activity.

16.10.2 Under Rule 16.10.1, Council has restricted the exercise of its discretion to:

16.10.2.1 The extent to which the development:

(a) contributes to visual variety, including in relation to the architectural modulation and detailing proposed, and

(b) visually integrates or disguises roof mounted servicing equipment.

16.10.2.2 The extent to which the design and layout of the site provides and addresses (for instance through active frontage) attractive pedestrian areas; either public streets or spaces with an equivalent amenity to public streets, where practicable.

16.10.2.3 The extent to which the site layout provides direct, logical and attractive pedestrian routes of sufficient width within and through the site as part of a comprehensive walking network for the wider area.

16.10.2.4 The extent to which the development maintains and/or provides continuous building lines, active frontage and verandahs along street boundaries and main pedestrian routes where practicable.

16.10.2.5 Whether car parking areas contribute to the provision of high quality public space, and are not located between buildings and a road where practicable.

16.10.2.6 The extent to which the design and location of landscaping will contribute to a high quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.

16.10.2.7 The degree to which the reflectivities proposed for the exterior of buildings, including rooves, will contribute to pleasant and attractive streets and public areas.

16.10.3 Any application arising from Rule 16.10.1 will not require the written approval of other persons and shall be non-notified.

In Rule 16.10.2.3, examples of space with street like amenity might include (but are not limited to):

- legal roads and public reserves;
- “Private Streets”: areas of private land where buildings with a majority of active frontage are directly opposite each other with pedestrian facilities on both sides of an accessway.
- “Pedestrian Precincts”: traffic-free street or lanes faced by active frontage on both sides
- “Pedestrian Parades”: wide footpaths in front of shops, providing space for pedestrian activities, separated from car parking by landscaping.
- “Nooks and Corners”: Making use of larger areas of leftover space, separated from car parking by landscaping.

- "Pedestrian Squares": generally enclosed on two or more sides by active frontage, and where vehicles are not permitted.

Illustrations of these concepts are provided in the Council's Commercial Design Guide.

16.11 BUILDINGS AND SECURITY SHUTTERS

Non-Complying Activities

16.11.1 In the Business 1 zone, except those Business 1 zones located in Key Activity Centres as identified in Appendices 29A and 29B, the installation of exterior security shutters shall be a non-complying activity.

16.12 BUILDINGS AND URBAN DESIGN

Notes:

1. The Council has developed a Commercial Design Guide addressing the design of new developments and applicants are encouraged to consider the matters discussed within this as a useful reference. However, resource consent applications will be assessed only against the matters of control listed in these rules.

2. Rule 16.12.1 does not apply to a Utility.

Controlled Activities - Buildings and Urban Design

16.12.1 In Key Activity Centre Precincts 1 to 4, 7 and 8 as identified in Appendix 29A or 29B, the following activities shall be a controlled activity.

16.12.1.1 Any development comprising:

(i) one or more new buildings; and/or

(ii) building additions for commercial purposes; and/or

(iii) conversion of all or part of an existing dwelling for commercial use.

16.12.2 Under Rule 16.12.1, the Council shall reserve its control to the following matters:

16.12.2.1 The extent to which the development;

(a) contributes to visual variety, including in relation to the architectural modulation and detailing proposed, and

(b) visually integrates or disguises roof mounted servicing equipment.

16.12.2.2 The extent to which the design and layout of the site provides for and addresses attractive pedestrian areas, either public streets or spaces with an equivalent amenity to public streets, where practicable.

16.12.2.3 In those areas identified in Appendix 29C(i) and 29C(ii) as being subject to a "proposed pedestrian route", the extent to which the site layout provides direct, logical and attractive pedestrian routes of sufficient width within and through the site as part of a comprehensive walking network for the wider area.

16.12.2.4 (a) In those Precincts identified in Appendix 29C(i) and Appendix 29C(ii) as being subject to an active frontage and building line, the extent to which the development maintains and/or provides continuous building lines, active frontage and verandahs along street boundaries and main pedestrian routes.

(b) In those Precincts identified in Appendix 29C(i) and Appendix 29C(ii) as requiring an active frontage only, the extent to which the development maintains and/or provides active frontage and verandahs facing towards street boundaries and along main pedestrian routes.

16.12.2.5 In those Precincts identified in Appendix 29C(i) and Appendix 29C(ii) as requiring an active frontage only, where the building is an addition or extension to an existing commercial development, the extent to which the proposed design integrates with the adjacent commercial frontages and parking areas.

16.12.2.6 The extent to which car parking areas are enhanced and/or screened from the street by landscaping.

16.12.2.7 The extent to which the design and location of landscaping will contribute to a high quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.

16.12.2.8 The extent to which the building design and location relates to Crime Prevention through Environmental Design (CPTED) principles.

16.12.2.9 The degree to which the reflectivity proposed for the exterior of buildings, including roofs, will contribute to pleasant and attractive streets and public areas.

16.12.2.10 For large format retail and shopping centres, the extent to which the design and layout of the site takes into account the functioning of and the practical requirements of those activities.

16.12.2.11 For large format retail and shopping centres, the extent to which the design and layout of the site provides for an integrated and comprehensive development.

16.12.2.12 The extent to which the design and location of landscaping and fencing will mitigate any adverse visual and amenity effects of development to adjoining sites containing residential activities.

16.12.2.13 Whether the site layout and location of storage and waste areas minimises the potential for disturbance and a loss of amenity for residential neighbours.

16.12.3 Any application arising from Rule 16.12.1 will not require the written approval of other persons and shall be non-notified.

Reasons for Rules

Landscaping

A common feature of urban areas is a tidy area between the house and road frontage. There is a 'market' incentive for property owners to keep this area tidy, as it can add value to their property. There is not, however, such a direct market incentive for some businesses and community facilities, to retain a tidy 'front yard'. The objective of Rule 16.1 is to ensure that activities locating in the Business 1A, 2 and 3 Zones maintain at least a minimum standard of street appeal.

A landscaping plan for the West Melton Business 1 Zone is necessary to address the impact landscaping may have on the function and amenity of the Council administered reserve and water race located to the west between the Business 1 Zone and Weedons Ross Road. Given the broad definition of 'landscaping', all planting and interface treatments (built and/or surface treatments) adjoining the boundary between the Business 1 Zone and the reserve will be subject to assessment.

In the case of the Business 2A Zone a higher level of landscaping is required so as to contribute to the higher level of amenity to be provided within this zone.

For the Business 2B Zone, landscaping strips along the Springs Road frontage and internal Zone boundaries are required to ensure that appropriate levels of amenity are achieved along the zone boundaries. Along the Springs Road frontage, higher density planting is required to enable effective screening of buildings and to avoid building domination. Along the internal Business 2B Zone boundaries, the objective is to achieve consistency of substantial planting throughout the full length of these boundaries to reduce building domination (including on the Living Z zone) and to soften the presence of buildings.

Water Supply

Every principal building, which may include a dwelling, is required to have a potable water supply for health reasons.

(**Note:** Permits to drill bores and take water are issued by Environment Canterbury.)

Sewage Treatment and Disposal

The townships listed in Rule 16.4.1 either have a reticulated sewerage treatment and disposal system, or need such a system, to avoid adverse effects on groundwater and the environment. The Council is currently pursuing options for public reticulated sewage treatment and disposal at Southbridge.

Rule 16.4 should not be interpreted as an indication that reticulated sewerage will not be needed in other townships in the future, such as Darfield. Environment Canterbury is responsible for issuing discharge permits to allow on-site effluent treatment and disposal. If, in the future, permits are no longer issued, reticulated sewerage may need to be provided.

Site Coverage

The site coverage rule is designed to establish and maintain a character of relative openness in the Business 1A Zone at Castle Hill, and at the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place as the primary entrance into Rolleston township.

Building Height and Reflectivity

Rule 16.6 sets maximum height and bulk requirements for buildings and structures, to ensure they are in keeping with the visual character of townships. The permitted maximum height of buildings and structures is greater than that allowed for in the Living zones. This acknowledges that issues associated with the protection of sunlight and privacy to adjoining properties is less of an issue in industrial areas in comparison with residential areas. This rule differentiates between the height of buildings and other structures because of the differences in effects they will create on these urban areas.

For Castle Hill the maximum building height is the same as for the Living Zone. This is to recognise that the landscape qualities of this high location dictate that the maximum height of any buildings needs to be strictly controlled so to ensure that they do not become dominant landscape features.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across townships to rural areas, the Southern Alps/Kā Tiritiri o te Moana and Port Hills. Rule 16.6 helps to maintain those values by limiting the height of buildings and structures.

Within the Business 2A Zone at Rolleston there is the ability for buildings to be established up to 20m as a restricted discretionary activity. Given the scale of activities establishing within the Business 2A Zone, and its location (which is well separated from any Living Zone and State Highway 1), there is provision within the rules to provide for additional building height which reflects in part the modern trend in warehouse building design. A 20m height will enable the installation of modern racking systems, fire fighting installation, and provide some clearance under the ceiling. Given the warehousing nature of buildings provided for within the Business 2A Zone it has been necessary to provide the ability to increase the height limit over the 15m control which applies in the Business 2 Zone. A resource consent is required for a breach of this height, where any effects of the same can be assessed at that time.

The Business 3 Zone at Lincoln provides for multi-storied building which is a distinctive character of the existing development in the area and therefore this scale of development should continue to be provided for. Accordingly a 10 metre height control (except for Castle Hill) will permit the construction of a 2-3 storey building, depending on the roof pitch and any structures installed on the roof.

Within the Business 2A Zone at Rolleston there is an additional control on buildings above 15m in height in terms of the maximum reflectivity value of the exterior building surfaces.Rule 16.6.3.2 requires exterior building surfaces above 15m in height to have a maximum reflectivity value of 40%. This rule is proposed to reduce the potential visual impact of buildings within the Business 2A Zone on account of the additional height (up to 20m) allowable as a restricted discretionary activity in that Zone. This rule will ensure that the potential visual impact of these larger buildings in the Business 2A Zone is mitigated.

It is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings.

Building Position

Rule 16.7 is intended to give property owners maximum flexibility over the use of space on their properties while still providing protection for sunlight, privacy and outlook for any neighbouring properties in a Living or Rural zone. These requirements acknowledge that adjoining residential and rural properties have the potential to be adversely affected by developments undertaken within Business zones. Those effects are most suitably managed by ensuring that new buildings comply with the recession plane that is applicable to the Living and Rural zones.

A minimum building setback of 3m is necessary within the West Melton Business 1 Zone in recognition that this site directly adjoins residential sections and established dwellings. The 3m setback ensures that sufficient outlook and amenity is retained within the neighbouring Living 1 Zone.

For that part of the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, a 10m setback from other zone boundaries and from the Rolleston Drive road frontage is required to encourage the establishment of landscaping and to maintain amenity. The setback (in conjunction with the site coverage requirement for the zone) is also to ensure a degree of openness, as the zone is located at the primary entrance into Rolleston Township, and is intended to provide for the Selwyn District Council's district headquarters, and for civic and community activities undertaken by the Council.

In the Business 1A Zone at Castle Hill, a setback from any road frontage is to encourage the establishing of landscaping so as to assist in blending any development into the natural landscape of the area. A similar concept also applies at the Business 2 zone and the Business 3 zone to encourage a planted strip being created or maintained, along the road frontage.

For the Business 2B Zone in Lincoln, appropriate building setbacks apply along all of the Zone boundaries. The setbacks are intended to provide sufficient space to establish landscaping, and in particular large trees; to avoid or reduce building domination; and to provide along the Springs Road frontage higher density planting so as to enable effective screening of buildings

Utility structures are exempt from these requirements as they tend to be less bulky than buildings and therefore will not adversely affect adjoining properties or the road and any footpath.

Relocated Buildings

Generally, the district plan does not control the design and standard of buildings, except at Castle Hill. Buildings which are relocated in whole, or in parts, on new foundations and often require restoration work to repair minor damage. If relocated buildings are left sitting on blocks or unrepaired for long periods of time, they can detract from the amenity values of the area in which they have located. The rule does not apply to the Business 2 and 3 zones. The environment in the former is less sensitive in respect to visual effects, while the latter has expansive areas containing a large number of substantial buildings where visual affects are also likely to be less significant.

Rule 16.8 identifies minor activities involving relocated buildings for which resource consent is not required. Also set out are the matters the Council will consider for relocated buildings of a larger scale or of a permanent nature. The matters include the nature of reinstatement works, the time needed to complete them, and the mechanism to give Council the surety they will be completed.

The Council may not decline a controlled activity. It may be approved subject to conditions relating to the matters over which the Council has reserved control

Note: The rule does not affect the ability of a subdivider to impose covenants on Certificate of Titles related to the style and age of buildings, or the relocation of buildings into their subdivision.

Design and Layout of Business 1 Development

Rule 16.9 manages the effects of smaller commercial developments. It is intended to ensure that there is a positive interface between commercial development and the adjacent public space. The quality of a centre is in part defined by the appearance of buildings and their relationship with the street so it is important that commercial buildings make a positive contribution to this environment. Key to this is that they have active frontage adjacent to pedestrian areas and that they are not separated from these areas by car-parking. In Southbridge, Coalgate and Dunsandel, a lesser degree of control is considered appropriate due to the particular character and circumstances of these towns.

Rule 16.10 manages larger commercial developments which have a greater scale of effects and which usually create substantial areas of on-site public space which may become the place where people experience the public life of the town. It is important that this space is a high quality area in line with the expectations for the Business 1 zone. It is also important that the development maintains a good quality interface with public space. Rule 16.10 allows for the consideration of the effects of the development on the quality of the town centre environment in line with policy B3.4.24a.

PART C

17 BUSINESS ZONE RULES — ROADS AND TRANSPORT

Notes

1 All underlined terms are defined in Part D.

2 In assessing a discretionary activity under Rule 17, the consent authority will refer to the Council's Engineering Code of Practice where appropriate, as well as to the relevant objectives and policies of the District Plan.

3 Rule 17 may not affect existing property access onto State Highways which comply with section 10 of the Act as an "Existing Use".

4 Existing activities may not need to comply with Rule 17 if they comply with section 10 of the Act as an "Existing Use".

17.1 ROAD AND ENGINEERING STANDARDS

Permitted Activities — Road and Engineering Standards

17.1.1 The forming of any road shall be a permitted activity if the following conditions are met:

17.1.1.1 The road is formed on land which has an average slope of less than 20º; and

17.1.1.2 The road does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal; and

17.1.1.3 The road is formed to the relevant standards in Appendix 13.3.1, except that:

(a) E13.3.1 shall not apply where roads within the B2A zone are formed in accordance with the recommended road cross sections in Appendix 22;

(b) E13.3.1 shall not apply to works to existing roads undertaken by Council pursuant to the Local Government Act; and

17.1.1.4 The road complies with the relevant intersection spacing requirements in Appendix 13.3.2, except that E13.3.2.1 shall not apply where roads within the B2 and B2A zone are located as shown in Appendix 22 or 32. for distance from intersections.

Discretionary Activities — Roading and Engineering Standards

17.1.2 Any activity which does not comply with Rule 17.1.1 shall be a discretionary activity.

17.2 VEHICLE ACCESSWAYS

Permitted Activities — Vehicle Accessways

17.2.1 The forming of any vehicle accessway shall be a permitted activity if the following conditions are met:

17.2.1.1 The site within which the vehicle accessway is formed has legal access to a formed, legal road; and

17.2.1.2 The site within which the vehicle accessway is formed does not have access directly on to:

i) Railway Road, Rolleston from that part of the Business 2A Zones as is depicted on the Outline Development Plan at Appendix 22; or

ii) Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22.

Note: Rule 17.2.1.2(i) does not prevent individual rail crossings from the Midland Line into the Business 2A Zone, or prevent a legal road extension to Railway Road.

17.2.1.3 The vehicle accessway is formed on land which has an average slope of less than 20º; and

17.2.1.4 The vehicle accessway does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal; and

17.2.1.5 The vehicle accessway is formed to the relevant standards in Appendix 13.2.1; and

17.2.1.6 Shared access to more than six sites shall be by formed and vested legal road and not by a private accessway.

17.2.1.7 Any site with more than one road frontage to a road that is formed and maintained by Council shall have access to the formed and maintained (and legal) road with the lowest classification.

Note: For example, where a site has frontage to both an arterial road and a local road access shall be to the local road.

Refer also to Rules 17.3.6 and Rule 17.3.7.5 where applicable.

Restricted Discretionary Activities - Vehicle Accessways

17.2.2 Any activity which does not comply with Rule 17.2.1.2(ii) shall be a restricted discretionary activity.

17.2.3 Under Rule 17.2.2 the Council shall restrict its discretion to consideration of:

17.2.3.1 The potential impact on amenity of the removal or non-establishment of a portion of the landscape treatment strip required by Rule 24.1.3.13, including:

a. The likely impact on the health of the adjoining sections of the landscape treatment strip;

b. The extent to which sites and industrial activities within the Business 2A Zone will become visible from sites outside of the Business 2A Zone;

c. The extent and nature of any other planting on site and its potential to mitigate the impact on visual amenity;

d. Any cumulative effects of multiple breaks in the landscape treatment strip.

17.2.3.2 In relation to Precinct 4 the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.2.3.3 In relation to Precinct 4 the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

Discretionary Activities — Vehicle Accessways

17.2.4 Any activity which does not comply with any of Rules 17.2.1.3 to Rule,17.2.1.5 inclusive and Rule 17.2.1.7 shall be a discretionary activity.

Non-Complying Activities - Vehicle Accessways

17.2.5 Any activity which does not comply with Rules 17.2.1.1, Rule17.2.1.2(i) or Rule 17.2.1.6 shall be a non-complying activity.

17.3 VEHICLE CROSSINGS

Permitted Activities — Vehicle Crossings

Note: Vehicle Crossings are defined in Part D.

17.3.1 The forming of any vehicle crossing shall be a permitted activity if the following conditions are met:

17.3.1.1 The vehicle crossing is to be formed and sited to comply with the relevant requirements in Appendix 13.2.2, Appendix,13.2.4, Appendix 13.2.5; and

17.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and sealed carriageway; and

17.3.1.3 The vehicle crossing is to comply with the relevant standards in Appendix 13.2.3.

17.3.1.4 Notwithstanding Rule 17.3.1.1 and Appendix 13, any vehicle crossing onto Hoskyns Road, Rolleston, is to be designed and sited to comply with the details depicted on the Business 2 Outline Development Plan (Hoskyns Road) at Appendix 32.

17.3.1.5 The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:

(a)
- The speed limit on that part of the road to which access is gained is 70km'hr or less, except for the creation and use of a road or a vehicle access or crossing identified on the Outline Development Plan at Appendix 43;

(b)
- The site is used solely to house a utility structure; and

(c)
- The site generates less than 100 equivalent car movements per day.

17.3.1.6 The site does not have access directly on to Hoskyns Road, Rolleston from that part of the Business 2A Zones identified as Precinct 4 as is depicted on the Outline Development Plan at Appendix 22.

Restricted Discretionary Activities — Vehicle Crossings

17.3.2 Any activity which does not comply with Rule 17.3.1.1, Rule 17.3.1.2 and Rule 17.3.1.4 shall be a restricted discretionary activity.

17.3.3 Under Rule 17.3.2 the Council shall restrict its discretion to consideration of:

17.3.3.1 Any adverse effects on the ease and safety of vehicle manoeuvres, and on the visibility and safety of pedestrians, cyclists and motorists.

17.3.3.2 Any potential increase in the cost or difficulty of maintaining the road and vehicle crossings, including transporting of mud and chip on to any sealed road, if the vehicle crossing or vehicle accessway is not sealed.

17.3.3.3 Any visual effects on street design and residential amenity values from not forming the vehicle crossing or vehicle accessway to the specified standards.

17.3.4 Any activity which does not comply with Rule 17.3.1.5 shall be a restricted discretionary activity.

17.3.5 Under Rule 17.3.4 the Council shall restrict its discretion to consideration of:

17.3.5.1 Whether the site has alternative access options from another road.

17.3.5.2 The design and location of the vehicle crossing.

17.3.5.3 The number and type of vehicles or pedestrians or stock using the access.

17.3.5.4 Any adverse effects, including cumulative effects, on traffic safety or flow on the State Highway or Arterial Road.

17.3.6 Any vehicle crossing to a site which generates more than 250 vehicle movements per day, or any vehicle crossing providing shared access to sites which cumulatively generate more than 250 vehicle movements per day, shall be a restricted discretionary activity, except that this rule shall not apply to any site located within the Business 2A zone (Izone).

17.3.7 Under Rule 17.3.6 the Council shall restrict its discretion to consideration of:

17.3.7.1 The proximity to other vehicle crossings on the same or opposite side of the road, particularly those to sites which also generate more than 250 vehicle movements per day.

17.3.7.2 The proximity to road intersections.

17.3.7.3 The location of the vehicle crossing(s) and the impacts on the frontage road(s) including safety and efficiency for all road users (i.e. including pedestrians).

17.3.7.4 Whether any adverse effects on the frontage road (all road users) or location relative to other access points can be mitigated by the provision of physical works to the frontage roads or installation of traffic controls.

17.3.7.5 Where a site has more than one road frontage, whether access to the higher classification road would be more appropriate in this case, with respect to effects on residential amenity and the traffic network.

17.3.8 Any activity which does not comply with Rule 17.3.1.6shall be a restricted discretionary activity.

17.3.9 Under Rule 17.3.8 the Council shall restrict its discretion to consideration of:

17.3.9.1 The potential impact on amenity of the removal or non-establishment of a portion of the landscape treatment strip required by Rule 24.1.3.13, including:

a. The likely impact on the health of the adjoining sections of the landscape treatment strip;

b. The extent to which sites and industrial activities within the Business 2A Zone will become visible from sites outside of the Business 2A Zone;

c. The extent and nature of any other planting on site and its potential to mitigate the impact on visual amenity;

d. Any cumulative effects of multiple breaks in the landscape treatment strip.

17.3.9.2 In relation to Precinct 4 the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.3.9.3 In relation to Precinct 4 the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

Discretionary Activities — Vehicle Crossings

17.3.10 Any activity which does not comply with Rule 17.3.1.3 shall be a discretionary activity.

17.4 TRAFFIC SIGHT LINES — ROAD/RAIL CROSSINGS

Permitted Activities — Traffic Sight Lines Road/Rail Crossings

17.4.1 The following shall be permitted activities:

17.4.1.1 Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.

17.4.1.2 Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.

Non-Complying Activities — Traffic Sight Lines Road/Rail Crossings

17.4.2 Any building or tree which does not comply with Rules 17.4.1 shall be a non-complying activity.

17.5 VEHICLE PARKING AND CYCLE PARKING

Permitted Activities — Vehicle Parking and Cycle Parking

17.5.1 Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall be a permitted activity:

17.5.1.1 The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, Appendix E13.1.2 and Appendix E13.1.3; and

17.5.1.2 All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, Appendix E13.1.6 (if applicable), Appendix E13.1.7, Appendix E13.1.8, Appendix, E13.1.9, Appendix E13.1.10, Appendix E13.1.11 and Appendix E13.1.12 for all activities; and

17.5.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of Rule 17.5.1.1; and

Note: Rule 17.5.1.3 does not apply to emergency services facilities.

17.5.1.4 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part there-of; and

17.5.1.5 Car parking spaces for mobility impaired persons are:

(a) Sited as close to the entrance to the building or to the site of the activity as practical; and

(b) Sited on a level surface; and

(c) Clearly marked for exclusive use by mobility impaired persons; and

17.5.1.6 Cycle parking spaces are provided in accordance with the standards in Appendix 13.1.4.

Restricted Discretionary Activities – Vehicle Parking and Cycle Parking

17.5.2 Any activity on a site located only within the Business 2A zone (Izone), which does not comply with Rule 17.5.1.1, shall be a restricted discretionary activity and shall not require the written approval of other persons and shall be non-notified.

17.5.3 Under Rule 17.5.2, the Council will restrict the exercise of its discretion to the current and future parking demand of the activity or activities proposed or likely to establish on the site.

17.5.4 Any activity on a site located within Lincoln Precinct 1 (West) identified on Appendix 29B, which does not comply with Rule 17.5.1.1, shall be a restricted discretionary activity and shall not require the written approval of other persons and shall be non-notified.

17.5.5 Under Rule 17.5.4, the Council shall restrict its discretion to consideration of:

17.5.5.1 The proportion of parking demand that can be met by the provision of on-site parking spaces, including staff parking.

17.5.5.2 The ability for car park leases or formal sharing arrangements, to make efficient use of parking resource available on alternative sites where peak operating periods of activities do not coincide.

17.5.5.3 The availability of public parking supply, for example on nearby roads, and any transport or amenity related effects associated with off-site parking.

17.5.5.4 The benefits achieved in respect of improvements in urban design as a result of reducing on-site parking supply and the potential to encourage mode-shift towards walking and cycling.

Discretionary Activities — Vehicle Parking and Cycle Parking

17.5.6 Any activity which does not comply with Rule 17.5.1 (except as applicable to Rules 17.5.2 and 17.5.4) shall be a discretionary activity.

17.6 ROAD/RAIL CROSSINGS IN THE BUSINESS 2A ZONE

Permitted Activities – Road/Rail Crossings in the Business 2A Zone

17.6.1 The establishment of a rail crossing into the area identified on the Outline Development Plan at Appendix 43 is a permitted activity.

Restricted Discretionary Activities – Road/Rail Crossings in the Business 2A Zone

17.6.2 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 3 in Rule 24.1.3.14 along the Railway Road frontage of the Business 2A Zone, or the establishment of a road crossing requiring a break in the future planting strip required by Landscape Treatment 2, shall be a restricted discretionary activity.

17.6.3 Under Rule 17.6.2, the exercise of discretion shall be restricted to consideration of:

17.6.3.1 The likely impact on the health of the adjoining sections of the existing primary shelterbelt or future secondary planting strip or landscape treatment strip;

17.6.3.2 The extent and nature of any other planting to mitigate the potential impact on amenity of the removal of a portion of the existing primary shelterbelt or future secondary planting strip or landscape treatment strip;

17.6.3.3 The extent to which sites and industrial activities within the Business 2A Zone become visible from sites outside of the Business 2A Zone;

17.6.3.4 Any cumulative effects of multiple breaks in the existing primary shelterbelt or future secondary planting strip or landscape treatment strip.

17.6.3.5 In relation to Precinct 4 the impacts of an increase in heavy vehicle volumes on the safe operation of Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection and the Weedons Primary School from an increase in heavy vehicle volumes.

17.6.3.6 In relation to Precinct 4 the necessity, extent and cost of upgrades to those roads, i.e. Maddisons Road, Maddisons Road/Hoskyns Road intersection, Maddisons Road/Weedons Ross Road intersection.

Discretionary Activities – Road/Rail Crossings in the Business 2A Zone

17.6.4 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt along the Railway Road frontage of the Business 2A Zone or the planting strip required by Landscape Treatment Two in Rule 24.1.3.1 along the Hoskyns Road frontage in Precinct 4 that exceeds 30m in length shall be a discretionary activity.

17.7 PARKING AREAS

Permitted Activities

17.7.1 For all activities in the Business 1 Zone and for all activities except industrial in the Business 2 zone, new car parking areas shall be a permitted activity if they comply with the following:

17.7.1.1 A continuous landscaping strip is provided between any legal road and an adjacent parking area, except across vehicle crossings and pedestrian accesses, which complies with the following:

a) A depth of at least 3m with plants that will grow to a height of 60cm within three years over the entire area; or

b) A depth of at least 1.5m that will reach a continuous height of 1m (visually impermeable) within three years.

17.7.1.2 A minimum of 1 tree is provided for each 10m of road frontage, set in a planting bed with minimum dimensions 1.5m x 1.5m.

Note: For car parking areas resulting in more than 20 parking spaces,Rule 17.7.2 will apply in addition to Rule 17.7.1.

Controlled Activities

17.7.2 For all activities in the Business 1 zone and for all activities except industrial in the Business 2 zone, new car parking areas resulting in more than 20 parking spaces shall be a controlled activity.

17.7.3 In the Business 3 zone, new car parking areas resulting in more than 40 spaces shall be a controlled activity.

17.7.4 Under Rules 17.7.2 and Rule 17.7.3, the exercise of Council's discretion shall be limited to the following:

a) The degree to which low level landscaping has been provided in order to break up the appearances of hardsurfacing, particularly between the car park and pedestrian areas.

b) Whether an adequate number of trees, within suitably sized planting beds, have been provided in appropriate locations within the car parking area in order to mitigate any adverse visual effects.

c) Safety, circulation and access considerations for pedestrians within the site and moving past vehicle crossings.

Restricted Discretionary Activities

17.7.5 Any car parking area which does not comply with Rule 17.7.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of effects on visual amenity.

17.8 ACCESS ARRANGEMENTS FOR THE WEST MELTON BUSINESS 1 ZONE

Restricted Discretionary Activities

17.8.1 Access arrangements for the West Melton Business 1 Zone shall be a restricted discretionary activity.

17.8.2 Under Rule 17.8.1, the applicant shall provide a Transport Management Plan and the Council shall restrict the exercise of its discretion to the consideration of:

17.8.2.1 The main vehicular and pedestrian access arrangements to and through the site where they interact with existing public roads, including in relation to effects on the safety and efficiency of the transport network.

17.8.2.2 All other necessary infrastructure upgrades to rationalise transport connectivity, access arrangements and pedestrian facilities, including safe crossing points, arising as a direct result of the proposed development of the West Melton Business 1 Zone.

Reasons for Rules

Roads and vehicle accessways need to be designed and formed to a standard appropriate for the number and type of vehicles they are likely to carry. The standards help manage: the safety of motorists and pedestrians; efficient flow of traffic; adequate construction standards, and the upgrading of any existing road or vehicle accessway.

All sites need legal access which is suitable for vehicular use. This is usually secured at the time of subdivision, but there are existing allotments in the District which have access only on to unformed roads or access over other land which has never been formally legalised.

The State Highway and Arterial Roads listed in Appendix 7 are the only roads in Selwyn District where the safety of traffic travelling along the routes is given primacy over the other uses of roads, such as property access. This is because of the volume of traffic using those routes and the speed. Access to allotments on State Highways may be granted, as a restricted discretionary activity, where there is no alternative road access and the consent authority is satisfied the access can be designed, sited and managed to reduce traffic safety hazards.

Rights of way (ROW) have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

A lack of visibility for road/rail level crossings raises implications for road users and traffic safety.

For that reason, buildings and tree plantings are not permitted if they encroach within the line of sight of a railway crossing as shown in Appendix 13, (Diagram E13.3). This rule reflects the importance of maintaining lines of sight for traffic safety.

The Business 2A Zone is screened from the land to the west through the existing primary shelterbelt along Railway Road. In time, this screening will be supplemented by a secondary planting strip required by Landscape Treatment Three in Rule 24.1.3.14, which will form a second shelterbelt. The creation of breaks within these shelterbelts for road or rail crossings are identified to occur on the Outline Development Plan at Appendix 22 of the District Plan.Rule 17.6.1 recognises that whilst such breaks in the existing primary shelterbelt and future secondary planting strip are appropriate to create access for road and rail linkages, such breaks will allow views into the Business 2A Zone from that land to the west to a limited extent, and as such, the potential adverse effects of such breaks in this screening need to be considered.

On-site carparking is desirable to reduce potential adverse effects on traffic flow and safety on some roads. The need to provide off street parking acknowledges that commercial and public activities generate levels of vehicle parking which need to be satisfied without relying solely on the street to provide it. This will also assist in preventing the over spill of on-street parking into the adjacent Living zone areas.

Specially provided mobility impaired car parking spaces are required, to make access to activities and facilities easier for people with reduced mobility.

Parking rates below anticipated demand have however been specified for the Business 1 zone Town Centres of:

- Lincoln (area shown on the Planning maps generally fronting Gerald Street between West Belt and Kildare Terrace and extending south partway along West Belt, Maurice Street, Robert Street and Kildare Terrace.

- Rolleston (area shown on the Planning maps generally along Tennyson Street, Masefield Drive and Rolleston Drive

- Darfield (area shown on the Planning maps generally fronting SH 73 (West Coast Road / South Terrace) between Cardale Street and McLaughlins Road).
- Prebbleton (area shown on the Planning maps generally on the northern corner of Springs Road and Tosswill Road).
- Leeston (area shown on the Planning maps generally along High Street between Messines Street and just west of Leeston and Lake Road).
- Southbridge (area shown on the Planning maps fronting High Street between Hastings Street and Gordon Street / Taumutu Road).

The rates have been set considering the existing and future on-street parking supply and demand in each township and recognise a number of factors including: the slightly lower parking demand rate when a large conglomeration of retail activities occurs within a defined area, the acceptability of on-street parking use within these town centres, the desire to encourage business growth in the town centre business 1 zone and the need to reduce on-site parking provision in order to facilitate improved urban design outcomes within these business zoned sites.

The applicability of the lower rates is therefore limited to retail and Food and Beverage activities within the main Business 1 zone in each township. It is not considered appropriate to apply these rates to isolated pockets of Business 1 zoned land or areas of Business 1 zone which are outside of the main town centre.

Minimum on-site staff parking levels have also been specified for these Town Centre activities areas given that on-site parking provision will not cater for all staff and visitor demand. The minimum staff requirement reflects the more efficient use of on-street parking by visitors whom can then walk between several shops / activities rather than having to move their car between private parking areas which generates additional traffic and has associated adverse effects. The rate has however been set below total staff parking demand so as to minimise any disincentives for staff to consider use of non-private motor vehicle travel.

Reductions from the required township rates may result in an overflow of parking into residential zones. Whilst this may not occur upon commencement of the activity, the additional on-street demand generated by the activity displaces on-street parking anticipated for use by other sites yet to be developed for business activities. Cumulatively and over time this could result in parking overflowing into adjoining residential zones. This may result in adverse effects on the availability of on-street parking for residents and their visitors and impact on the amenity and character of the residential area. As such where the required level of on-site parking cannot be provided within these townships consideration should be given to reducing the parking demand of the activity.

To ensure that non-industrial business areas maintain the environmental quality, aesthetic and amenity values which make them attractive places to work and visit, it is necessary to integrate the design and layout of parking areas with the other components of the site. Integrated design should avoid visual dominance of large parking areas and achieve a level of amenity consistent with the anticipated character and amenity of the surrounding area. For example, landscaping can screen large parking areas and improve amenity however this needs to be balanced against security of users within the parking area and building layout.

Activities with larger parking areas require the consideration of pedestrian and cyclist safety, security, circulation and access within parking areas to be balanced against vehicle access and circulation in order to encourage people to walk and cycle within townships and provide for safe movement of pedestrians and cyclists within the site, to and from motor vehicles and cycle parking areas.

Significant improvements for pedestrian circulation within a site can be achieved through consideration of the location of vehicular access and manoeuvring areas relative to: pedestrian and cyclist entrances to sites, parking areas and the building entrance, and does not always require provision of separate pedestrian facilities.

Rule 17.7 is intended to allow an integrated consideration of factors associated with and adjacent to parking areas. It recognises the need to balance the various components of a site or area to achieve business zones that maintain environmental quality, aesthetic and amenity values and are permeable and provide good circulation for both motor-vehicles, pedestrians and cyclists.

The controlled activity status recognises that the physical size and shape of some sites, the particular needs of some activities and outside processes such as stormwater discharge consents, may constrain the extent to which improvements or alternative options are achievable.

Industrial activities within the B2 zone and any activity within the B2A zone (Izone) are exempt however other activities in the Business 2 zone have not been made exempt as the higher parking turn-over and potential for a greater number of visitors to the car park associated with these activities warrants consideration of effects particularly in respect to matters relating to vehicles and pedestrians.

A higher threshold has been set in the Business 3 zone reflecting the particular nature and characteristics of the activities occurring in this zone and the reasonably high proportion of frequent users (low proportion of visitors) associated with these activities.

PART C

18 BUSINESS ZONE RULES — UTILITIES

Notes

1 The undergrounding or ducting of any utility is permitted subject to compliance with Rule 14 (Earthworks), except where the provisions of Rule 15 (Heritage) apply.

2 The rules in this Plan are applicable to activities generally, including utilities. However, the following rules do not apply to utilities:

Land Use Rules for Business Zones:

- Rule 23 (Landscape Management, Alpine Villages)
- Rule 16.1 (Buildings and Landscaping)
- Rule 16.6 (Building Height)
- Rule 16.7 (Building Position)

Rules in respect to the above matters are contained in the following rules on utilities.

3 Work on utilities which are undertaken by requiring authorities under designations are not subject to the rules in this Plan.

4 Earthworks affecting any archaeological sites require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, “Archaeological Sites”).

5 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

18.1 UTILITIES — ACTIVITIES

Permitted Activities — Utilities Activities

18.1.1 Any utility which meets the following provisions and complies with all other relevant rules shall be a permitted activity:

18.1.1.1 Upgrading, maintenance, operation and replacement of existing utilities shall be permitted and shall not be subject to compliance with any other performance standards, conditions or rules in this Plan provided that the effects of such shall be the same or similar in character and scale to those which existed before such upgrading, maintenance or replacement activities commenced. For the avoidance of doubt, the following activities are permitted:

(a)
- The replacement of support structure cross arms;

(b)
- The reconductoring or replacement of lines;

(c)
- The resagging of conductors or lines;

(d)
- The addition of longer or more efficient insulators or mountings;

(e)
- The addition of earth wires which may contain telecommunication lines, earthpeaks and lighting rods;

(f)
- The clearance and trimming of vegetation under lines or structures necessary to maintain security of electricity supply and telecommunication;

(g)
- Pole replacement;

(h)
- Where an existing electricity distribution line requires upgrading to improve the reliability of supply, the addition of one support structure cross arms;

(i)
- The substitution of low voltage (400 Volts) electricity distribution lines with Aerial Bundled Cable provided that the overall diameter of the bundle shall not exceed 40 mm;

(j)
- An increase in the voltage of a line, but only where the line was originally installed to operate at a higher voltage, but has been operating at a reduced voltage.

18.1.1.2 Any utility which emits electromagnetic radiation that meets the following conditions:

(a)

- Exposures comply with NZS2772.1:1999 Radio Frequency Fields Part 1: Maximum exposure levels 3kHz–300 GHz (“the New Zealand Standard”).

(b)

- Prior to commencing any radiofrequency emissions, the following is sent to and received by the Selwyn District Council:

- Written notice of the location of the facility or proposed facility; and

- A report prepared by a radio engineer/technician or physical scientist containing a prediction of whether the New Zealand standard will be complied with.

Note: this requirement shall not apply to the holder of an amateur radio license.

(c)

- If the report provided to the Council under condition 18.1.1.2(b) predicts that emissions will exceed 25% of the exposure limit set for the general public in the New Zealand Standard, then within three months of radiofrequency emissions commencing, a report from National Radiation Laboratory (or Selwyn District Council, being an appropriately qualified organisation specifically identified in this rule), certifying compliance with the New Zealand Standard, based on measurements at the site, shall be provided to the Selwyn District Council.

18.1.1.3 Any power frequency electric and magnetic fields created do not exceed 100 micro tesla and 5kV/m in areas which are accessible to the public.

Note: Electric and magnetic fields are measured and assessed in accordance with the International Commission on Non Ionising Radiation Protection Guidelines.

18.1.1.4 Any transformer, line or wire does not exceed a voltage of 110kV or a capacity of 100 MVA per circuit.

18.1.1.5 Any new cable or line is laid underground; except for the provision of additional service connections to a maximum of three additional poles within, areas where services are already above ground.

18.1.1.6 The utility is not used for the generation of energy, apart from the generation of energy for use on the same site, or to enable continued supply during emergencies, maintenance or repairs.

Note: this rule does not apply to solar, wind or petroleum based powered generators used to generate energy for use only on the site on which they are located.

18.1.1.7 Any pipe used for distribution of gas (manufactured or natural) does not exceed a gauge pressure of 2000 kilopascals, including household connections and compressors.

18.1.1.8 Any pipe to convey water, sewage or gas, is laid underground.

18.1.1.9 The construction and use of a rail siding undertaken in the area identified on the Outline Development Plan at Appendix 43.

Restricted Discretionary Activities — Utilities Activities

18.1.2 Any activity which does not comply with Rule 18.1.1.5 shall be a restricted discretionary activity.

18.1.3 Under Rule 18.1.2 the Council shall restrict its discretion to:

18.1.3.1 Whether surrounding sites have overhead or underground cables;

18.1.3.2 If surrounding sites have overhead cables, the time frame with which they are likely to be replaced with underground cables;

18.1.3.3 Any physical or technical difficulties with laying cables underground to the site;

Discretionary Activities — Utilities Activities

18.1.4 Any activity which does not comply with Rules 18.1.1.4, 18.1.1.7 and 18.1.1.8 shall be a discretionary activity.

Non-Complying Activities — Utilities Activities

18.1.5 Any activity which does not comply with Rules 18.1.1.2, 18.1.1.3 and 18.1.1.6 shall be a non-complying activity.

18.2 HEIGHT AND SETBACKS – UTILITY BUILDINGS

Permitted Activities — Height and Setbacks – Utility Buildings

18.2.1 Erecting any utility building, or any addition or alterations to, or modification of any utility building which complies with all of the following conditions shall be a permitted activity.

18.2.1.1 The height of the utility building shall not exceed the following standards:

(a) Business 1A Zone; 8m

(b) Business 1 Zone; 10m

(c) Business 2 Zone; 15m

(d) Business 2A and 2B Zones; 15m

(e) Business 3 Zone; 25m

For Rule 18.2.1.1, the height of any building shall be measured from ground level at the base of the building, to the highest point on the building, but excluding any chimney, mast, aerial, or other structure which is attached to the outside of the building.

18.2.1.2 The setback of the utility building shall not be less than the following standards:

(a) Business 1A Zone – 6m from a road boundary, or from the boundary of Lots 1 and 2 DP 22544.

(b) Business 2 Zone: 2m from a road boundary, or any boundary adjoining a Living Zone.

(c) Business 2A Zone:

- Road Boundaries: 10m
- Internal Boundaries: adjoining a rural zoned property: 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan attached at Appendix 22.

(d) Business 2B Zone:

- Road Boundaries: 5m
- Internal Boundaries: adjoining a rural zoned property: 3m, adjoining a Living Z zone: 50m,

(e) Business 3 Zone: 10m from a road boundary or a Living Zone boundary.

(f) In all Business Zones, the building shall be positioned so that it complies on a Living Zone boundary, with the recession plane angles in Appendix 11.

Restricted Discretionary Activities — Height and Setbacks – Utility Buildings

18.2.2 Any activity which does not comply with Rule 18.2.1.2 (a) – (e) shall be a restricted discretionary activity.

18.2.3 Under Rule 18.2.2 the Council shall restrict the exercise of its discretion to consideration of:

18.2.3.1 Any adverse effects of shading on any adjoining property owner; or on any road or footpath during winter.

18.2.3.2 Road Boundary

Any adverse effects on:

(a) Roadscape; and

(b) Landscaping potential; and

(c) Shading of the adjoining road.

18.2.3.3 Internal Boundary

Any adverse effects on:

(a) Privacy; and

(b) Outlook; and

(c) shading; and

(d) any other amenity values of the adjoining property.

Discretionary Activities — Height and Setbacks – Utility Buildings

18.2.4 Any activity which does not comply with Rule 18.2.1.1 or 18.2.1.2(e) shall be a discretionary activity.

18.3 HEIGHT – UTILITY STRUCTURES

Note: For the purposes of Rules 18.3.1 and 18.3.2, the maximum height of any utility structure is measured from the ground surface to the top of the highest point of the utility structure and includes any attachments. Where a utility structure is attached to a building or another structure, the height of the utility structure will still be measured from the ground level.

Permitted Activities — Height – Utility Structures

18.3.1 Any utility structure (except dish antenna) which complies with all of the following conditions shall be a permitted activity:

18.3.1.1 The structure does not exceed the following heights:

(a) Business 1 and 2 Zones: 25m

(b) Business 1A Zone: 20m

(c) Business 2A and 2B Zones: 25m

(d) Business 3 Zone: 30m

18.3.1.2 The structure comprises any pole or mast which does not exceed 500mm in diameter beyond a height of 6m above ground level; or

18.3.1.3 The structure comprises any pole or mast which exceeds 500mm in diameter beyond a height of 6m above ground level, provided it complies with the recession planes in Appendix 11 as if that pole or mast were a building.

Note: For the avoidance of doubt, Rules 18.3.1.2 and 18.3.1.3 do not apply to cross arms or antenna.

18.3.2 Any dish antenna which complies with the relevant following condition shall be a permitted activity.

18.3.2.1 A dish antenna of less than 1.2m in diameter shall not exceed a height of 25m; or if attached to a building, it shall not extend more than 2.5m

above the point of attachment.

18.3.2.2 A dish antenna of more than 1.2m but less than 4m in diameter, on a site adjoining a Living Zone, shall not exceed a height of 25m; or if attached to a building, it shall not extend more than 2.5m above the point of attachment. It shall also comply with the recession plane in Appendix 11.

18.3.2.3 A dish antenna of more than 1.2m in diameter but less than 4m, on a site not adjoining a Living Zone, shall not exceed a height of 25m; or if attached to a building, it shall not extend more than 2.5m above the point of attachment.

Discretionary Activities — Height – Utility Structures

18.3.4 Any utility structure which does not comply with Rule 18.3.1 or 18.3.2 shall be a discretionary activity.

18.4 LANDSCAPE MANAGEMENT ALPINE VILLAGES (ARTHUR'S PASS AND CASTLE HILL) – UTILITIES

Permitted Activities — Landscape Management Alpine Villages (Arthur's Pass and Castle Hill) – Utilities

18.4.1 The following activities shall be permitted activities in the Arthur's Pass and Castle Hill Alpine Villages:

Utility Structures

18.4.1.1 Any utility pipe or cable laid underground.

18.4.1.2 Any dish antenna less than 0.75 metres in diameter, the height of which does not exceed that of the building or structure to which it is attached.

Antennas and Masts

18.4.1.3 Any antenna (other than a dish antenna), mast or utility or other structure that is not a building, no part or of which exceeds a height of 15 metres above the ground immediately below.

Building Materials and Colour for Utility Buildings and Utility Structures

18.4.1.4 Any utility building or utility structure which is constructed using one or more of the following materials:

(a) Timber; or

(b) Stone of the same type as that found in the local area, provided that it complies with all other "relevant" rules, and

18.4.1.5 The exterior roof and wall colour(s) of any utility building or utility structure, except for trim items, has a reflectivity value between 0 and 37% (inclusive).

Restricted Discretionary Activities — Landscape Management Alpine Villages (Arthur's Pass and Castle Hill) – Utilities

18.4.2 Any activity which is not listed in Rules 18.4.1.1 to 18.4.1.5 shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties.

18.4.3 Under Rule 18.4.2 the Council shall restrict its discretion to:

18.4.3.1 The effects of the activity on the landscape values of the area.

18.4.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

18.4.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

18.4.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

18.4.3.5 For principal buildings erected, the appropriateness of the design of the building in relation to the 'chalet or alpine theme' of the village.

18.5 LANDSCAPING – UTILITY BUILDINGS

Permitted Activities — Landscaping Utility Buildings

18.5.1 Any utility building shall be a permitted activity if the following conditions are met:

18.5.1.1 The area between the road boundary and the utility boundary is:

(a) Paved or sealed; or

(b) Planted in lawn; or

(c) Landscaped with shrubs, bark chips or similar materials

(d) For the purpose of screening in the Business 2, 2B and 3 zones, landscaping methods listed in (a)–(c) can be employed.

18.5.2 Any principal building in the Business 2A Zone shall be a permitted activity if the following standard is met:

18.5.2.1 A landscaping strip of at least 3 metres width shall be provided along every road frontage, except along the frontage with Railway Road. The landscaping shall meet the following standards:

(a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:

- A minimum of two trees from Group A for every 10 metres of road frontage. For boulevard roads the species selected shall match any Group A species in the adjacent road.

- At least 35% of the required area shall be planted in species from Group C.
- At least 10% of the required area shall be planted in species from Group D.
- Group B and C species shall be used when screening blank walls and vehicle courts.

(b) All plants shall be of the following maximum spacings:

- Group B – 1.5 metre centres;
- Group C – 1.5 metre centres;
- Group D – 700mm centres.

(c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.

(d) No fences or structures shall be erected within the 3 metre landscaping strip. Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.

(e) All new planting areas shall be mulched.

18.5.3 Any utility building within the Business 2B Zone shall be a permitted activity, if the following standards are met:

18.5.3.1 A landscape strip of at least 5m width shall be established and maintained along the Springs Road frontage of every site, comprising one Podocarpus totara tree for every 5m of the road frontage, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity.

18.5.3.2 A landscape strip of at least 3m width shall be established and maintained along all other boundaries of the Business 2B and Outer Plains zone, comprising one Podocarpus totara tree for every 10m, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity, with spacing of no less than 5m and no greater than 15m.

18.5.3.3 Before any utility building is erected on any parcel of land subject to Rule 16.1.5.1 to 16.1.5.3, all of the landscape planting on that allotment shall be completed.

18.5.3.4 The landscaping planted shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

Discretionary Activities — Landscaping – Utility Buildings

18.5.4 Any activity which does not comply with Rule 18.5.1, 18.5.2 or 18.5.3 shall be a discretionary activity.

Reasons for Rules

Rule 18 manages effects of establishing, maintaining, upgrading and replacing utilities on the environment.

Many activities involving utilities are undertaken by requiring authorities, using designations. In these cases, the District Plan rules may not apply. However, it is still necessary to have rules in the Plan, because:

(a) Not all utilities are managed by requiring authorities;

(b) Often utilities are installed by private developers as part of subdivisions or land uses. Some utilities may vest in the Council. The Plan needs to have rules for the undertaking of these activities, so the Council can manage the standard of utilities which will vest in the Council;

(c) If the rules in the District Plan allow activities as permitted activities, it may reduce the need for network utility operators to designate land; and

(d) It is consistent with Part II and Section 32 of the Act to provide for activities which have only minor effects on the environment as permitted activities.

The Plan clarifies situations where the upgrading, maintenance and replacement of utilities can occur as of right, to provide legal certainty. The rules for the height and bulk of utility structures and building are specific to those activities, and rules applicable to other buildings do not apply in most cases. This reflects the specialised (and usually minor) scale of buildings and structures such as poles, masts and antenna associated with utilities. However the sensitivity of important landscapes and living environments is recognised in the thresholds rule set in the Plan. Rules 18.1.1.2 and 18.1.1.3 address potential effects from electromagnetic radiation and power frequency electric and magnetic fields. The rules are firmly based on recognised national standards concerning these effects.

Rules 18.1.1.4 and 18.1.1.5 concern cables and lines. The rules encourage undergrounding of such lines where this is a realistic expectation. New high voltage lines will require consent and assessment given their significant visual impacts, with particular regard to siting.

Rule 18.1.1.6 discourages on site energy production or treatment of solid waste (subject to specific exemptions).

Rule 18.1.1.7 provides for reticulated gas supplies of a scale appropriate to a residential or light industrial environment.

Rule 18.2 relates to utility buildings. It allows them to be at the same scale as buildings in Living Zones generally, but also recognising that they do not require as much surrounding space as dwellings. Setback and recession plane requirements are set in place to protect neighbours and any Living zone, from the bulk of utility buildings.

Rule 18.3 relates to utility structures which comprise very small buildings, or poles, masts, pylons and antenna. For operational efficiency these are allowed to be higher than buildings, but also require compliance with recession planes on Living Zone boundaries where a utility support structure has a “thick” profile of more than 500mm. The rules relate to the sensitivity of the receiving zone environment.

PART C

19 BUSINESS ZONE RULES — OUTDOOR SIGNS AND NOTICEBOARDS

19.1 OUTDOOR SIGNS GENERAL

Permitted Activities — Outdoor Signs General

19.1.1 Any sign shall be a permitted activity if the following conditions are met:

19.1.1.1 The sign is erected on the site to which it relates, exclusive of a freestanding sign located on a footpath or grass berm outside the site but adjoining the site; and

19.1.1.2 The sign does not have any flashing or revolving lights, sound effects, balloons or blimps; and

19.1.1.3 If a sign is illuminated, any light spill from the sign on to any road or any other site complies with the requirements in Rule 22.5 – Activities and Light Spill; and

19.1.1.4 The sign does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, road bend or corner; and

19.1.1.5 The sign does not exceed the height of:

(a) The building or structure to which it is attached, or

(b) 6 metres, in the Business 1 and 2 zones, and 8 metres in the Business 3 Zones, if the sign is not attached to a building; and

19.1.1.6(a) The sign does not exceed $3m^2$ in area where it is not attached to a building; and

(b) In the Business 1 zone, the total freestanding signage per site does not exceed $3m^2$ where the site's road frontage is less than 50m, or $6m^2$ otherwise; and

19.1.1.7 The sign is not of a colour or design that resembles a traffic sign or signal; and

19.1.1.8 Any sign overhanging a public footpath or road berm has a minimum height of 2.5m above the ground or footpath level; and

19.1.1.9 The sign does not protrude beyond the edge of a building if it is attached to a building.

19.1.1.10 In the Business 1 zone, signage does not occupy more than 25% of any building elevation if it is attached to or painted on or otherwise provided on the elevation.[PC29]

Note:

1. Rule 19.1.1 also applies to signs adjoining Strategic Roads. For the purpose of calculating the area of signs painted on a building, the area of the sign is that enclosed by a line drawn around the perimeter of the sign lettering and associated artwork.
2. Rule 19.1.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.

Discretionary Activities — Outdoor Signs – General

19.1.2 Any activity which does not comply with Rule 19.1.1 shall be a discretionary activity.

19.2 OUTDOOR SIGNS AND STRATEGIC ROADS

Permitted Activities — Outdoor Signs and Strategic Roads

19.2.1 Any sign on any land adjoining a road listed in Appendix 7 as a Strategic Road where the speed limit is 70km/hr or greater shall be a permitted activity if all of the following conditions are met:

19.2.1.1 It is to be located on the site to which it relates;

19.2.1.2 There shall be only one advertising sign directed at the Strategic Road;

19.2.1.3 It is to have a minimum lettering height of 160mm;

19.2.1.4 It shall not have more than six words or symbols and no more than 40 characters;

19.2.1.5 It is to be located so as to provide an unrestricted view to the motorist for a minimum distance of 180m;

19.2.1.6 Any sign is illuminated only when the premises is open for business; and

19.2.1.7 The sign is positioned at right angles to the frontage roadway but angled off the direction of traffic by 5^o.

Note: Rule 19.1.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.

Restricted Discretionary Activities — Outdoor Signs and Strategic Roads

19.2.2 Any activity which does not comply with Rule 19.2.1 shall be a restricted discretionary activity.

19.2.3 Under Rule 19.2.2 the Council shall restrict its discretion to consideration of:

19.2.3.1 Any adverse effects, singularly or cumulatively, of the proposed sign on the safety of motorists, pedestrians or cyclists.

19.2.3.2 Any effects on reduced visibility for people moving in and out of properties along the Strategic Road.

19.2.3.3 Any potential effects on traffic speed, manoeuvring or general flow of traffic along the Strategic Road.

19.2.3.4 The cost and feasibility of making the sign comply with the rules.

19.2.3.5 The adequacy of any methods proposed to mitigate effects of the sign on traffic safety and the efficient functioning of the Strategic Road.

19.3 OUTDOOR NOTICEBOARDS

Permitted Activities — Outdoor Noticeboards

19.3.1 Any outdoor noticeboard shall be a permitted activity if the following conditions are met:

19.3.1.1 The noticeboard is not located within a road reserve, and

19.3.1.2 Any paper or other detachable notices are protected from damage from wind or rain, and

19.3.1.3 The noticeboard is located on a site where the speed limit on the adjoining road is 70 km/hr or less, and

19.3.1.4 There is provision for motor vehicles to stop and park alongside the noticeboard (on or off the road), and

19.3.1.5 Only one noticeboard is erected on a site.

Restricted Discretionary Activities — Outdoor Noticeboards

19.3.2 Any activity which does not comply with Rule 19.3.1.3 shall be a restricted discretionary activity.

19.3.3 Under Rule 19.3.2 the Council shall restrict its discretion to consideration of:

19.3.3.1 Any provision to allow a vehicle to pull completely off the carriageway to stop return to the carriageway without reversing.

19.3.3.2 The appropriateness of installing traffic directional signs on either approach to the noticeboard.

Discretionary Activities — Outdoor Noticeboards

19.3.4 Any activity which does not comply with Rules 19.3.1.1, 19.3.1.2, 19.3.1.4 or 19.3.1.5 shall be a discretionary activity.

Reasons for Rules

Signage is a feature of the environment and important for the safety and well-being of people and communities. Over-sized signs or those which have intermittent lighting and sound effects can conflict with the amenity values of these urban areas. Rule 19.1.1 outlines the conditions to give maximum flexibility for erecting signs, while maintaining visual amenity values in the Business zones. Where signs are attached to (or painted on) buildings, there is justification for allowing them to be of a larger size, provided they do not project beyond the profile of the building. Signs not attached to buildings are restricted in height because of their potential to increase visual clutter. A slightly more liberal height provision is allowed in the Business 3 Zone (Lincoln University) in reflection of the large scale of buildings and grounds on the campus.

Additional signage rules apply to those properties that are along Strategic Roads, i.e. being principally the State Highways. The primary function of Strategic Roads is the safe and efficient management of high speed traffic within the District. Road signs which are inappropriately designed or positioned can reduce road safety by creating a distraction to motorists, or by reducing visibility at intersections and corners. These rules are to ensure that traffic safety is not compromised by the erection of such inappropriate signage.

Noticeboards are an important source of information for people and communities. However, they need to be designed and sited to avoid any adverse effects on traffic safety and any nuisance effects from notices becoming detached and blown around.

Rule 19.3.1 provides conditions to ensure noticeboards do not have any adverse effects on the environment. If this rule is not able to be met, then resource consent may be granted for either a restricted discretionary or discretionary activity. Application for resource consents will allow for a comprehensive assessment of effects on the environment and consistency with the relevant objectives and policies of the Plan.

Noticeboards hold information designed to be read by people stopping, where as signs are designed to be read by people as they are passing by.

PART C

20 BUSINESS ZONE RULES — HAZARDOUS SUBSTANCES

Notes

1 Where a substance has more than one HSNO subclass applied the quantity limit for storage as a permitted activity will be based on the most restrictive threshold in Appendix 9, Table 2 for that substance. For instance a substance with 6.1A and 9.1B classifications would be based on the 6.1A quantities as 9.1B permits 5000 litres and 6.1A permits 1000 litres. 6.1A is the more restrictive threshold in Table 2 so that is the threshold to be used.

2 Rule 20 does not apply to the disposal of any hazardous substance by use of it in accordance with the manufacturer's instructions.

3 Interpretation of words used in this rule is provided in Part D of the Plan.

4 The disposal of any hazardous substances does not include the use of the substance in accordance with the manufacturer's instructions as a means of disposing of it.

5 The storage of any hazardous substances outdoors must also comply with Rule 22.6 – Outdoor Storage of Materials and Goods.

6 Any activity involving the storage, use, disposal, discharge or transportation of a hazardous substance may require resource consent from Environment Canterbury. Further enquiries should be made with Environment Canterbury.

20.1 STORAGE OF HAZARDOUS SUBSTANCES

Permitted Activities — Storage of Hazardous Substances

20.1.1 The storage of any hazardous substance shall be a permitted activity if all of the following conditions are met:

20.1.1.1 The quantity of each subclass of hazardous substances listed in Appendix 9 Table E9.2 complies with the maximum storage quantities set out in Appendix 9 Table E9.2.

20.1.1.2 Any area used to store any hazardous substance or goods treated with any hazardous substance, except for Liquefied Petroleum Gas (LPG) is:

(a) separated from the bare ground area by an impervious surface; and

(b) the impervious surface is designed to contain any runoff of the substance or water contaminated with the substance; and

(c) the amount of containment available is no less than 110% of the total volume of stored hazardous substance where the area is roofed; or

(d) the amount of containment available shall be no less than 120% of the volume of any stored hazardous substance where the area is unroofed.

20.1.1.3 Any hazardous substance is stored:

(a) in a sealed container; and

(b) the container is made of a material that is not weakened or corroded by the hazardous substance; and

(c) the container is permanently labelled with the name of the contents; and

(d) only one type of hazardous substance is stored in each container.

20.1.1.4 In the case of the Business 3 Zone (Lincoln University only) the quantity standards shall apply to any individual department or facility within the zone containing hazardous substances whether or not there is more than one department or facility within the site.

20.1.1.5 Any hazardous substance(s) is/are not stored within 20 metres of any waterbody.

Note: Rule 20.1.1.5 shall apply only to hazardous substances that are:

(i) substances other than those that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS); and

(ii) substances that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS) and are transported by means other than through a pipe.

The substances listed in Policy 1(a)(ii) of the RPS are:

(a) Pesticides.

(b) Chlorinated solvents

(c) Timber preservatives

(d) Petroleum products

(e) Substances containing the following chemicals: arsenic, cadmium, chromium, cyanide, lead, mercury, nickel or selenium.

Controlled Activities — Storage of Hazardous Substances

20.1.2 The following activities shall be controlled activities in the Business 1, 1A, 2, 2B and 3 Zones:

20.1.2.1 The storage and retail sale of petrol (up to 100,000 litres storage in underground tanks) and diesel (up to 50,000 litres in underground tanks) at service stations and/or truck stops shall be a controlled activity and will not require the written consent of other persons and shall be non-notified.

20.1.2.2 The storage and sale of LPG (up to 6 tonnes, single vessel storage) at service stations and/or truck stops shall be a controlled activity and will not require the written consent of other persons and shall be non-notified.

20.1.2.3 Any consent application for the installation of any electrical transformer, where operated by a network utility operator, as defined under Section 166 of the Resource Management Act 1991, shall be non-notified and not require the written consent of directly affected parties.

20.1.2.4 In assessing any application made under Rule 20.1.2 consideration will be given to the following matters:

(a) The extent to which the proposed activity can avoid or mitigate any undue risk, including site layout, site management, and spill contingency planning, monitoring and maintenance schedules.

(b) Any relevant codes of practice introduced, or approved by, the Environmental Risk Management Authority; and pending these, any relevant codes applicable to hazardous substances.

Discretionary Activities — Storage of Hazardous Substances

20.1.3 Any activity which does not comply with Rule 20.1.1 and 20.1.2 shall be a discretionary activity.

20.2 MANUFACTURE OF HAZARDOUS SUBSTANCES

Permitted Activities — Manufacture of Hazardous Substances

20.2.1 The manufacture of any hazardous substance in the Business 3 Zone that complies with the quantities listed in Appendix 9 shall be a permitted activity.

Discretionary Activities — Manufacture of Hazardous Substances

20.2.2 The following shall be discretionary activities:

20.2.2.1 The manufacture of any hazardous substance in the Business 2, 2A or 2B Zone as either a product or by-product.

20.2.2.2 The manufacture of any hazardous substance in the Business 3 Zone which does not comply with Rule 20.2.1.

Non-complying Activities — Manufacture of Hazardous Substances

20.2.3 The manufacture of any hazardous substance, as either a product or by-product, in the Business 1 and 1A Zones shall be a non-complying activity.

20.3 DISPOSAL OF HAZARDOUS SUBSTANCES

Non-Complying Activities — Disposal of Hazardous Substances

20.3.1 Any disposal of any hazardous substance shall be a non-complying activity.

Reasons for Rules

Many of the potential effects on health and safety of the use and storage of hazardous substances are addressed through other legislation and that the use of these substances is adequately controlled by the Regional Council and other authorities. The District Plan complements this legislation by addressing the effects of hazardous substances on health and safety, and on the environment, including amenity values. The District Plan Rules provide for the storage of small quantities of hazardous substances, such as those associated with commercial, industrial and research activities, without requiring a resource consent. The storage is subject to conditions to: minimise the risk of leaks on to land and to minimise potential adverse effects should accidental spills or leaks occur. An exception has been made for service stations to store greater quantities of petrochemicals as a controlled activity recognising their primary role as fuel providers, acknowledging the amounts of such fuel generally stored on-site and recognising the industry standards and codes which have been adopted to address health and safety issues. An exception is also made for the installation of electrical transformers recognising the low risks associated with oil filled transformers and the importance of transformers as part of the electricity network. Special provision is made for Lincoln University due to the large nature of its “site” and different range of departments and facilities within it.

The quantities of hazardous substances allowed to be stored as permitted activities are detailed in Appendix 9. These are based on those quantities which reflect the general non residential nature of the Business zones. Special provisions apply to the Business 3 Zone where there may be large quantities of hazardous substances involved associated with tertiary education and research activities undertaken which may also involve the manufacture of them.

The District Plan Rules contain conditions to avoid or reduce the severity of effects on the environment from the accidental spillage or leakage of a hazardous substance. The rules apply to activities where there is no intentional discharge. While accidental leaks and spills can be prosecuted as unlawful discharges, the damage to the environment has already occurred. The District Plan therefore adopts a preventative approach. Regional Councils control the intentional discharge of contaminants under the Resource Management Act.

Any party producing hazardous waste other than domestic hazardous waste must find their own means for disposing of it. Where potentially large quantities or concentrations of hazardous waste are being generated, the Plan rules require that party to submit a disposal plan for approval by the consent authority before establishing in the District.

PART C

21 BUSINESS ZONE RULES - WASTE

Notes

1 The storage of hazardous substances must also comply with Rule 20.

2 $3m^3$ of solid waste is approximately twelve 240 litre wheelie bins.

3 The control of the discharge from burning of green waste in residential areas is a regional function and is addressed in the Air Chapter of the Natural Resources Regional Plan.

21.1 WASTE GENERATION

Permitted Activities — Waste Generation

21.1.1 Any activity, that is not a residential activity, which generates 3 cubic metres or less of solid waste on average per week over a year shall be a permitted activity.

Note: Rule 21.1.1 does not apply to clean fill or green waste which is generated on the same property on which it is disposed of.

Restricted Discretionary Activities — Waste Generation

21.1.2 Any activity which does not comply with Rule 21.1.1 shall be a restricted discretionary activity.

21.1.3 Under Rule 21.1.2 the Council shall restrict its discretion to the approval of a management plan to:

21.1.3.1 Minimise waste from the activity; and

21.1.3.2 Dispose of the waste in a way that mitigates adverse effects on the environment.

21.2 WASTE STORAGE

Permitted Activities — Waste Storage

21.2.1 The storage of solid waste shall be a permitted activity if the following conditions are met:

21.2.1.1 Only solid waste generated as part of activities on a site is stored on the site; and

21.2.1.2 Any solid waste stored on a site is stored in a closed, waterproof container; and

21.2.1.3 Solid waste is only stored on-site until it is able to be collected or removed for treatment or disposal elsewhere.

Note: Rule 21.2.1 does not apply to bins of not more than $5m^3$ in size which are used to collect clothing, cans, bottles or paper/cardboard for recycling and which are ancillary to the main activity(ies) on the site.

Discretionary Activities — Waste Storage

21.2.2 Any facilities for the temporary storage of solid or liquid waste delivered or conveyed onto the site shall be a discretionary activity.

Non-Complying Activities — Waste Storage

21.2.3 Any activity which does not comply with Rule 21.2.1 shall be a non-complying activity, unless 21.2.2 applies.

21.3 WASTE DISPOSAL

Permitted Activities — Waste Disposal

21.3.1 The disposal of solid waste shall be a permitted activity if one or more of the following conditions are met:

21.3.1.1 The solid waste is green garden waste which is composted on the site on which it is generated; or

21.3.1.2 The solid waste is being applied as a manure, fertiliser, compost or mulch onto gardens, lawns, or soil used to grow plant or tree crops; or

21.3.1.3 The waste is effluent from a household or building which is treated or disposed of on-site, in a Business Zone, where reticulated sewerage treatment and disposal is not required under Rule 16.4.

Discretionary Activities — Waste Disposal

21.3.2 The use of any land or the establishing of any facilities for the disposal of solid waste which does not comply with Rules 21.3.1.1 or 21.3.1.2 shall be a discretionary activity if any one of the following standards and terms is met:

21.3.2.1 The site is located in a Business 2, 2A, 2B or 3 Zone; and

21.3.2.2 The solid waste being disposed of is clean fill only; or

21.3.2.3 The solid waste being disposed of is green waste only; or

21.3.2.4 The solid waste being disposed of is monofill from an industrial or business activity, and does not include any hazardous substance(s), offal or animal carcass.

Non-Complying Activities — Waste Disposal

21.3.3 The following shall be non-complying activities:

21.3.3.1 Any landfill, or any other use of land or facilities to dispose of solid waste, which does not comply with Rule 21.3.2.

21.3.3.2 Any use of land or establishing of facilities for any treatment or disposal of sewage effluent which does not comply with Rule 21.3.1.3.

Reasons for Rules

The generation, storage, treatment and disposal of either solid or liquid waste other than in terms of the quantities and terms stipulated in Rule 21 may have effects which are incompatible with the amenity values of Business Zones or require scrutiny through the resource consent process for a discretionary activity.

The upper limit for solid waste generation is $3m^3$ per week, averaged over a year. Beyond this, resource consent is required to allow for Council consideration of a waste management plan.

Rule 21.2 sets out the conditions for the storage of solid waste. It is recognised that non-compliance with these conditions is generally inappropriate in Business Zones, unless the storage is in association with small scale collection bins or temporary storage facilities.

Rule 21.3 recognises that the intensity of activity and the higher density housing providing for in Business 1 Zone makes for an environment in which treatment and disposal of waste would be generally inappropriate (other than for green garden waste etc.). In Business 2 and 3 zones, however it is recognised that the amenity values and nature of activity is such that some forms of solid waste may be appropriate, (e.g. monofills) subject to resource consent for a discretionary activity.

The policies in the District Plan for waste include policies to ensure that the storage, collection and disposal of solid waste in townships, protects the amenity values of townships. The rules sought for the Business Zones recognise that waste generation will be higher, and is more acceptable, in Business Zones than in Living Zones, and that facilities for the disposal of clean fill, green waste and monofills (landfill) facilities may be appropriate in Business 2 and 3 zones.

PART C

22 BUSINESS ZONE RULES — ACTIVITIES

22.1 ACTIVITIES AND CONTAMINATED LAND

Permitted Activities — Activities and Contaminated Land

22.1.1 Any activity shall be a permitted activity on any site which contains contaminated land or when past activities on that site include those listed in Appendix 10, except for the following:

22.1.1.1 Erecting any dwelling;

22.1.1.2 Educational facilities;

22.1.1.3 Outdoor recreation activities; and

22.1.1.4 Growing commercial food crops or rearing animals.

Restricted Discretionary Activities — Activities and Contaminated Land

22.1.2 Any dwellings, educational facilities, outdoor recreation activities, and growing commercial food crops or rearing animals on any site which contains contaminated land, or when past activities on that site include those listed in Appendix 10, shall be a restricted discretionary activity.

22.1.3 Under Rule 22.1.2 the Council shall restrict the exercise of its discretion to:

22.1.3.1 The adequacy of any methods proposed to reduce any potential adverse effects on people or animals.

22.1.3.2 If the contaminated material is to be removed from the site, where and how it is to be disposed of, the level of risk to human health and the environment.

22.1.3.3 Where the site is not confirmed as contaminated, but has been used for one or more of the activities listed in Appendix 10, further investigation to determine whether the site is contaminated and the extent of that contamination.

22.2 ACTIVITIES AND THE KEEPING OF ANIMALS

Permitted Activities — Activities and the Keeping of Animals

22.2.1 The keeping of animals for education and research purposes in the Business 3 Zone shall be a permitted activity.

Notes:

1 The keeping of domestic pets in the Business zones does not require a resource consent. However, the keeping of domestic pets may be subject to a Council bylaw. As an example, the Council has a bylaw for the keeping of dogs.

2 The definition of domestic pets in this Plan excludes donkeys, pigs, roosters and peacocks.

Discretionary Activities — Activities and the Keeping of Animals

22.2.2 The keeping of animals other than domestic pets in Business 1, 1A & 3 Zones except as provided under Rule 22.2.4 shall be a discretionary activity.

22.2.3 In Business 2, 2A and 2B Zones, the following shall be discretionary activities:

22.2.3.1 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products

22.2.3.2 Boarding of animals.

22.2.3.3 Intensive livestock production

Non-Complying Activities — Activities and the Keeping of Animals

22.2.4 In Business 1, 1A & 3 Zones, the following shall be non-complying activities:

22.2.4.1 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products

22.2.4.2 Boarding of animals.

22.2.4.3 Intensive livestock production

22.3 ACTIVITIES AND AIRCRAFT MOVEMENTS

Permitted Activities — Activities and Aircraft Movements

22.3.1 Any taking off and/or landing of any aircraft shall be a permitted activity if the following conditions are met:

22.3.1.1 The activity is part of emergency, search and rescue, or law enforcement work; or

22.3.1.2 The activity does not occur on more than two days in any six month period on the same site; and

22.3.1.3 The aircraft movement occurs only between the hours of 7:00am and 9:00pm.

Discretionary Activities — Activities and Aircraft Movements

22.3.2 Any activity which does not comply with Rule 22.2.1 shall be a discretionary activity, if it complies with the following standard and term:

22.3.2.1 The take off and/or landing of aircraft shall be an ancillary use of the land and any facilities on the site and shall not be a main or predominant use of the land or any facilities on the site.

Non-Complying Activities — Activities and Aircraft Movements

22.3.3 Any take off and/or landing of aircraft which does not comply with Rule 22.3.2 shall be a non-complying activity.

Note: Airport is a defined term. Please refer to Part D.

22.4 ACTIVITIES AND NOISE

Permitted Activities — Activities and Noise

22.4.1 Any activity conducted on any day, except any residential activity, shall be a permitted activity, provided that the following noise limits are not exceeded with the time-frames stated.

Business 1, 1A & 3 Zones (with the exception of the West Melton Business 1 Zone):

22.4.1.1 Noise assessed within the boundary of any other site NOT within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	60 dBA L10
8.00pm – 7.30am	45 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

22.4.1.2 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 2 Zone:

22.4.1.3 Noise assessed within the boundary of any other Business 1, 1A or 3 Zone site:

7.30am – 8.00pm	65 dBA L10
8.00pm – 7.30am	45 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

22.4.1.4 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 2A Zone:

22.4.1.5 Applying at any point within the boundary of any site in the rural zone, excluding road, waterway and railway reserves:

7.30 am – 8.00 pm	60dBA L10
8.00 pm – 7.30am	40dBA L10
7.30 am – 8.00pm	80dBA Lmax
8.00 pm – 7.30 am	65dBA Lmax

Business 2B Zone:

22.4.1.6 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 1 Zone, West Melton

22.4.2 Any activity conducted on any day shall be a permitted activity, provided that the following standards are complied with:

22.4.2.1 Hours of opening to the public, clients or deliveries shall be within 7.30am to 11.00pm.

22.4.2.2 Outdoor areas intended for the consumption of food or beverages and/or smoking shall be located no less than 20 metres from the zone boundary.

22.4.2.3 Noise assessed within the Living zone or within the notional boundary of any dwelling within any Rural zone shall not exceed the following:

7.30am – 8.00pm	50dBA L10 and 85dBA L_{max}
8.00pm – 7.30am	35dBA L10 and 70dBA L_{max}

Except that Rule 22.4.2.2 shall not apply to the western boundary with the gazetted recreation reserve, and the noise standards of Rule 22.4.2.3 shall not apply within that reserve.

22.4.3 Rules 22.4.1 and 22.4.2 do not apply to the use of sirens or warning devices associated with emergency service facilities.

Restricted Discretionary Activities – Activities and Noise

22.4.4 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.1 shall be a restricted discretionary activity.

22.4.5 Under Rule 22.4.4, the Council shall restrict the exercise of its discretion to the consideration of:

22.4.5.1 The hours of operation proposed,

22.4.5.2 The degree to which the activity meets the Living zone night time noise standards within any Living zone or within the notional boundary of any dwelling within any Rural zone.

22.4.5.3 Amenity effects in relation to noise and disturbance on the residential neighbourhood, including in relation to effects resulting from servicing, outdoor areas, car parking areas and people leaving the activity.

22.4.6 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.2 shall be a restricted discretionary activity.

22.4.7 Under Rule 22.4.6, the Council shall restrict the exercise of its discretion to the consideration of:

22.4.7.1 Amenity effects in relation to noise and disturbance.

Discretionary Activities — Activities and Noise

22.4.8 Any activity that is not residential which does not comply with Rule 22.4.1 shall be a discretionary activity.

22.4.9 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.3 shall be a discretionary activity.

22.5 ACTIVITIES AND LIGHT SPILL

Permitted Activities — Activities and Light Spill

22.5.1 The following activities shall be permitted activities:

22.5.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.

22.5.1.2 Any other lighting if it does not exceed:

(a)
- 3 lux spill (horizontal or vertical) on to any part of any adjoining property in a Living zone or within the notional boundary of any dwelling within any Rural zone; and

(b)
- 10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.

(c)
- 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with either the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22, or the Business 2B Zone as depicted on the Outline Development Plan for ODP Area 5 at Appendix 37.

22.5.1.3 Lighting in the Business 2A Zone which is designed so that:

(a)
- All outdoor lighting is shielded from above outside of the Business 2A Zone.

(b)
- All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.

(c)
- In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, all outdoor lighting is shielded from above and is directed away from adjacent properties outside of the Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.

Discretionary Activities — Activities and Light Spill

22.5.2 Any activity which does not comply with Rules 22.5.1 shall be a discretionary activity.

22.6 ACTIVITIES AND THE OUTDOOR STORAGE OF MATERIALS AND GOODS

Permitted Activities — Activities and the Outdoor Storage of Materials and Goods

Screening and Dust

22.6.1 The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:

22.6.1.1 Any outdoor storage area in a Business 1 Zone shall be screened from any road boundary of the site by a fence, wall or vegetation of at least 1.8m in height; and

22.6.1.2 Any outdoor storage area in a Business 1 Zone shall be screened from any internal boundary of the site which adjoins a site in another Business 1 Zone or a site in a Living zone, by a fence, wall, or vegetation of at least 1.8m in height; and

22.6.1.3 Any outdoor storage area in a Business 2 or 3 Zone shall be screened from any road boundary or internal boundary of the site which adjoins a site in a Living or Business 1 Zone, by a fence, wall or vegetation of at least 1.8m in height.

22.6.1.4 The screening referred to in Rules 22.6.1.1 to 22.6.1.3 shall be for the full length that the storage area is visible from the road.

22.6.1.5 Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind.

Exemptions

22.6.2 Rules 22.6.1.1 to 22.6.1.4 shall not apply to:

22.6.2.1 The storage of motor vehicles, caravans or campervans, trailers, or watercraft associated with residential activities on the site; or

22.6.2.2 The display of merchandise for sale to the public, but does not include vehicles or other machinery intended for dismantling or scrapping; or

22.6.2.3 The storage of materials for construction, repair or landscaping work on the same site, for up to 4 months in any 12 month period.

Discretionary Activities — Activities and the Outdoor Storage of Materials and Goods

22.6.3 Any activity which does not comply with Rule 22.6.1 shall be a discretionary activity.

22.7 ACTIVITIES AND TEMPORARY MILITARY TRAINING

Permitted Activities — Activities and Temporary Military Training

22.7.1 Temporary Military Training Activities shall be permitted activities provided that the following conditions are met:

22.7.1.1 No permanent structures shall be constructed;

22.7.1.2 No mechanical excavation shall be carried out, unless provided for in this Plan;

22.7.1.3 The activity shall not exceed a period of 31 days;

22.7.1.4 All ground disturbed by any military activity shall be restored to its previous state;

22.7.1.5 No Temporary Military Training Activities shall occur in any areas identified on the Planning Maps as Wāhi taonga, silent file areas, or mahinga kai sites;

22.7.1.6 Noise emissions occurring as a result of any Temporary Military Training Activity, when measured at the property boundary shall not exceed:

Time (Any Day)	Limits (dBA) L_{10}	Limits (dBA) L_{max}
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85
2000-0630	55	65

Controlled Activities — Activities and Temporary Military Training

22.7.2 Any Temporary Military Training Activity which does not comply with Rule 22.7.1 shall be a controlled activity.

22.7.3 Under Rule 22.7.2 the Council shall restrict the exercise of its discretion to consideration of:

22.7.3.1 Any disturbance caused by structures or earthworks;

22.7.3.2 Any noise effects, with regard to the location and noise sensitivity of nearby activities;

22.7.3.3 Any visual or traffic effects;

22.7.3.4 The effect of activities over an extended period of time, having regard to 22.7.3.1 to 22.7.3.3 above.

22.8 DWELLINGS AND VISITOR ACCOMODATION

Controlled Activities — Dwellings and Visitor Accomodation

22.8.1 The erection of any dwelling in a Business 2 or 2A Zone shall be a controlled activity if the following standard and term is met:

22.8.1.1 The dwelling is to be necessary for custodial or security purposes.

22.8.2 Any resource consent application made under Rule 22.8.1 shall not be notified and shall not require the written approval of affected parties.

22.8.3 Under Rule 22.8.1, the Council shall reserve control over the following matter:

22.8.3.1 The removal of, or other method to be used to dispose of, the dwelling in the event of it no longer being required for custodial or security purposes.

22.8.4 Visitor accommodation in Key Activity Centre Precincts 1 (Core Retail) and 8 (Community Anchor/Town Square) located above the ground floor level (except for pedestrian access, reception/foyer areas, administration and/or food and beverage activities associated with the visitor accommodation, which may be located at ground floor level) shall be a controlled activity.

22.8.5 Under Rule 22.8.4, the Council shall reserve control over the following matter:

22.8.5.1 The degree to which acoustic design of the visitor accommodation facility will minimise the potential for reverse sensitivity effects on existing and permitted activities within Key Activity Centre Precincts 1 and 8.

Restricted Discretionary Activities — Dwellings – West Melton

22.8.6 The West Melton Business 1 Zone rules shall not apply to dwellings, with the exception of Rules 22.8.7 to 22.8.8 and 22.8.11 (Dwellings) below, and Rule 24.1.3.21 (Subdivision).

22.8.7 The erection of any dwelling in the West Melton Business 1 Zone shall be a restricted discretionary activity if the dwelling complies with the West Melton Living 1 Zone Rules.

22.8.8 Under Rule 22.8.7, the Council shall restrict its discretion to consideration of:

22.8.8.1 Effects of the residential density proposed on adjoining residential land uses.

22.8.8.2 Effects of the residential density proposed on the character of West Melton.

22.8.8.3 Reverse sensitivity effects on existing or future activities within the business zone.

22.8.8.4 Effects on the future amenity of business zone residents, including relation to noise.

Restricted Discretionary Activities - Dwellings - Key Activity Centres

22.8.9 For Key Activity Centre Precincts 1- 4, 7 and 8, as identified in Appendices 29A and 29B, any residential activity located above the ground floor level, (except for a pedestrian entrance and any foyer area associated with the residential activity, which may be located at ground floor level) shall be a restricted discretionary activity.

22.8.10 Under Rule 22.8.9, the Council shall restrict the exercise of its discretion to consideration of the following matters:

(a) Any cumulative effects resulting from a loss of retail, office and community facilities and reduced diversity within the Precinct;

(b) The extent to which outdoor living areas or balconies relate with the internal living areas;

(c) The extent to which the design, size and location of private or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity and acoustic and visual privacy for residents and business activities in the Precinct;

(d) The extent to which service areas and parking are located close to, and are conveniently accessible from, each residential activity;

(e) The degree to which the acoustic design of the dwelling will minimise the potential for reverse sensitivity effects on existing and permitted activities.

(f) The extent to which the proposed design provides or continues to provide for:

(i) Lighting designs to provide security for buildings and enhance the safety of public spaces;

(ii) Locating balconies in a manner that may provide passive surveillance of the street;

(iii) Locating doors, windows and other openings associated with living and working areas, so that they overlook and interact with public spaces;

(iv) Access to any residential activity being visible and in a safe, well-lit location;

(v) Service forecourts, parking areas and service lanes that will promote pedestrian safety;

(vi) Primary entrances to buildings face the transport corridor frontage, with the main entrance located adjacent to the frontage with the most pedestrian traffic.

Discretionary Activities — Dwellings and Visitor Accomodation

22.8.11 Any dwelling which does not comply with Rules 22.8.1 or 22.8.7 shall be a discretionary activity.

22.8.12 Any visitor accommodation in Key Activity Centre Precincts 1 (Core Retail) or 8 (Community Anchor/Town Square), as identified in Appendices 29A or 29B, located on the ground floor level, except for areas exclusively used for pedestrian access, reception/foyer areas, administration and/or food and beverage activities associated with the visitor accommodation.

Non-Complying Activities - Dwellings

22.8.13 Any residential activities in Key Activity Centre Precincts 1-4, 7 or 8 located on the ground floor level, except for any pedestrian entrance and any foyer area associated with the residential activity.

22.9 DEVELOPMENT WITHIN THE BUSINESS 2A ZONE, ROLLESTON

Permitted Activities — Development within the Business 2A Zone, Rolleston

22.9.1 Development in the Business 2A Zone shall be a permitted activity provided that the following condition is met:

22.9.1.1 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plans at Appendix 22 and Appendix 43, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.

22.9.1.2 In the Business 2A Zone identified on the Outline Development Plan in Appendix 43, landscaping, road connections, railway crossings, sidings and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plan at Appendix 43. The roads shall be constructed in general accordance with the road reserve widths specified in Appendix 43.

Controlled Activities — Development within the Business 2A Zone, Rolleston

22.9.2 Any outdoor storage of materials within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a controlled activity.

22.9.3 The matters the Council has reserved control over are:

22.9.3.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.

Restricted Discretionary Activities – Development within the Business 2A Zone, Rolleston

22.9.4 The creation of impermeable surfaces within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a restricted discretionary activity.

22.9.5 Under Rule 22.9.4 the Council shall restrict the exercise of its discretion to consideration of:

22.9.5.1 Any actual or potential effects to the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.

Discretionary Activities – Development within the Business 2A Zone, Rolleston

22.9.6 Any activity which does not comply with Rule 22.9.1 shall be a discretionary activity.

22.10 RETAILING WITHIN THE BUSINESS 2A ZONE, ROLLESTON

Permitted Activities — Retailing and Related Activities within the Business 2A Zone, Rolleston

22.10.1 The following shall be a permitted activity:

22.10.1.1 In Precinct 1 of the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 22 any retail activity undertaken from an allotment in the Business 2A Zone at Rolleston as depicted on the Outline Development Plans at Appendix 22 provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m^2, whichever is the lesser.

22.10.1.2 In Precincts 2, 3 and 4 of the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 22:

(a) Any ancillary retail activity undertaken from an allotment provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m^2, whichever is the lesser;

(b) Service stations;

(c) Trade Suppliers;

(d) Food and beverage outlets, up to a maximum gross floor area of 150m^2;

(e) Ancillary offices.

22.10.1.3 In the Business 2A Zone at Rolleston as depicted on the Outline Development Plan at Appendix 43:

(a) Any ancillary retail activity undertaken from an allotment provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m^2, whichever is the lesser;

(b) Service stations;

(c) Trade Suppliers;

(d) Large Format Retail activities up to 17,000m^2 (GFA) and Trade Retail activities up to 10,000m^2 (GFA) in the location as stated in Appendix 43, excluding Supermarkets and/or Department Stores;

(e) Food and beverage outlets, up to a maximum gross floor area of 150m^2, except that in the Large Format Retail area as shown in Appendix 43 a tenancy limit shall not apply for up to a maximum total area of 1,000m^2 GFA;

(f) Ancillary offices.

Discretionary Activities — Retailing and Related Activities within the Business 2A Zone, Rolleston

22.10.2 Any activity which does not comply with Rule 22.10.1.1 shall be a discretionary activity.

Non-complying Activities - Retailing and Related Activities within the Business 2A Zone, Rolleston

22.10.3 Any activity which does not comply with Rules 22.10.1.2 or 22.10.1.3 shall be a non-complying activity.

22.11 RETAILING IN ODP NEIGHBOURHOOD AND LOCAL CENTRES WITHIN THE BUSINESS 1 ZONE

22.11.1 Any retailing activity within a neighbourhood centre as identified on an ODP contained in Appendices 37 and 38 within either Rolleston or Lincoln with a total retail floor space in excess of 2000m^2 or individual retail tenancy area greater than 350m^2 GFA shall be a non-complying activity.

22.11.2 Any retailing activity within a local centre as identified on ODP contained in Appendices 37 and 38 within either Rolleston or Lincoln with a total retail floor space in excess of 450m^2 or individual retail tenancy area greater than 350m^2 GFA, shall be a non-complying activity.

Note: Rule 22.11 does not apply to the Neighbourhood Centre identified in Appendix 37- Outline Development Plan Area 7, as it is located within the Lincoln Key Activity Centre - refer Rule C13.2 also.

22.12 CAFES AND LUNCHBARS WITHIN THE BUSINESS 2B ZONE IN LINCOLN

Permitted Activities – Café and Lunchbars within the Business 2B Zone in Lincoln

22.12.1 The following shall be a permitted activity provided that the following conditions are met:

22.12.1.1 Any cafes/lunchbars located within the Business 2B zone with a gross floor area of less than 150m^2

Discretionary Activities – Café and Lunchbars within the Business 2B Zone in Lincoln

22.12.2 Any activity which does not comply with Rule 22.12.1.1 shall be a discretionary activity.

22.13 DEVELOPMENT WITHIN THE BUSINESS 1 ZONE, WEST MELTON

Permitted Activities – Development within the Business 1 Zone, West Melton

22.13.1 Development within the Business 1 zone at West Melton shall be a permitted activity provided that the following conditions are met:

22.13.1.1 Any group of commercial or retail activities shall not exceed a total combined maximum Gross Floor Area of 3,000m^2;

22.13.1.2 Any retail or commercial tenancy, excluding restaurant or café activities, shall not exceed a Gross Floor Area of 350m^2;

Discretionary Activities – Development within the Business 1 Zone, West Melton

22.13.2 Any activity which does not comply with Rules 22.13.1.1 or 22.13.1.2 shall be a discretionary activity.

Reasons for Rules

Contaminated Sites

Contaminated land contains certain substances at concentrations which may affect people's health or well-being. Effects may be through direct exposure, e.g. touching contaminated soil, or indirect exposure by being absorbed in drinking water or food grown on contaminated soil.

The activities listed in Rule 22.1.1 are activities which are most likely to expose people to either direct or indirect exposure to contaminated land. The Building Act 2004 can require certain mitigation measures to be put in place before a building is erected on contaminated land. However, this Act does not apply to activities that do not involve erecting a building (such as growing food crops) or activities ancillary to buildings, such as outdoor recreation.

Contaminated Site Register

The Council has a register of sites which may have contaminated land, because of past activities on the site. These sites should be tested prior to the activities listed in Rule 22.1.1 taking place. If a site is on the Council register, it will be noted on any LIM (Land Information Memorandum) issued for the site.

PLEASE NOTE – the register is not a comprehensive list. There are likely to be additional contaminated sites in the District which are not on the register, particularly if the activity in the past did not require to obtain any permit or licence.

Keeping of Animals

Some control over animals (excepting domestic pets) in the Business zones is needed because of the potential of being in close proximity of residential neighbours in the adjoining Living zone(s) and to protect the prevailing amenity values of Business zones.

The undertaking of intensive livestock production (factory farms) and the boarding, rearing and breeding of animals do, in most cases, have adverse environmental effects which are incompatible with anticipated environmental outcomes for business areas. They will also largely be incompatible with the range of activities that may be undertaken in the Business 1 and 1A zones, which tend to be more retail or commercial in nature. It is on this basis that any activity involving the boarding, rearing and breeding of animals is required to be assessed as a non complying activity. These activities may be allowed, depending on the scale of the particular activity and conditions upon which it is undertaken.

However for the Business 2 Zone, which is more industrial in nature, such activities need approval only as a discretionary activity. The need for a Resource Consent is on the basis that significant areas of this zone are in close proximity to a Living zone.

Special provision is made for the Business 3 Zone in Lincoln which focuses on the primary activities of education and research.

Aircraft Movements

An airport or other facilities for regular take off and landing or aircraft or helicopters is not compatible with the amenity values of the adjoining or nearby Living zones due to effects of aircraft noise, vibration and night lighting. It is therefore appropriate that any proposal to establish an airport (for example a helipad) be a non complying activity so controls can be imposed on establishing such facilities in the Business zones.

There are some instances, however, where the effects of aircraft taking off or landing can be tolerated for a short period of time. For example, if a helicopter is used to assist in construction work on a building. Rule 22.3 is designed to accommodate these 'one off' events without requiring a resource consent.

The rule also provides for the take off and landing of aircraft for emergency purposes or law enforcement. Section 342 of the Resource Management Act provides for emergency work but not law enforcement. The temporary and (hopefully) infrequent nature of this work and the importance it has to the health, safety and well-being of people and communities is considered to mitigate and outweigh any adverse effects on residential amenity values.

Noise

One of the general characteristics of the Business zones is their close proximity to residential areas (Living zones). In most situations there is a shared common boundary with a Living Zone. Residents in the Living zones expect to be able to enjoy a relatively quiet noise environment without being disturbed by constant and excessive noise from commercial and industrial-type activities within the Business zone areas. Also, the owners and/or workers within the Business zones should not be subjected to excessive outdoor noise levels arising from activities undertaken on adjoining or nearby properties also in the same zone.

Rule 22.4 sets the noise limits for permitted activities in the Business zones. The rules are largely based on existing sound levels generally being experienced in these industrial areas so the "noise environment" will not differ markedly with the implementation of these noise limits.

The lower day time noise limit for the Business 1 & Living zones (50 dBA) as opposed to that for the Business 2 Zone (55 dBA) acknowledges that the former zone is the commercial centre of the settlement where people tend to congregate and becomes the focus of public life. It is therefore appropriate that a lower noise limit applies to this zone so to ensure that the amenity levels are not unduly compromised. The same issues do not apply to the Business 2 Zone which are more industrial in nature and therefore do not engender themselves to be places where the public would want to congregate other than for business purposes.

In respect of the Business 3 Zone at Lincoln, the overall ambience of these education and research facilities means that the noise levels being the same as the Business 1 & 1A Zones is appropriate. The Business 3 Zone also shares a common boundary with a Living zone.

Noise effects within the West Melton Business 1 Zone are managed in a manner that is consistent with the adjoining Living 1 Zone in order to avoid adverse nuisance effects. Activities within the zone that operate during the stated hours and satisfy the outdoor area setback and prescribed noise standards are provided as a permitted activity. Failure to accord with the noise performance standards will generate a discretionary activity resource consent. Any activity seeking to operate after 11pm is also a restricted discretionary activity, recognising that night time activity may be appropriate in certain circumstances. Smaller scale activities seeking to operate after 11pm or certain development configurations may result in insignificant or no adverse effects on neighbours, depending on the particular circumstances, whereas larger scale activities or certain other development configurations may result in potential adverse effects on residential neighbours. The requirement for resource consent will enable a case by case assessment of activities that may seek to operate at night in the West Melton Business 1 Zone.

Irrespective of any rules in the Plan, there is a duty (under Section 16 of the Act) on all persons not to make 'unreasonable noise'.

Emergency services may be located in business areas close to the communities they serve. In these situations it may be impractical from an operational sense for emergency sirens to comply with noise standards and still achieve their function in alerting the community of an emergency and they have therefore been given an exemption. The fact that such sirens operate on an infrequent rather than continuous basis in part mitigates potential noise effects. In all other aspects of the emergency service operation must still comply with Rule 22.3.

Vibration

Vibration is an adverse effect on the environment, especially in residential areas. Activities likely to have regular vibration effects such as quarrying, mining or airports are not permitted activities in the Business zones, therefore they need a resource consent.

Vibration limits are based on New Zealand Standards.

Light Spill

Light spill from activities into adjoining properties can disturb the sleep patterns of nearby residents and reduce their privacy. Activities undertaken on adjoining properties within the same Business zone could likewise be adversely affected. However any such effects would likely be of a lesser consequence due to the expected predominance of non residential activities undertaken in these zones. Rule 22.6 sets a maximum amount of light spill for permitted activities to avoid these effects.

Activities which have greater light spill may be allowed with the granting of a resource consent, if the light spill will not adversely affect adjoining properties.

Outdoor Storage

Rule 22.7 manages adverse effects on the amenity values from the outdoor storing goods and materials. These effects also include dust nuisance from the stockpiling unconsolidated excavated material. The visual effects in the Business zones pertain primarily when the property is viewed from the road rather than between neighbours.

With the internal boundaries of adjoining properties, whether they be residential or non residential, any issues associated with the shielding of outdoor storage areas is best dealt with by neighbours arriving at a solution that suits best both parties. Issues involving boundary fences between adjoining properties is dealt with in the Fencing Act which does not involve Council at the regulatory level.

However for the Business 2 Zone the Council believes that screening of storage areas is required only on sites located along Strategic Roads, Arterial Roads and where they are opposite a Living zone. These three situations are the more sensitive areas in terms of visual considerations for passing motorists and local residents respectively.

Temporary Military Training

Rule 22.8 provides for Temporary Military Training Activities. Such activities have some potential to create adverse environmental effects, but the nature of the activity is unique in terms of other land uses and is temporary in nature. The accompanying restrictions on duration, building, excavation, sensitive sites and noise are expected to mitigate any significant adverse effects on the environment.

Dwellings

Additional controls within the West Melton Business 1 Zone are provided to ensure that any effects associated with dwellings within this environment are managed appropriately. Rule 22.9.5 requires any dwelling within the zone to be subject to the Living 1 Zone rules and assessment to ensure that the density of development is appropriate with respect to the adjoining residential land uses and the character of West Melton, to ensure the avoidance of adverse reverse sensitivity effects and to ensure a level of amenity for future business zone residents. Failure to accord with the restricted discretionary activity Living 1 Zone rules for dwellings within the West Melton Business 1 Zone requires a discretionary activity resource consent to enable a full assessment to be undertaken.

One cause of potential reverse sensitivity effects is the location of dwellings in industrial areas of the District. Often these houses are originally established for custodial or security purposes but are subdivided and sold off when no longer required for that purpose. A problem arises if the new owner complains about the nature of existing operations in the area. To avoid the potential for reverse sensitivity effects, the Council shall provide for custodial accommodation in the Business 2 Zone as a controlled activity and for other houses as a discretionary activity. In terms of custodial houses, the Council shall reserve control over methods to remove or decommission the dwelling in the event of it no longer being required for custodial or security purposes.

Retailing within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

At the present point in time it is considered neither necessary nor appropriate to have additional retailing activities in that Business 1 Zone bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place in Rolleston, given that the existing Business 1 Zone within central Rolleston is not yet at capacity.

Development within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

The reasons for the Outline Development Plan, and the access restriction rule, are to establish and place restrictions on legal access for vehicles to the zone, and to identify those areas where access restrictions are imposed. This is to address any potential adverse traffic effects of the zone by limiting access to the zone to one point on Rolleston Drive, located approximately 300 metres, and not less than 260 metres, from the legal State Highway boundary.

Development within the Business 2A Zone at Rolleston

The reasons for the restriction on activities (outdoor storage of materials and the establishment of impermeable surfaces) occurring within 5m of the existing primary shelterbelt is to ensure appropriate mechanisms are in place to maintain the health of the existing primary shelterbelt in instances where development occurs in close proximity to the existing primary shelterbelt.

Retail Floor Areas within Business 1 Zoned Neighbourhood and Local Centres identified on ODPs

Whilst the Business 1 Zone rules also apply to Neighbourhood and Local Centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility, and accordingly need to complement the existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level. Accordingly, such Neighbourhood Centres, as identified by the ODPs should:

Range in size, but generally be 1,000m^2 – 2,000m^2 total floorspace and include:

- Up to 15 shops, with a maximum retail tenancy of 350m^2 GFA; and provide
- A limited range of community facilities.

Local centres, as identified by the ODPs, should range in size, but generally be up to 450m^2 total floorspace and include:

- 1 – 5 shops, with a maximum retail tenancy of 350m^2 GFA; and provide
- A limited range of community facilities.

Café and Lunchbars within the Business 2B Zone at Lincoln

The reason for the restriction on retail floor space for café and lunchbars within this zone is to make sure that these type of stores cater for the needs of the Business 2B zone and not the whole of Lincoln, so that it complements the existing Town Centre and Neighbourhood Centre hierarchy that has been created in Lincoln.

Development within the Business 1 Zone, West Melton

A maximum Gross Floor Area for individual tenancies within the West Melton Business 1 Zone has been restricted to 350m^2 to ensure the scale and function of any future developments within the zone is consistent with the size of the town it is serving. An exemption to this restriction is provided for restaurants and cafes in recognition that these activities will not undermine the viability of other town centres, commercial nodes or Business 1 zones. A maximum Gross Floor Area of 3,000m^2 also applies to the West Melton Business 1 Zone to ensure the size and function of the centre is commensurate to West Melton and does not contribute to any adverse retail distribution effects.

PART C

23 BUSINESS ZONE RULES — LANDSCAPE MANAGEMENT, ALPINE VILLAGES

23.1 LANDSCAPE MANAGEMENT, ALPINE VILLAGES (BUSINESS 1A ZONE ONLY)

Permitted Activities

23.1.1 Any activity in the Arthurs Pass and Castle Hill Alpine Villages shall be a permitted activity if the following conditions are met:

Building Materials

23.1.1.1 Not less than 80% (by area, but excluding windows) of the wall cladding of any building or structure shall be in the following materials:

(a) Timber; and

(b) In the case of Castle Hill, stone in a natural and unworked form.

The glass used in windows shall not have been manufactured or be treated in a way that will enhance its reflectivity (beyond that inherent in ordinary window glass).

Colour

23.1.1.2 The paint or colour used on the exterior surfaces of any building or structure shall have a reflectivity value between 0 and 37% inclusive.

Note: for the purposes of Rule 23.1.1.2 the reflectivity (or reflectance) value shall be as determined by the manufacturer of the paint or coloured material. Where that information is not available the value shall be that for a paint or colour having a manufacturer-determined reflectance that closely resembles, in both shade and surface gloss, the paint or colour used.

Roof Design

23.1.1.3 Any principal building shall have:

(a) A minimum roof pitch of 40 degrees over at least 70% of the plan area of the building; and

(b) A gable end or ends.

Fences

23.1.1.4 Any fence erected shall be either:

(a) Temporary netting fencing erected to contain stock, pets or children; or

(b) Fencing required under the Health and Safety in Employment Act 1992 or the Fencing of Swimming Pools Act 1987.

Signs

23.1.1.5 Any sign erected shall:

(a) Relay only information on products or services sold on the site or information relating to the site on which it is located; and

(b) Not exceed 1m in height if the sign is freestanding; or

(c) Not protrude beyond the framework of the structure if the sign is attached to a structure.

Earthworks

23.1.1.6 Any area of land disturbed by earthworks shall be covered in the intended construction material or be landscaped and revegetated.

Restricted Discretionary Activities

23.1.2 Any activity which does not comply with Rule 23.1.1 shall be a restricted discretionary activity, which shall not be notified and shall not require the written approval of affected parties.

23.1.3 Under Rule 23.1.2, the exercise of discretion shall be restricted to consideration of:

23.1.3.1 The effects of the activity on the landscape values of the area.

23.1.3.2 Whether the proposed activity reflects the design of any heritage buildings or general heritage values of the area.

23.1.3.3 The cost to the applicant and practicality of modifying the proposed activity to better complement the landscape values of the area.

23.1.3.4 Any compensatory works proposed to enhance the landscape values elsewhere in the village and the appropriateness of this work as a mitigation measure.

23.1.3.5 For principal buildings erected, the appropriateness of the design of the building in relation to the ‘chalet or alpine theme’ of the village.

Note

If any part of Rule 23.1 imposes more stringent controls than another rule for the Business zones, Rule 23.1 shall take precedence.

Reasons for Rules

The Castle Hill village is located in a part of the District that has special ecological, aesthetic and amenity values.The low population levels in these areas, compared with elsewhere in the District assists in retaining these values. Rule 23 seeks to ensure that where intensive settlement does occur, the associated buildings and infrastructure are designed, as much as practicable, to complement the surrounding environment.

The building rules are more stringent for Castle Hill village than for other settlements in the District. This is because Castle Hill village was developed to a specific building design plan. The "alpine chalet" theme at Castle Hill was identified by residents in a Council survey (April 1999) as adding significantly to the amenity values of the village and therefore it is appropriate that this building theme is continued and enhanced.

In Rule 23.1.1.2, a condition on the colour of buildings and structures is based on a reflectivity scale. Most paint charts will give a reflectivity value for any hue. Hues with reflectivity values of 37% or less include dark shades of greens, reds, browns, blues and greys. It is the reflectivity of colours, rather than the hue that makes them ‘stand out’. This method will therefore result in a more appropriate outcome while providing more flexibility on colour choice.

PART C

24 BUSINESS ZONE RULES - SUBDIVISION

Notes

1 The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).

2 If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.

3 If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under sections 104, 104B and 104D of the Act.

4 Rule 11 applies to the subdivision of land, within the meaning of section 218 of the Act.

5 The design of any road, vehicle accessway, right of way or vehicle crossing must comply with Rule 17: Roads and Transport.

6 Any earthworks associated with subdivision of land must comply with Rule 14: Earthworks.

7 Erecting any dwelling or other building on any land must comply with Rule 16: Buildings, Rule 18: Utilities or Rule 22: Activities.

8 Attention is drawn to the provisions of any other relevant zone/activity rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those rules, then application for consent will also need to be made in respect to those rules.

9 Underlined words are defined in Part D of the Plan.

10 The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from Transit New Zealand. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.

11 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.

24.1 SUBDIVISION – GENERAL

Restricted Discretionary Activities — Subdivision – General

24.1.1 A subdivision of land, which is not a subdivision under Rules 24.2 or 24.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 24.1.3.

24.1.2 Any subdivision subject to Rule 24.1.1, and which complies with Rule 24.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 24.1.4 following Table C24.1.

24.1.3 Standards and Terms

Access

24.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Corner Splays

24.1.3.2 The corner of any allotment at any road intersection within a Business zone shall be splayed with a rounded minimum radius of 6m.

Water

24.1.3.3 Any allotment created is supplied with a reticulated water supply which complies with the current New Zealand Drinking Water Standard; and

Effluent Disposal

24.1.3.4 Any allotment created in: Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston or Southbridge is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

24.1.3.5 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

24.1.3.6 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m; and

24.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C24.1; and

Outline Development Plan

24.1.3.8 Any subdivision within an area that is subject to an operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan. Any subdivision to create a Neighbourhood or Local Centre shall have a consent notice registered on the titles indicating that the District Plan controls relating to those sites are to be those applying to the Business 1 zone.

Prebbleton

24.1.3.9 In the Business 1 zone at Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19.

Rolleston

24.1.3.10 In that part of the Business 2 Zone located south of Jones Road, Rolleston, as depicted on the Landscape Development Plan at Appendix 28, no subdivision of land shall take place until all of the landscape planting, irrigation system, and fencing shown on the Landscape Development Plan on that allotment is completed.

24.1.3.11 In the Business 2A Zone road connections and pedestrian links shall be provided generally in accordance with those locations identified on

the Outline Development Plans at Appendix 22 and Appendix 43. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 22 (and where any conflict occurs with Rule E13.3.1 these cross sections shall take precedence) or the road reserve widths specified in Appendix 43. Furthermore, lots created which abut Hoskyns Road in Precinct 2 as shown on the Outline Development Plan at Appendix 22 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

24.1.3.12 In the Business 2A Zone street plantings shall be planted in new roads in accordance with the following requirements:

- A planting strip of not less than 1 metre in width shall be established within the roadside berm on each side of the road;
- A planting strip shall be established occupying the full width of any median within a boulevard road;
- Planting shall consist of the species listed in Groups A, C and D in Appendix 21;
- Planting in any service berm shall consist of grass and/or Group D plantings only;
- Group A trees shall be planted in the outer berm at a provision of not less than one tree for every 20 metres of road length;
- Grassed breaks in the planting of the outer berm shall be provided to enable crossing between a parked car and the footpath;
- All plants shall be of the following maximum spacings:
- Group C – 1.5 metre centres;
- Group D – 700mm centres.

24.1.3.13 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plans at Appendix 22 and Appendix 43, and the principal building shall be landscaped to the following standards:

Landscape Treatment One

(a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.

(b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.

(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

(d) The landscaping shall consist of one or more of the following species:

- Macrocarpa
- Leyland cypress
- Radiata pine
- Kahikatea
- Totara

(e) At the time of planting trees shall be a minimum height of 1 metre and at a maximum spacing of 3 metres.

Landscape Treatment Two

(a) The landscaping shall be planted along the Business 2A Zone side of the common boundary

(b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 6.5 metres.

(c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

(d) The landscaping shall consist of one or more of the following species:

- Macrocarpa
- Leyland cypress

- Radiata pine
- Kahikatea
- Totara

(e) At the time of planting trees shall be a minimum height of 1 metre and at a maximum spacing of 3 metres.

Landscape Treatment Three

(a) The existing primary shelter belt along Railway Road shall be retained along the full extent of the Business 2A Zone boundary in this location

(b) The existing primary shelterbelt shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

(c) A secondary planting strip consisting of the species Leyland cypress shall be located to the west of the existing primary shelterbelt on the opposite side of Railway Road in generally that location as identified in the Outline Development Plan at Appendix 22.

(d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 8 metres.

(e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

Landscape Treatment Four

(a) Trees shall be planted along the Business 2A Zone side of the common boundary.

(b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 8 metres.

(c) At the time of planting, trees shall be a minimum height of 2 metres, and at a maximum spacing of 3 metres.

(d) Trees shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

(e) The trees planted shall consist of one or more of the following species:

- Macrocarpa
- Leyland cypress
- Radiata pine
- Kahikatea
- Totara
- Pittosporum

Note: Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plans at Appendix 22 and Appendix 43 except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 in respect of road or rail crossings that require breaks in the existing primary shelterbelt or future secondary planting strip along Railway Road, and breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4, and Rule 17.2.2 in respect of vehicle accessways which require breaks in the proposed screening treatment along the Hoskyns Road frontage identified as Precinct 4.

24.1.3.14 i) Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 22 within Precinct 3 shall be retained until such time as the new planting required by Rule 24.1.3.13 achieves a minimum height of 3 metres in that identified location.

ii) Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 22 between Precinct 2 and 4 shall be retained until the new planting required along the Hoskyns Road boundary of Precinct 4 by Rule 24.1.3.13 achieves a minimum height of 3 metres in that identified location.

24.1.3.15 In the Business 2A Zone at the time subdivision consent is sought for the creation of the 'Boulevard Road' within Precinct 2 as depicted on the Outline Development Plan at Appendix 22, the upgrading of Hoskyns Road as depicted on the 'Hoskyns Road Upgrade Plan' included at Appendix 22, which includes an off-road shared cycleway/pedestrian link, must be provided for as part of the works associated with that subdivision.

Note: *The detailing of the intersection between Hoskyns Road and the proposed 'boulevard road' should be designed with regard to integrating the external cycle/pedestrian link with pedestrian and cycle routes on the internal road system.*

24.1.3.16 In the Business 2A Zone at the time that the first subdivision consent is sought within Precincts 2 or 3, each application must include an allotment that is to be set aside for the purposes of an Amenity Hub. This allotment is to be a minimum of 1000m^2 and is to be located generally in accordance with one of the locations identified on the Outline Development Plan at Appendix 22. The allotment shall be bounded on at least 50% of the length of its boundaries by public roads. The use of the allotment for the purpose of an Amenity Hub is to be secured by way of a consent notice being registered on the Certificate of Title for the allotment identified as the Amenity Hub site.

24.1.3.17 In the Business 2A Zone at the time subdivision consent is sought for any allotment that is to gain access to Hoskyns Road north of the proposed 'Boulevard Road' the upgrading of Hoskyns Road beyond that required by Rule 24.1.3.14 to the intersection with Maddisons Road

as depicted on the 'Hoskyns Road Stage 2 Upgrade Plan' included at Appendix 22 must be provided for.

24.1.3.18 Any subdivision of land within Precinct 2 of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22 shall provide for the upgrading of the Hoskyns Road/Maddisons Road intersection in accordance with the Traffic Design Group drawing 7030-3-5A dated 02/12/2008 "Proposed Intersection" as included at Appendix 22 prior to any new certificates of title being issued for land within this area.

24.1.3.19 In the Business 2A Zone at the time that the first subdivision consent is sought for land contained within Precinct 3, the secondary landscaping strip required by Landscape Treatment 3 must be planted prior to the commencement of works associated with the above subdivisions consent.

24.1.3.20 In Precincts 2 and/or 3 in the Business 2A Zone, before Certificates of Title can be issued for any subdivision that creates allotments that in total exceed 57ha, the upgrade of the Hoskyns Road / Jones Road intersection shall be provided in accordance with the 'Proposed Roundabout Jones Road and Hoskyns Road' Plan included at Appendix 22.

24.1.3.21 In the Business 2A Zone, at the time subdivision consent is sought for the creation of the new road within precinct 3 as depicted on the Outline Development Plan at Appendix 22, Railway Road shall be sealed to a point 50m north west of the zone boundary and 10m to the south east of the new access road.

Note: Rule 24.1.3.21 only applies to allotments used for business purposes, and excludes balance, utility or roading allotments.

West Melton Business 1 Zone

24.1.3.22 In the West Melton Business 1 Zone, any subdivision to create allotments to be utilised for residential purposes shall comply with the Living zone subdivision performance standards and accord with the minimum average allotment size of 1,000m^2 prescribed in Table C12.1 – Allotment Sizes.

Table C24.1 - Allotment Sizes

Township	Zone	Allotment Size Not Less Than
All Townships	All Business Zones	No average allotment size.
All Townships	Heritage Buildings listed in Appendix 3	Listed in Appendix 3. The building, curtilage and any other area needed to: • mitigate adverse effects; or • maintain the heritage values of the site
All Townships	Community Reserves, Community Facilities and Point Strips	No minimum area

24.1.4 Matters over which the Council has restricted the exercise of its discretion:

Access

24.1.4.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety and traffic flow on the State Highway or Arterial Road; and

(b) The design and location of the vehicle accessway and vehicle crossing; and

(c) Whether access to the allotment(s) can be obtained off another road which is not a State Highway or Arterial Road either directly or by an easement across other land.

Corner Splays

24.1.4.2 Under Rule 24.1.3.2 the Council shall restrict its discretion to consideration of:

(a) Effects on the efficient functioning of any road, and the safety of road users; and

(b) The effect on the amenity of surrounding allotments.

Water

24.1.4.3 The provision of water for fire fighting; and

24.1.4.4 In relation to any new bore to provide a potable water supply:

(a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and

(b) The need for the protection zone to be confined to within the boundaries of an allotment; and

(c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Solid Waste Disposal

24.1.4.5 The appropriateness of the proposed facilities for solid waste collection or disposal, considering:

(a) The number of allotments; and

(b) The type of accommodation (permanent or holiday); and

(c) The distance to a public solid waste collection service or disposal facility.

Utility Cables

24.1.4.6 Whether any utility cables shall be laid underground.

Telephone and Power

24.1.4.7 Whether telecommunication and electricity connections shall be made available to any allotment; and, if not, the mechanism(s) used to alert prospective buyers of an allotment that these connections are not installed to.

Stormwater Disposal

24.1.4.8 The method(s) for disposing of stormwater; and

24.1.4.9 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and

24.1.4.10 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

24.1.4.11 In the Business Zones at Coalgate, Dunsandel and Darfield:

(a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Roads, Reserves and Walkways/Cycleways

24.1.4.12 The provision, location, co-ordination, layout and formation of all roads and vehicular accessways and walkways/cycleways; and

24.1.4.13 The provision, location, co-ordination, layout and formation of any land required for reserves, which is to comply with the "Criteria for Taking Land Instead of Cash" clause of the "Reserves Specific Issues regarding Development Contributions Assessment" in the Development Contribution Policy of the 2006-2016 LTCCP; and

24.1.4.14 The provision of footpaths, lighting and street furniture; and

24.1.4.15 Any landscaping and tree planting required in the road reserve, recreational reserves, and the margins of cycleways/walkways.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rules 24.1.4.12 to 24.1.4.15.

Point Strips

24.1.4.16 Where in the course of subdivision a new road, cycle way or pedestrian link is constructed and vested that will or could provide frontage to other land, that other land (with subdivision potential) can be separated from the new road, cycle way or pedestrian link by a point strip, and an agreement will be entered into by the first subdivider with the Council, to ensure the benefiting owner pays a fair share towards the cost of providing the frontage road, cycle way or pedestrian link.

The point strip(s) will transfer to Council on the deposit of the Plan for each stage of the subdivision.

The point strip agreement sets the amount to be paid, which will be updated from the date of signature of the agreement by the Consumers Price Index. Such agreements will be held by the Council and can be identified by the link strip separating the subsequent property from frontage to the road, cycle way or pedestrian link.

Point Strips may also be required to prevent access to any road. See Rule 24.3.2.8.

Special Sites

24.1.4.17 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) any mitigation to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

24.1.4.18 If the land to be subdivided contains an ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:

(a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site, which are identified in the District Plan; and

(b) Any proposed mitigation measures to lessen any adverse effects on the site; and

(c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision; and

(d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site or features on the site.

Size and Shape

24.1.4.19 The size and shape of allotments in accordance with Rules 24.1.3.6 and 24.1.3.7; and

24.1.4.20 The size and shape of allotments for the subdivision of a heritage building or site listed in Appendix 3.

24.1.4.21 Whether subdivision in the Business 2A Zone creates a lot or lots which are of a suitable size and dimension to facilitate the development of an Amenity Hub to serve the day to day needs of employees and is generally in one of those locations in each precinct shown on the Outline Development Plan attached at Appendix 22.

Utilities and Facilities

24.1.4.22 The design, siting, layout and construction of any roads, reserves, or other utilities or facilities which shall either:

(a) Vest in Selwyn District Council as owner or manager; or

(b) Connect to any road, reserve or other utility which is owned, managed by or otherwise vested in Selwyn District Council; and

24.1.4.23 For other utilities and facilities:

(a) The method(s) by which the operation, maintenance, repaired and any upgrades to those systems shall be managed; and

(b) The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rule 24.1.4.22.

Construction of any Works

24.1.4.24 Any measures to mitigate potential adverse effects on people or other parts of the environment from all engineering works associated with preparing land, creating allotments, and installing associated utilities.

Fencing

24.1.4.25 Any measures to avoid or mitigate the potential adverse visual effects of 1.8 metre high (or higher) solid fencing being erected along road boundaries where subdivisions “back onto” roads.

Easements

24.1.4.26 Any easements or other mechanism(s) needed to obtain or maintain legal access to land or utilities.

High Voltage Transmission Lines

24.1.4.27 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves

24.1.4.28 Whether esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;

24.1.4.29 Whether any esplanade reserve will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Prebbleton

24.1.4.30 In the Business 1B zone at Prebbleton, no allotment has vehicular access directly onto Springs Road, except for:

(a) a road or indicative road identified on an Outline Development Plan in Appendix 19; or

(b) any allotment(s) that are wholly contained within the Banham and Tapp Outline Development Plan in Appendix 19, and containing an existing dwelling that utilises an existing vehicular access onto Springs Road.

Rolleston

24.1.4.31 The extent to which failure to provide a pedestrian linkage identified in Appendix 23 will result in increased use of private motor vehicles within Rolleston;

24.1.4.32 The degree to which pedestrian and cycle access throughout Rolleston may be enhanced from an efficiency and amenity perspective through the provision of cycleways and walkways;

24.1.4.33 The need to provide linkages (road, cycle, walkways) to schools, business areas, community facilities and reserves to ensure that the town develops in an integrated manner;

24.1.4.34 The need to provide for pedestrian and cycle movement within the road reserve;

24.1.4.35 The extent to which failure to provide walkways/cycleways may result in a loss of opportunity to enable non-vehicular access by children to and between residential areas, schools and community facilities;

24.1.4.36 The need for local reserves;

24.1.4.37 The extent to which failure to provide walkways/cycleways may result in a loss of pedestrian safety and amenity;

24.1.4.38 The design guidelines contained in Appendix 23;

24.1.4.39 The extent to which a failure to conform with the roading pattern identified in Appendix 23 will adversely affect:

(a) ease of access within and an efficient road network throughout Rolleston

(b) bus routes

(c) the ability of nearby landowners also to conform with the indicative roading layout and the degree to which access (actual or potential) to nearby properties may be changed or compromised.

24.1.4.40 The extent to which a failure to provide a linkage will adversely affect the future integration of Rolleston in terms of ease of vehicular and non-vehicular access to and between residential areas, business and community facilities.

Discretionary Activities – Subdivision – General

West Melton Business 1 Zone

24.1.5 Any subdivision which is subject to Rule 24.1.1 which complies with all standards and terms in Rule 24.1.3, except Rule 24.1.3.22 shall be a discretionary activity.

Non-Complying Activities — Subdivision – General

24.1.6 The following activities shall be non-complying activities:

24.1.6.1 Any subdivision which is subject to Rule 24.1.1 and does not comply with 24.1.3, except as provided for in Rule 24.1.5.

24.2 SUBDIVISION – BOUNDARY ADJUSTMENTS

Note: If a boundary adjustment completed under 24.2 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.

Restricted Discretionary Activities — Subdivision – Boundary Adjustments

24.2.1 Any subdivision to adjust the boundaries between existing allotments shall be a restricted discretionary activity if it complies with the following standards and terms:

24.2.1.1 All allotments subject to the boundary adjustment are adjoining or separated by a road, railway line, vehicular accessway or waterbody

(excluding aquifers); and

24.2.1.2 No additional allotments are created as a result of the boundary adjustment; and

24.2.1.3 The area of any allotment after the boundary adjustment has not decreased the smallest allotment existing after the boundary adjustment by an area greater than 15% of that of the smallest allotment prior to the boundary adjustment (except where any such allotment is for the purpose of corner rounding or access to a road); and

24.2.1.4 Each allotment has legal access to a formed, legal road.

24.2.1.5 The corner of any allotment at any road intersection within a Business zone shall be splayed with a rounded minimum radius of 6m.

Note: If the subdivision complies with Rules 24.2.1.1 to 24.2.1.5, it shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.2.2.

24.2.2 Matters over which the Council has restricted the exercise of its discretion:

Access

24.2.2.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety or traffic flow on the State Highway or Arterial Road; and

(b) Any alternative roads that may be used for access; and

(c) The design and siting of the vehicle accessway or vehicle crossing.

Corner Splays

24.2.2.2 Under Rule 24.2.1.5 the Council shall restrict its discretion to consideration of:

(a) Effects on the efficient functioning of any road, and the safety of road users; and

(b) The effect on the amenity of surrounding allotments.

Water

24.2.2.3 In relation to any new bore to provide a potable water supply:

(a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and

(b) The need for the protection zone to be confined to within the boundaries of an allotment; and

(c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Size and Shape

24.2.2.4 The proposed size and shape of the allotments altered by the boundary adjustment considering:

(a) The actual or proposed use of the site; and

(b) The effects of adjoining land uses on the site; and

(c) Whether, as a result of the boundary adjustment, an allotment may be created which is too small to enable a dwelling to be erected on it as a permitted activity in the district plan and, if so, the mechanism used to inform any prospective purchaser of any such allotment.

Note: In using its discretion under Rule 24.2.2.4(c), the consent authority shall consider a dwelling of 150m^2 in gross floor area for compliance with District Plan rules.

Stormwater Disposal

24.2.2.5 The methods for disposing of stormwater;

24.2.2.6 Any adverse effects of stormwater disposal on any land drainage scheme administered by the Selwyn District Council; and

24.2.2.7 The quantity and rate of stormwater discharged in to any land drainage scheme administered by the Selwyn District Council.

Special Sites

24.2.2.8 If any allotment subject to the boundary adjustment contains or adjoins:

(a)
- Any waterbody (excluding aquifers); or

(b)
- Any site listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:

- Any effects (adverse or beneficial) which the boundary adjustment may have on these values of the site, as identified in the District Plan; and
- Any proposed mitigation measures to lessen any adverse effects on these values; and
- Whether public access to the site is desirable and, if so, where and how this may be improved as part of the boundary adjustment; and
- Whether the proposed size and shape of the allotments are appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.

Utilities

24.2.2.9 Any new or upgraded utilities required to any allotment as a result of the boundary adjustment; and

24.2.2.10 Whether any utility cables shall be laid underground; and

24.2.2.11 The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into or work in conjunction with, utilities or facilities which are owned or managed by Selwyn District Council; and

24.2.2.12 For services and facilities which are not to vest in Selwyn District Council:

(a) The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and

(b) The method(s) by which prospective purchasers of any allotment are to be informed of any fiscal or managerial responsibilities they have for those utilities or facilities; and

24.2.2.13 Measures to avoid, remedy or mitigate any adverse effects of constructing or upgrading utilities or facilities on surrounding residents or other parts of the environment.

Easements

24.2.2.14 Any easements or other mechanisms needed to obtain legal access to land or utilities.

High Voltage Transmission Lines

24.2.2.15 Where any part of the lands in respect of which boundary adjustments are proposed lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any allotment all or part of which will lie within that corridor or distance.

Esplanade Reserves and Strips

24.2.2.16 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12.

Non-Complying Activities — Subdivision – Boundary Adjustments

24.2.3 The following activities shall be non-complying activities:

24.2.3.1 Any subdivision to adjust boundaries which does not comply with Rule 24.2.1 shall be a non-complying activity.

24.3 SUBDIVISION — ACCESS, RESERVE AND UTILITY ALLOTMENTS

Controlled Activities — Subdivision – Access, Reserve and Utility Allotments

24.3.1 Subdivision of land to create allotments used solely for:

- Access (including roads and esplanade reserves); or
- Esplanade strips; or
- Protection of sites with special ecological, cultural or heritage values, archaeological sites, or outstanding landscapes; or
- Utility structures and utility buildings;
- Stopbanks

shall be a controlled activity which need not be notified or served on the persons prescribed in regulations (except where any part on an allotment intended to be used for utility structures lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines. In that case, and subject to s94(2) of the Act, notice of the application shall be served on the appropriate network utility operator). The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.3.2.

Subdivision of land to create allotments used solely for utility buildings and utility structures shall be a controlled activity, which shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.3.2.

24.3.2 Matters over which the Council has restricted the exercise of its discretion:

Access

24.3.2.1 Whether any allotment(s) created by the subdivision require(s) legal access to a legal, formed road; and

24.3.2.2 If legal access is to be to a State Highway or Arterial Road listed in Appendix 7:

(a) Any adverse effects, including cumulative effects, on traffic safety and flow; and

(b) Whether access can be obtained of an alternative road; and

(c) The design and siting of any vehicle accessway or vehicle crossing.

Size and Shape

24.3.2.3 The size and shape of any allotment created by the subdivision considering:

(a) The proposed use of the site; and

(b) Any adverse effects of surrounding land uses on the site.

Special Sites

24.3.2.4 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) the setting aside of esplanade strips or other methods to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

24.3.2.5 If the land to be subdivided contains an ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:

(a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site identified in the District Plan; and

(b) Any proposed mitigation measures to lessen any adverse effects on these values; and

(c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision;

(d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.

(e) The results of any consultation with the New Zealand Historic Places Trust Pouhere Taonga and the local Rūnanga.

Utilities

24.3.2.6 Whether any allotment created by the subdivision needs to be supplied with any utilities or services and, if so:

(a) The standard of each utility service provided; and

(b) Whether any utility cables shall be laid underground; and

(c) The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into, or work in conjunction with utilities or facilities which are owned or managed by Selwyn District Council, and

(d) For services and facilities which are not to vest in Selwyn District Council:

- The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and

- The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Easements

24.3.2.7 Any easements or other mechanisms needed to obtain legal access to land or other utilities.

Point Strips

24.3.2.8 The creation of any 200mm wide allotment to deny access onto a particular road for traffic safety purposes.

High Voltage Transmission Lines

24.3.2.9 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves and Strips

24.3.2.10 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;

24.3.2.11 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Reasons for Rules

Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to ensure new allotments have appropriate facilities and features to house new buildings. The district plan continues to manage these effects at subdivision stage because:

(a) The ‘public’ expectation is that if an allotment is purchased, it can be built on – especially in townships.

(b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves.

Rule 24.1 identifies the facilities and other conditions necessary to ensure allotments in each township are suitable for building on. The plan recognises, in Rules 24.2 and 24.3 that some allotments are not subdivided to house new buildings. Rule 24.2 provides separate, less stringent conditions, for the alternation of boundaries between adjoining allotments, where no new allotments are created. The subdivisions provided for in Rules 24.1 and 24.2 are recognised as having more potential effects on the environment than those in Rule 24.3.

Rule 24.1.3.22 requires any subdivision within the West Melton Business 1 Zone to accord with the Living Zone subdivision performance standards, including the minimum average allotment size of 1,000m^2. This is to ensure that the density of sections to accommodate dwellings is consistent with the scale of residential development within the township. Failure to accord with the Living Zone subdivision rules necessitates a discretionary activity resource consent to enable a full assessment to be undertaken to consider the effects of any sections being created to accommodate dwellings on existing activities established within the zone as well as adjoining Living zones.

Rules 24.1 and 24.2 make subdivision a restricted discretionary activity if the activity complies with all relevant standards and terms. The resource consent application is not notified and does not require the written approval of affected parties. These rules are slightly different from the more common controlled activity for two reasons:

(a) The consent authority has the discretion to decline ‘inappropriate’ proposals. Given that the subdivision rules offer increased flexibility for developers in the design and servicing of their subdivisions than was previously the case, this is considered necessary and reasonable.

(b) A controlled activity is required, under the Act, to be approved. This sometimes resulted in an ‘inappropriate’ proposal being approved with conditions imposed that, in effect, meant the consent could not be given effect to in terms of the original application (that is, the consent

authority was actually declining the application). A restricted discretionary classification avoids this situation.

Outline Development Plans are required in a number of circumstances where the area to be developed is large, or is in multiple ownership. The purpose of Outline Development Plans is to ensure coordinated development, particularly in terms of roading, pedestrian and cycle links; to improve subdivision design; to assist with staging of subdivision; identifying the location of green space and reserves and access points to the adjoining road network; avoidance of adverse effects; and the retention of any key natural features or physical infrastructure.

As urban growth pressures increase, the integration of land use and transport planning to ensure that new developments are accessible, permeable and connected to adjoining land and transport networks is paramount for sustainable and efficient development. Point strips and are a method of ensuring that development of land that is in one ownership is able to be connected to adjoining land that also has subdivision potential. Point strips are commonly utilised for road connections, but can also be applied to cycle ways and pedestrian links. Point strips are also a method of restricting access for safety reasons.

PART D

DEFINITIONS

INTRODUCTION

This section lists the meaning of underlined words used in this plan, in alphabetical order. Where reference is made to an interpretation provided in a particular Act, and is marked with an asterisk (*), the meaning is provided at the end of this section to assist readers.

Words and phrases defined in section 2 of the Act take the same meaning for the purposes of this Plan.

Any singular definition includes the plural and vice versa.

KEY ACTIVITY CENTRES AND SPECIFICALLY IDENTIFIED BUSINESS 2A ZONES/PRECINCTS:

This Definitions section contains some definitions that apply to the Key Activity Centres ("KACs") identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43.

(It should be noted that the general definitions apply to Precinct 1 of the Appendix 22 Business 2A Zone.)

Where there are two different definitions applying, e.g. a retail definition general and a retail definition specifically for the KACs and the identified B2As/Precincts, both definitions appear with explanatory notes as to which definition applies where.

A

Access means that area of land over which lawful vehicular and pedestrian access is obtained to a legal road.

Accessway: see Vehicle accessway.

Accessory building: means any building which is separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or to the use of a site. In respect of land used for a residential activity "accessory building" extends to include a sleepout (but not a family flat), garage or carport (whether freestanding or attached to any other building) shed, glasshouse, fence over 2 metres in height, swimming pool or similar structure. Accessory buildings also include implement sheds, storage sheds, and commercial glasshouses and packing facilities which generate less than 15 equivalent car movements/day (refer to the definition of Equivalent Car Movements Per Day).

Act: means the Resource Management Act 1991.

Active Frontage: means buildings where the ground floor level features glazing, windows or doors which allow views into the premises. It refers to that part of the building with glazing occupying the entire area between 1m and 2m in height, as a minimum.

Agrichemical: means any substance or mixtures of substances, whether inorganic or organic, biological, man-made or naturally occurring, modified or in its original state, that is prepared or manufactured and used to eradicate or control flora and fauna. This includes any pesticide, herbicide, fungicide, insecticide, piscicide, vertebrate pest control chemical, or other biocide, or any genetically modified organism or animal remedy classified under the Hazardous Substances and New Organisms Act 1996 and the Agricultural Compounds and Veterinary Medicines Act 1997. For the avoidance of doubt, it does not include fertilisers or lime and other soil conditioners, or animal effluent.

Airport: means any land intended or designed, to be used, whether wholly or partly, for the landing, departure and movement of aircraft.

Allotment: has the same meaning as in section 218 of the Act. *

Amenity Hub: in relation to the Business 2A Zone means a recreation reserve and potentially associated development intended to serve the day to day recreation and convenience needs of employees. An Amenity Hub shall include a recreation reserve with a minimum area of 1000m^2. It may also include retail/service activities (such as but not limited to a bakery, café, dairy, takeaway bar, child care and learning centre, or fitness centre) that serve the day to day needs of employees within the surrounding area. Any such associated retail/service activity shall be located adjacent to or opposite, if separated by a road, the recreation reserve required.

Amenity Planting: means any tree or trees planted in the immediate vicinity of a house or principal building, primarily to provide shelter or aesthetic appeal. Amenity plantings include any woodlot, orchard or vineyard planted in close proximity to a house or principal building, primarily to supply the residents on-site. The total area of any woodlot, orchard or vineyard which is classed as amenity planting shall not exceed 4 ha.

Amenity Values: has the same meaning as defined in section 2 of the Act.

Ancillary Offices: means any office activity forming part of and being incidental to a principal permitted or consented activity on the same allotment, and which forms an inseparable part of the business occupying the allotment and which occupies no more than 25% of the principal activity.

Ancillary Retail: means any retail activity forming part of and being incidental to a principal permitted or consented activity on the same allotment.

Antenna: means that part of a communication facility used for the transmission or reception of signals including the antenna mounting but not including any supporting mast, pole or similar structure. This definition includes any dish antenna.

Archaeological site: has the same meaning as in section 2 of the Historic Places Act 1993. *

Arterial Road: means any road identified as an arterial road in the road hierarchy classification as listed in Appendix 7. They connect areas of district importance not already provided by State Highways. Arterial roads connect the districts townships and other important places and activities together, including across district boundaries. Arterial roads are subject to tighter access controls than collector and local roads to promote efficient traffic flow.

Automotive and Marine Suppliers: means a business primarily engaged in selling automotive vehicles, marine craft, accessories to and parts for such vehicles and craft, and without limiting the generality of this term, includes suppliers of:

- boats and boating accessories;
- cars and motor cycles;
- auto parts and accessories;
- trailers and caravans;
- tyres and batteries; and
- any other goods allowed by any other definition under 'trade supplier'.

B

Boarding of Animals: includes the use of any land or building for the boarding or care of animals which do not permanently reside on the site. It includes veterinary hospitals or clinics which provide overnight accommodation for ill or recuperating animals.

Boundary: includes any legally defined boundary of a site, allotment or property.

– Internal boundary: means any boundary of a site other than a road boundary

– Road boundary: means any boundary of a site with a legal road (formed or unformed) or any boundary which is contiguous to a boundary of a road designation.

Building: means any structure or part of any structure whether permanent, moveable or immoveable, but does not include any of the following:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes
- Any fence or wall of up to 2m in height
- Any structure which is less than 10m2 in area and 2m in height
- Any vehicle, trailer, tent, caravan or boat which is moveable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the facility for its intended use)
- Any utility structure.

Building Line: means an identified line which requires new buildings to be placed along a boundary to determine a clear front and back. Building lines apply to any new development within the Outline Development Plans in Appendix 29C(i) and Appendix 29C(ii).

Building Suppliers: means a business primarily engaged in selling goods for consumption or use in the construction, modification, cladding, fixed decoration or outfitting of buildings and without limiting the generality of this term, includes:

- glaziers;
- locksmiths; and
- suppliers of:
  - awnings and window coverings;
  - bathroom, toilet and sauna installations;
  - electrical materials and plumbing supplies;
  - heating, cooling and ventilation installations;
  - kitchen and laundry installations, excluding standalone appliances;
  - paint, varnish and wall coverings;
  - permanent floor coverings;
  - power tools and equipment;
  - safes and security installations;
  - timber and building materials; and
  - any other goods allowed by any other definition under 'trade supplier'.

C

Carehome: an old people’s home or home for the care of people with special needs excluding a hospital.

Catering Equipment Suppliers: means a business primarily engaged in the selling or supplying of catering, foodservice and hospitality equipment

Collector Road: means any road identified as a collector road in the road hierarchy classification as listed in Appendix 7. Their prime role is to distribute and collect local traffic within and between neighbourhood areas. In some situations they may link smaller rural communities to the arterial road network. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide.

Commercial Service: means a business providing personal, property, financial, household, private or business services to the general public as a commercial activity and includes, but is not limited to:

- airline and entertainment booking services;
- betting shops;
- copy and quick printing services;
- customer banking facilities;
- customer postal services;
- counter insurance services;
- credit unions, building societies and investment co-operatives;
- drycleaning and laundrette services;
- electrical goods repair services;
- footwear and leather goods repair services;
- hairdressing and beauty salons and barbers;
- key cutting services;
- money lenders;
- real estate agents and valuers; and
- travel agency services.

Community Facilities: means places available to the public for the purpose of community activities and includes but is not limited to public playgrounds, recreational halls, community centres, libraries, conference centres, community halls, information centres and public swimming pools.
In Precinct 8 of the Rolleston Key Activity Centre only, the following activities are also permitted within a Community Facility building/s, in addition to those listed above:

- Movie theatre/s
- Meeting and training facilities and business support services
- Food and Beverage

Contaminated Land: includes any land which contains hazardous substances at concentrations above recognised guidelines which pose or are likely to pose an immediate or long term risk to human health and/or the environment.

Commercial rearing: in relation to livestock means the breeding and/or rearing and sale of animals and birds for financial gain.

Community Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002. *

Community Market: means a market which is community based, and run by a non profit organisation. This organisation shall have a committee consisting of the usual office holders, including but not limited to a chair, secretary and treasurer and shall hold an annual general meeting. A Community Market shall be no larger than 500m2 with no more than 35 stalls.

Comprehensive Residential Development: shall only apply to the Living L1A5 zone in Prebbleton.
In Prebbleton it means 8 or more residential units clustered, planned and designed in an integrated and comprehensive manner. Comprehensive residential development applies where all required land use and subdivision consents are submitted concurrently or where the required landuse consent for comprehensive residential development is submitted and approved prior to a subdivision consent being submitted for the same.

Comprehensive Medium Density: See Medium Density definition

Cycleway: See Pedestrian-cyclist link

D

dBA: means A-frequency-weighted sound pressure level in decibels relative to a reference sound pressure of 20 micropascals. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Decibel (dB): is the term used to identify 10 times the logarithm to base 10 of the ratio of two like quantities proportional to intensity, power or energy. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Department Store: means that which is defined in ANZSIC code 4260.

Design speed: in respect to roads is the speed used for the design of geometric features of a road carriageway that influence vehicle operation. Design speed should not be less that the 85th percentile speed (which is known as the operating speed).

Detention Centre or Prison: means land or buildings used in whole or in part for the assembly, corrective training, housing or incarceration of persons convicted of offences or on remand and includes (without limitation):

- a prison, corrective training institution or police jail establishment under the Penal Institutions act 1952
- a “Habilitation Centre” as defined in section 2 of the Criminal Justice act 1985;
- a periodic detention centre established under section 126 (I) of the Criminal Justice act 1985; or of, any like facility.

Development: for the purpose of determining development contributions, development means any subdivision or other development that generates a demand for reserves, network infrastructure, or community infrastructure but does not include the pipes or lines of a network utility operator.

Development Contribution: has the same meaning as in section 197 of the Local Government Act 2002. *

Disposal: includes any activity associated with the permanent discarding of material which is spent, worthless or in excess. For the purposes of the land use rules for hazardous substances, disposal does not include the application of hazardous substances in accordance with the manufacturer’s instructions. For the purposes of the land use rules for waste generation, storage and disposal, disposal does not include: the deposition of inert fill on to land from another site, for the purposes of landscaping, levelling or recontouring land, filling holes or depressions, preparing building sites or other construction work.

Domestic pets: means any domesticated bird or animal bred, reared and/or kept on a site for the purposes of a pet or security; other than any donkey, pig, rooster or peacock.

Drive through facility: means a retail activity where goods are sold to customers whom remain within their vehicle and for the purpose of determining car parking the queue length shall be provided from the first point of contact, usually where orders are placed.

Note: In the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43, a drive through facility is not a retail activity – see applicable Retail Activity definition.

Dwelling: means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m2, except where the Plan has separate provisions that apply specifically to family flats.

A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.

Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.

E

Earthworks: include any disturbance to, or excavation, removal or deposition of, soil, earth, or any other mineral derived from the ground.

Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any pre-school.

Elderly Residential Care: means any facility and associated ancillary services providing care for the elderly. For the purposes of Rule 10.13 (Elderly Residential Care – Living 1A Zone at Lincoln) it does not include hospital care, or similar, in a full nursing care licensed rest home.

Emergency Services: means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.

Engineering Code of Practice: means the Selwyn District Council Engineering Code of Practice dated 20 February 2012, and includes any amendment to, or replacement of the Code of Practice, which shall have legal effect as part of the plan.

Equivalent Car Movements Per Day"	
1 car to and from the property	= 2 equivalent car movements
1 truck to and from the property	= 6 equivalent car movements
1 truck and trailer to and from the property	= 12 equivalent car movements

Esplanade Strip: means a strip of land created by the registration of an instrument in accordance with section 232 of the Act for a purpose or purposes set out in section 229 of the Act.

F

Family Flat: means any dwelling up to 70m^2 in gross floor area, excluding garaging, which is located on the same site as an existing dwelling and the family flat is occupied by a member of the same immediate family as a person residing in the main dwelling on the site. A family flat may be attached to either the dwelling or an accessory building, or be free-standing.

Farming and Agricultural Suppliers: means a business primarily engaged in selling goods for consumption or use in the business operations of primary producers or in animal husbandry and without limiting the generality of this term, includes:

- equestrian and veterinary suppliers;
- farming and horticultural equipment suppliers;
- seed and grain merchants;
- stock and station outlets; and
- suppliers of any other goods allowed by any other definition under ‘trade supplier'.

Food and Beverage: means a retail activity involving the sale of food and, or beverages prepared for immediate consumption on or off the premises including restaurants, taverns, cafes and takeaway bars but does not include supermarkets, dairies or bottle stores.

Note: In the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43, Food and Beverage is not a retail activity – see applicable Retail Activity definition.

Freestanding Sign: includes any sign which stands upright without having to be attached to any building, post or other structure and which can be readily moved.

Front Building Façade: applies to a dwelling and refers to the elevation which most directly faces the road or right of way from which the site is accessed.

Furniture and Lighting Outlets: means the use of land or building primarily for the sale of furniture and/or lighting equipment. Small Format means less than 450m^2 GFA. Large Format means 450m^2 GFA or more.

G

Garden and Patio Suppliers: means a business primarily engaged in selling goods for permanent exterior installation or planting and without limiting the generality of this term, includes:

- garden centres;
- landscape suppliers; and
- suppliers of:
  - bark and compost;
  - clothes hoists and lines;
  - conservatories, sheds and other outbuildings;
  - fencing, gates and trellises;
  - firewood;
  - garden machinery;
  - outdoor recreational fixtures and installations;
  - monumental masonry;
  - patio furniture and appliances;
  - paving and paving aggregates;
  - statuary and ornamental garden features;
  - swimming and spa pools; and
  - any other goods allowed by any other definition under ‘trade supplier'.

Green Waste: includes any compostable vegetative material, including but not limited to: weeds and garden waste, spoiled crops and tree prunings.

Gross Floor Area (GFA): means the sum of the total area of all floors of any building. It shall be measured from the exterior faces of the exterior walls or from the centre line of any wall separating adjoining buildings. For the purpose of calculating parking requirements GFA shall exclude any required parking and loading areas provided within a building.

Ground Level: means the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new building work on the land has commenced.

H

Hazardous Substance: includes, but is not limited to, any substance as defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. *

Health Care Services: means land and or buildings used for the provision of services relating to the physical and mental health of people and or animals including: vets, general practices, medical centres, and dentists, in addition for the purposes of calculating car parking requirements, includes a hospital.

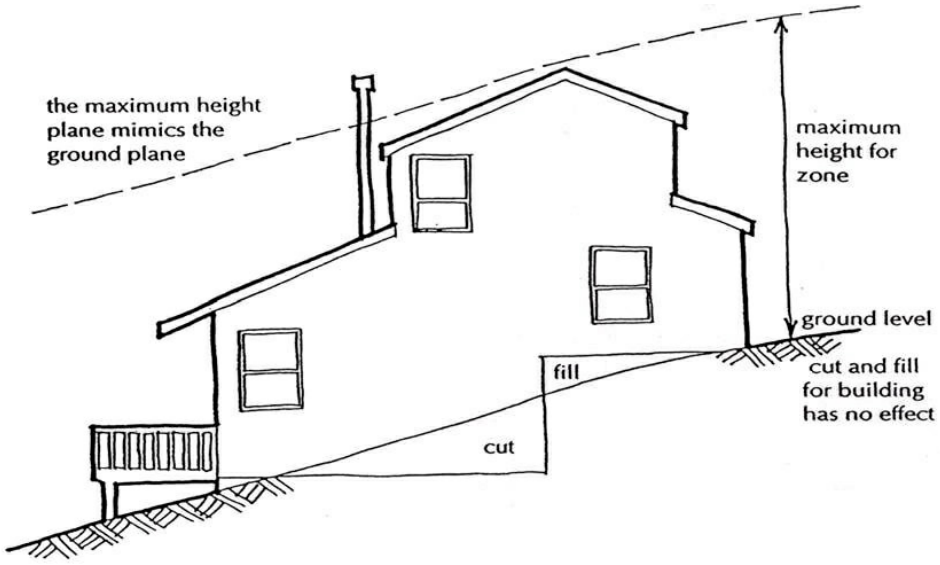
Height: in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.

For the purpose of calculating height in any zone, no account shall be taken of any:

- Radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m.
- Chimney or flue not exceeding 1m in any direction.
- Utility, or part of a utility with a horizontal dimension less than 25mm.
- Lift shaft, plant room, water tank, air conditioning unit, ventilation duct and similar architectural features on any building in the Business zones (except the Business 2A Zone) provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2m.
- Lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, cooling towers, chimney stacks, water tanks and similar architectural features on any building in the Business 2A Zone provided that the maximum height normally permitted by the rules is not exceeded by more than 5m and no more than 10% of the plan area of a building.

Measurement of Height:

For the purpose of applying rules in relation to height, the following diagram may be used to understand the application of the height rule.



Hire Services: means a business primarily engaged in the hiring of machinery and equipment and includes:

- servicing and maintenance of hire equipment
- storing of hire equipment.

But excludes:

- premises for the hire or loan of books, video, DVD and other similar home entertainment items.

Historic Heritage: means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- archaeological:
- architectural:
- cultural:
- historic:
- scientific:
- technological; and

Includes-

- historic sites, structures, places, and areas; and
- archaeological sites; and
- sites of significance to Māori, including Wāhi tapu; and
- surroundings associated with the natural and physical resources.

I

Improved Pasture: for the purposes of administering indigenous vegetation clearance rules, improved pasture shall mean an area of pasture where species composition and growth has clearly been modified and enhanced for livestock grazing by cultivation or topdressing and over-sowing, or direct drilling, and where exotic pasture species are obvious.

Indigenous Vegetation: means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes, coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.

Industrial Activity: means any activity involving the manufacturing, production, processing, assembly, disassembly, packaging, servicing, testing, repair and/or warehousing of any materials, goods, products, machinery or vehicles, but excludes mining, mineral exploration and quarrying.

Note: This definition does not apply in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43 – see definition below.

Industrial Activity (in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43): means any activity involving the manufacturing, production, processing, assembly, disassembly, packaging, servicing, testing, repair and/or warehousing of any materials, goods, products, machinery or vehicles, but excludes Service Stations, Garages and Workshops.

Industrial Clothing and Safety Equipment Suppliers: means a business primarily engaged in the sale or supply of personal protective equipment, workwear and related safety products and services.

Intensive Livestock Production: means the use of land and buildings for the commercial rearing and management of livestock where the viability of that activity is not dependant upon the soil fertility of the land on which that activity is undertaken.

Internal Boundary: refer to Boundary.

K

Kitchen: means a room or indoor area, the principal purpose of which is the preparation and cooking of food. A kitchen will generally include a sink bench, and a means of cooking food such as a stove, gas or electric cooker, or microwave (or have the facilities for the installation of these).

L

L_{10}: means the L_{10} exceedence level, in A-frequency-weighted decibels, which is equalled or exceeded ten percent of the total measurement time.

Lake: has the same meaning as defined in section 2 of the Act.

Landscaping: means the visual improvement of an area through designed live planting of trees, shrubs and ground cover for amenity purposes and may include provision of physical features such as paving, art and seating. For the purposes of this definition, landscaping does not include the re-contouring of land by removing or displacement of earth or soil, or any earthworks associated with the erection or installation of a wall.

Large Format Retail: means any individual retail tenancy with a gross floor area (GFA) of 450m^2 or more - refer to applicable definition of Retail Activity.

Ldn: means the night-weighted sound exposure level in dBA also known as the day-night average sound level and is the 24 hour sound exposure level in A-frequency weighted decibels (dBA) for any day with the period 10pm to 7am the following day "weighted" by 10 dB to represent the increased sensitivity of people to night-time noise. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Leq: means the sound level averaged over a stated time period which has the same A-weighted sound energy as the time varying sound during the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

L_{max}: means the maximum A-frequency-weighted sound level (dBA L_{max}) during a stated time period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Local Centre: is a small grouping of convenience stores (in the order of 1-5 stores) servicing residents' day-to-day retailing requirements and predominantly draws people from a localised area.

Local Road: means a road that is not intended to act as a main through route for motorised vehicle traffic as their primary network function is to provide property access, and they generally have lower traffic volumes. Any road in the district that is not specifically identified in this Plan as a State Highway, Arterial or Collector road is a 'local road'. New Local roads are further classified into the following sub categories.

- **Local Business Road (includes cul de sacs):** means a local road that serves a commercial or industrial area within a business zone in the district. These roads can be different in nature and of a higher standard, compared to a residential local road, as they need to cater for larger and heavier vehicles with their increased demands on vehicle manoeuvring, parking and property access.

- **Local Major Road:** means a local road that connects to collector and arterial roads (and other local roads). They are likely to form part of a wider network of connected roads of a similar standard that extends over an urban area. Council's urban design terminology refers to these roads as "local area Streets"

- **Local Intermediate Road (includes cul de sacs):** means a local road with low traffic volumes and speeds and primarily provides only for property access in urban areas, while maintaining some degree of connectivity best suited for walking and cycling between streets. The Councils urban design terminology refers to these as "neighbourhood streets",

- **Local Minor (includes cul de sacs):** means a local road that primarily provides for property access. Local minor roads are referred to as "resident's streets" Local minor roads are required to maximize street amenity in a space shared by all road users and have a low speed environment (less than 50km/hr).

M

Maintenance of gardens lawns or public spaces: means carrying out any work to preserve existing gardens lawns or public spaces in such a way that the scale or nature of the gardens lawns or public spaces is not altered. Maintenance does not include upgrading.

Medium Density: means residential development at a higher density than standard low-density residential development of detached dwellings on sections typically larger than 550m^2. Medium Density Development has to be located within a medium density area identified on an operative Outline Development Plan in a Living Z zone, or within the Business 1 Zone.

The Selwyn District Plan distinguishes between the two Medium Density types: 1.'Small-lot' Medium Density housing and 2. 'Comprehensive' Medium Density dwelling.

1. Small-lot Medium Density

Small –lot Medium Density dwellings means smaller, individually designed houses built on small sections that are a minimum of 400m^2. Small-lot Medium Density typologies include standalone units, semi-detached and/or duplex units.

2. Comprehensive Medium Density

Comprehensive Medium Density housing means four or more semi-detached or attached dwellings that are designed, clustered, and built in an integrated manner and built on a block of land identified for medium density housing on a Living Z Outline Development Plan or zoned Business 1.

***Note:** Please refer to the Medium Density Guide for illustrations of typologies anticipated in the Selwyn District.*

Mineral Exploration: has the same meaning as "exploration" in section 2 of the Crown Minerals Act 1991. *

Mining: has the same meaning as "mining" in section 2 of the Crown Minerals Act 1991. *

Monofill: Includes any landfill which is designed and operated to accept waste associated with one specific activity or form of waste. For the purposes of Rule VII, a monofill does not include any landfill which accepts hazardous waste.

N

Neighbourhood Centre: is a grouping of principally convenience stores (in the order of 6-15 stores) predominantly servicing the local communities weekly and day-to-day retail requirements.

Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;
- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

Network Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002.

Noise Limit: means a L10, Leq or Lmax sound level in A-frequency-weighted decibels that is not to be exceeded during a measurement sample time in a specific time-frame. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound and the 'Noise Measurement and Assessment' section within Part C - Introduction to Rules.

Noise Sensitive Activities:

- Residential activities other than those in conjunction with rural activities that comply with the rules in the plan;
- Educational activities including pre-school places or premises;
- Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- Hospitals, healthcare facilities and elderly persons housing or complex.

Noticeboard: means a structure or device upon which notices can be placed or attached that are of community interest, which are intended to be read by people stopping at the noticeboard rather than by people passing by.

Notional Boundary: means a line 20m from any side of a rural dwelling or the legal boundary where this is closer to the dwelling.

NZTA: the New Zealand Transport Agency

O

Office: a place where administrative, business, clerical or professional and, or management activities are conducted.

Office Furniture, Equipment and Systems Supplies: means a business primarily engaged in selling goods for office-type use or consumption, and includes suppliers of computers, copiers, printers, office furniture and other related equipment.

On-site Public Space: means de-facto public space occurring on private sites. This includes all places where the public may be present including visitor car parking areas, private lanes and accessways to buildings. It excludes areas such as service lanes for the delivery of goods.

Operating Speed: The speed at which motor vehicles generally operate (85th percentile speed) on a particular road. Where operating speeds are unknown they are assumed to be the posted speed limit plus 10km/hr.

Outdoor Display Area: For the purpose of calculating car parking requirements, outdoor display area shall include the area of any land within a site where goods are on display for sale.

P

Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.

Parking Buildings: means buildings used specifically for the lease or hire of car parking or for public car parking as the primary activity on the site, and which are not provided to fulfil the parking requirements of the Plan for any other on-site activity (other than in accordance with Appendix 13, Rules E13.1.2 and E13.1.3). Parking buildings are facilities that have multiple storeys.

Pathway: means a formed path for pedestrians and, or cyclists.

Pedestrian-cyclist link: means a green transport corridor for pedestrians and, or cyclists that for example links a road to a road, or a road to a reserve or facility. They are also known as 'walkway/cycleway links'. There is generally a pathway provided within the corridor for pedestrians and cyclists to share.

Pedestrian routes: means pathways physically separate from car movements that are exclusively for pedestrian usage.

Place of Assembly: means any land and building used for gathering of people. It does not include residential accommodation or places of work.

Plantation: means any group of trees planted on a site, whether intended to be harvested or not, which are not classed as amenity plantings or shelterbelts. A plantation may be comprised of exotic or indigenous species and includes but is not limited to: forests planted for harvesting, conservation, soil erosion control, pest or wilding tree management, and any orchard, vineyard or woodlot which does not comply with the definition of amenity planting.

Point Strip: means a strip of land adjoining the side or end of a road, the purpose of which is to prevent access to that road from land adjoining the point strip. Point strips may also be for the purpose of protecting the opportunity to achieve future transport links between adjoining blocks of land. Such a strip is usually (although not necessarily) about 200mm in width.

Posted Speed Limit: the legal and sign posted speed limit that applies to the road as per the Selwyn District Council Speed Limits Bylaw.

Preschool: means land or buildings used for care and/or education of more than 3 children who do not reside on-site and are under the age of 6 years.

Principal Building: includes any building or buildings which is/are used as part of the primary activity or activities on the site. Principal buildings include dwellings but do not include accessory buildings.

Professional Staff: includes registered medical practitioners, dentists, veterinary surgeons, physiotherapists, practice nurses or any other specialist employed at a health facility who patients may consult for medical advice.

Project: for the purpose of the land use rules for earthworks, the term 'project' includes all earthworks undertaken as part of, or ancillary to, the completion of one particular activity of the construction of a building or structure, whether that activity is undertaken or the building or structure is erected continuously or in discrete stages, and whether it occurs in one continuous area or is separated by land which is not disturbed by earthworks. For example: the construction of one road or track from destination (a) to (b) is one project, as is the disturbance of soil for geological surveys over an identified area.

Protected Tree: a tree or group of trees, which are of significance to the District, and are listed in the protected tree schedule in Appendix 4.

These trees fall into two categories:

- Category A: trees that have particularly high levels of significance, particularly in relation to heritage values, and score the highest under the evaluation criteria.
- Category B: trees that have significance for a range of reasons (e.g. landscape importance) and have a moderate score under the evaluation criteria.

Public Floor Area (PFA): means the sum of all floor areas or outdoor area available for the use of the general public in association with an activity, but excludes lift wells, stairwells, toilets, bathrooms and parking areas.

Public Transport Facility: means land and buildings, used for, or ancillary to, scheduled passenger transport services. This may include a public transport interchange, bus bays, taxi ranks, drop-off and pick-up points, park and ride facilities, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers, changing rooms and ancillary activities.

Q

Quarrying: means to take, mine or extract, by whatever means any rock, stone, gravel or sand existing in its natural state in land. "To quarry' has a corresponding meaning.

R

Radio Communication Facility: means any transmitting or receiving devices such as aerials, dishes, antenna, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.

Rear Service lane: means in medium density areas identified on an Outline Development Plan a rear service lane that provides vehicle access to a lot or dwelling that has a primary frontage to a public road. Rear service lanes can either be held as private Rights of Way or may be vested in Council as legal road and are to be formed in accordance with Table E13.4.

Recreational Facility or Recreational Activity: includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.

Relocated Building: includes any building that is removed from one site and relocated to another site, in whole or in parts. It does not include any new building which is designed for, or intended to be used on, a site but which is erected off the site, in whole or in parts, and transported to the site.

Research: means the use of land and buildings for the purpose of scientific research, inquiry or investigation, product development and testing, and consultancy and marketing of research information; and includes laboratories, quarantines, pilot plant facilities, workshops and ancillary administrative, commercial, conferencing, accommodation and retail facilities.

Residential Activity: means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include:

a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site
b) Emergency and/or refuge accommodation
c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site

Residential Activity does not include:

a) Travelling accommodation activities (other than those specified above)
b) Custodial and/or supervised living accommodation where the residents are detained on site.

Retail Activity: the use of land or buildings for displaying or offering goods for sale or hire to the public, including service stations. For the purposes of calculating car parking requirements, slow trade and bulk goods retail shall mean large goods which typically have a low turn-over such as building supplies, white wares, furniture and vehicles.

Note: This definition does not apply in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43 – see definition below.

Retail Activity (in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43): means the use of land and/or buildings for displaying or offering goods for sale to the public, including Small and Large Format Retail. It excludes food and beverage, drive through facilities, commercial services, service stations, garages and workshops, trade suppliers, and furniture and lighting outlets.

River: has the same meaning as defined in section 2 of the Act.

Road: shall have the same meaning as defined in section 315 of the Local Government Act 1974. * and shall include roads to be vested.

Road Boundary: refer to Boundary.

Rural Residential Activity: means residential units within the Living 3 Zone at an average density of between one and two households per hectare.

S

Secure: with respect to cycle parking, means that cyclists and their bicycles are not exposed to danger or harm; for example cycle parking is not located where manoeuvring vehicles could collide with a cyclist and or their parked bicycle; also that the cycle parks are not located where there is no visibility from a public space (i.e. a road or car parking area).

Service Station: means any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include any one or more of the following:

- The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;
- Mechanical repair and servicing of motors (including motor cycles, caravans, motor boats, trailers);
- Warrant of fitness testing;

- The sale of other merchandise where this is an ancillary activity to the sale of the motor fuel and vehicle accessories;
- Truck stops.

Except that for the purposes of calculating car parking requirements, the following may be separately assessed: Mechanical repair and servicing of motors (including motor cycles, caravans, motor boats, trailers), Warrant of fitness testing and or the sale of other merchandise where this is an ancillary activity to the sale of the motor fuel and vehicle accessories.

Note: This Service Station definition does not apply in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43 – see definition below.

Service Stations, Garages and Workshops (in the Key Activity Centres identified in Appendices 29A and 29B and the Business 2A Zones identified in Appendix 22 (Precincts 2-4 only) and Appendix 43): means any site which may include any one or more of the following activities;

a) retail sale of motor vehicle fuels, including petrol, LPG, CNG and diesel;
b) sale or hire of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts, trailers and other accessories normally associated with motor vehicles;
c) the mechanical repair/maintenance, servicing and cleaning of motor vehicles (other than heavy vehicles) and domestic garden equipment but not panel beating, spray painting and heavy engineering such as engine reboring and crankshaft grinding;
d) truck stops;
e) inspection and certification of motor vehicles;
f) the ancillary sale of other goods for the convenience and comfort of service station customers;

but shall not include any industrial activity.

Setback: means the minimum prescribed distance between the exterior face of the building and the boundaries of its site. The following intrusions are permitted into any setback area:

a) Eaves being no more than 600mm wide.
b) Any porch, windbreak, chimney, external stairway or landing being no more than 1.8m long and extending no more than 800mm into the setback area.
c) Any utility structure attached to an existing building or structure located in a setback from a waterbody provided that it does not protrude more than 1.5m from that existing building or structure.

Shelterbelt: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s). Shelterbelts are not more than 20 metres in width and are not clearfelled.

Sign: means any device or structure which is visible from any public space and is used to: identify any site or building; provide directions or information; or promote any goods, services, or forthcoming event. A sign does not include any window display, or property identification signs which do not exceed an area of 0.2 m^2 (including rural numbers, dairy company numbers, street/road numbers/property names and property owners' names as long as those property identifiers do not include any advertising).

Silent File Area: includes any land which is listed in Appendix 5 and shown on the Planning Maps as a Silent File Area.

Site: means an area of land or volume of space:

- Held in a single certificate of title, or
- Comprised of two or more adjoining certificates of title held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or
- For which a separate certificate of title could be issued without further consent of the Council.

Small Format Retail: means any individual retail tenancy with a gross floor area (GFA) of less than 450m^2 - refer to applicable definition of Retail Activity.

Small-lot Medium Density: see Medium Density definition

Solid Waste: includes any material which is discarded as being spent, useless, worthless or in excess, and includes liquid or gaseous waste which is stored in containers.

Sound Exposure Level: means the A-frequency weighted sound pressure level in decibels which, if maintained consistent for a period of 1 second, would convey the same sound energy to the receiver as is actually received from a given noise event over the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Spiritual Activity: means land and/or buildings used for the public and/or private assembly of people primarily for worship, meditation, spiritual deliberation and ancillary community facilities of a non-commercial nature.

State Highway: means any road that is identified as a State Highway in the road hierarchy classification as listed in Appendix 7 and managed by the New Zealand Transport Agency. They are high capacity roads of national importance providing inter-district and regional links between significant transport destinations such as towns, cities, ports and other places of significance. State Highways are maintained to high standards to ensure they operate efficiently, including managing both road and property access to them through the New Zealand Transport Agency's powers under the Government Roading Powers Act. They are also subject to access controls in this Plan.

Subdivision Consent: has the meaning set out in section 87(b) of the Act.

Subdivision of Land: Subdivision of Land and **to subdivide land** have the meanings set out in section 218 of the Act.

Supermarket: means that which is defined in ANZSIC code 4110.

T

Telecommunication Facility: means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure, facility or apparatus intended for the purpose of effecting telecommunication.

Telecommunication Line: means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor and also includes any part of a line.

Temporary Accommodation: includes the use of any building to house any person for residential or business activities on a site, while construction work is being undertaken on the site. Temporary accommodation may be provided for persons occupying the site on which construction work occurs, or for persons involved in the construction work.

Temporary Activity: (including any associated buildings) means:

- Buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser.
- A community market, provided that it does not occur on any site for more than one day per week.
- Any other activity provided that it does not occur:
  • On any site for a period of not more than 15 consecutive hours in any 24 hour period and no more than twice per month, with a total of 12 occurrences in a 12 month period; or
  • On any site for a period which does not last longer than a total of 7 consecutive days at any one time and occurs on not more than 3 times at any one site in any 12 month period.

Temporary Military Training Activity: means a temporary activity undertaken for Defence Purposes. Defence purposes are those in accordance with the Defence Act 1990.

Temporary Sign: includes any sign erected to advertise an upcoming event of interest to the community, or any sign which advertises the products or services of a business or organisation which is associated with an activity on these sites on which the sign is erected. Any temporary sign shall not be erected on any site for more than 6 consecutive calendar months at any one time, or for a collective period of more than 6 calendar months in any 2 year period, except that for any school or church anniversary event the temporary sign may be displayed for up to 12 months prior to the event.

Tertiary Education: means the use of land and buildings for the purpose of facilitating tertiary education, training, development and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, communal, conferencing, accommodation, retail and recreational facilities.

Township: means an urban area within the District that comprise a Living zone(s) and in some situations a Business zone(s).

Trade Retail: means those activities falling within Division G, Group 391 (Motor Vehicle Retailing), Group 392 (Motor Vehicle Parts and Tyre Retailing), Group 400 (Fuel Retailing), Class 4212 (Floor Coverings Retailing), Class 4214 (Manchester and Other Textile Goods Retailing) and Group 423 (Hardware, Building and Garden Supplies Retailing) of the Australian and New Zealand Standard Industrial Classification (ANZSIC) 2006 (cat no. 1292.0) ("ANZSIC").

Trade Supplier: means a business engaged in sales to businesses and institutional customers and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following categories:

- automotive and marine suppliers;
- building suppliers;
- catering equipment suppliers;
- farming and agricultural suppliers;
- garden and patio suppliers;
- hire services (except hire or loan of books, video, DVD and other similar home entertainment items);
- industrial clothing and safety equipment suppliers; and
- office furniture, equipment and systems suppliers.

Tree: any woody perennial plant, typically with a distinct trunk (but sometimes multi-stemmed) from which branches arise well above ground level to form a crown, and includes other plants of a tree-like size and form such as palms.

U

Utility: includes the use of any structure, building or land for any of the following purposes;

(a) The generation, transformation and/or transmission of energy;
(b) Any telecommunication facility or telecommunication line;
(c) Any radio communication facility;
(d) The conveyance, storage, treatment or distribution of water for supply, including (but not limited to) irrigation and stockwater;
(e) The drainage, reticulation or treatment of stormwater, waste water or sewage;
(f) Transport infrastructure, including (but not limited to) roads, accessway, railways, airports and navigational aids;
(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions;
(h) Meteorological facilities for the observation, recording and communication of weather information.

Utility Building: includes any building or part of any building which is a utility or which is used principally to house or support a utility; and that building is $10m^2$ or more in gross floor area, and greater than 2.5m in height.

Utility Structure: includes any device, equipment or other facility which is used principally to house or support a utility including any antenna, mast, pole or pylon; or any structure housing a utility which is less than 10m2 in gross floor area, or less than 2.5m in height.

V

Vehicle Accessway: means any area of land, the primary purpose of which is to provide access between the body of any allotment(s) or site(s) and any road reserve. Accessway includes any rights of way, access lot, access leg or private road.

Vehicle Crossing: means the area within the road reserve over which vehicles move from the carriageway to a site. The width of a vehicle crossing shall be defined as the formed width at the property boundary. The length of the crossing is the distance from the edge of the carriageway to the property boundary.

Vehicle Crossing: includes any formed vehicle entrance or exit point from any site on to any road, and includes that part of the road boundary across which the vehicle access is obtained and any culvert, bridge or kerbing.

Vehicle Movement: means a single motor vehicle journey to or from a particular site. "Vehicle trip" has the same meaning.

Visitor Accommodation: means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a residential activity. Visitor accommodation may involve the sale of food and liquor to in-house guests.

W

Wāhi Taonga Management Area: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Management Area.

Wāhi Taonga Site: Wāhi Taonga Site: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site.

Walkway: See Pedestrian-cyclist Link

Waterbody: means fresh water or geothermal water in a river, lake, stream, pond (but excluding any artificial pond), wetland, or aquifer, or any part thereof that is not located within the coastal marine area.

Wetland: has the same meaning as defined in section 2 of the Act. *

Workbay: for the purposes of calculating parking requirements, shall be the area required for each motor vehicle in a space where it can be serviced and any area immediately surrounding the vehicle required for lifts / hoists that enable the vehicle to be worked upon. It is noted that any other floor area within the building surrounding the work bay shall be considered as retail, office or industrial as appropriate.

Legislation Referred to in the Definitions Section

Following are the sections of legislation referred to in the Definitions Section and marked by the asterisks (*). They do not form part of the Plan but have been included to be of assistance to readers.

Allotment: in section 218 of the Act.

“Means—

(a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
(i) The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
(ii) A subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or

(b) Any parcel of land or building or part of a building that is shown or identified separately—
(i) On a survey plan; or
(ii) On a licence within the meaning of Part I of the Companies Amendment Act 1964; or

(c) Any unit on a unit plan; or

(d) Any parcel of land not subject to the Land Transfer Act 1952.

(3) For the purposes of subsection (2), an allotment that is—

(a) Subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
(b) Not subject to that Act and was acquired by its owner under one instrument of conveyance—
shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.

[(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.]

Archaeological site: in section 2 of the Historic Places Act 1993.

“Means any place in New Zealand that—

(a) Either—

(i) Was associated with human activity that occurred before 1900; or
(ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and

(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Community Infrastructure: in section 197 of the Local Government Act 2002 means:

(a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and
(b) includes land that the territorial authority will acquire for that purpose.

Development Contribution: in section 197 of the Local Government Act 2002 means a contribution:

(a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and
(b) calculated in accordance with the methodology; and
(c) comprising— money; or land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or both.

Hazardous Substance: in section 2 of the Hazardous Substances and New Organisms Act 1996.

“Means, unless expressly provided otherwise by regulations, any substance -
a) with one or more of the following intrusive properties:
i) Explosiveness
ii) Flammability
iii) A capacity to oxidise
iv) Corrosiveness
v) Toxicity (including chronic toxicity)
vi) Ecotoxicity, with or without bioaccumulation; or

b) Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph (a) of this definition.”

Mineral Exploration: as “exploration” in section 2 of the Crown Minerals Act 1991.

“Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and ‘to explore’ has a corresponding meaning.”

Mining: as “mining” in section 2 of the Crown Minerals Act 1991.

“Means to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the

mineral or chemical substance; but does not include prospecting or exploration; and ‘to mine’ has a corresponding meaning.”

Network Infrastructure: in section 197 of the Local Government Act 2002 means:

“The provision of roads and other transport, water, wastewater, and stormwater collection and management.”

Road: in section 315 of the Local Government Act 1974.

“Means the whole of any land which is within a district, and which--

(a) Immediately before the commencement of this Part of this Act was a road or street or public highway; or
(b) Immediately before the inclusion of any area in the district was a public highway within that area; or
(c) Is laid out by the council as a road or street after the commencement of this Part of this Act; or
(d) Is vested in the council for the purpose of a road as shown on a deposited survey plan; or
(e) Is vested in the council as a road or street pursuant to any other enactment;--

and includes—

(f) Except where elsewhere provided in this Part of this Act, any access way or service lane which before the commencement of this Part of this Act was under the control of any council [[or is laid out or constructed by or vested in any council as an access way or service lane]] or is declared . . . by the Minister of Works and Development as an access way or service lane after the commencement of this Part of this Act [[or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988]]:
(g) Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;--

but, except as provided in [[the Public Works Act 1981]] or in any regulations under that Act, does not include a motorway within the meaning of that Act:

Wetland: in section 2 of the Act:

"Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions."

PART D/A

CANTERBURY EARTHQUAKE RECOVERY

D/A.1 WORKERS' TEMPORARY ACCOMMODATION FOR THE GREATER CHRISTCHURCH REBUILD

OBJECTIVE AND POLICIES

Note: The objective and policies in this section of the Plan are intended to provide a complete code for workers' temporary accommodation to which this section applies.

Objective

Suitable accommodation is available to meet the needs of workers supporting the rebuild of greater Christchurch following the 2010/11 earthquakes without creating significant effects over its duration or long term impacts beyond the rebuild period.

Policies

Providing for workers' accommodation for the greater Christchurch rebuild

A. To recognise the importance of the availability of workers' accommodation during the peak rebuild period of greater Christchurch by providing for workers' accommodation through:

- Permanent accommodation that is consistent with the long term outcomes anticipated for the locality; or
- Temporary use of permanent accommodation buildings where the temporary use will be discontinued by 31 December 2022 and the temporary use may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration; or
- Temporary buildings that will be removed in the period up to 31 December 2022 where the erection and use of buildings may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration.

Explanation and Reasons

An area of housing pressure in greater Christchurch is accommodating large numbers of people coming into greater Christchurch to work on the rebuild. The priority of this type of accommodation is recognised in the Recovery Strategy for greater Christchurch Mahere Haumanutanga o Waitaha. A range of accommodation types, sizes and locations will be required. There is likely to be substantial and short-term demand for a large number of temporary units during the peak rebuild period over a 5-10 year period up to the end of 2022.

Temporary use of permanent buildings for workers' temporary accommodation

B. To enable temporary use up to 31 December 2022 of accommodation and non-accommodation buildings where use of that building for workers' temporary accommodation will not result in significant adverse effects for that duration.

Explanation and Reasons

The temporary use of buildings such as motels, student accommodation, or commercial buildings provides a solution for workers' accommodation during the peak rebuild period.

Temporary buildings for workers' temporary accommodation

C. To manage the potential adverse effects of workers' temporary accommodation for the rebuild of greater Christchurch in accordance with the "Guideline for Temporary Accommodation for Workers" managing:

a) Decommissioning; and

b) Location and size of the development; and

c) Site layout and building design; and

d) On-site management.

D. To maintain the zone and neighbourhood characteristics anticipated in the longer term by requiring that before 31 December 2022, all temporary accommodation buildings be removed; all use for workers' temporary accommodation cease; and the site restored in accordance with a project decommissioning strategy and the "Guideline for Temporary Accommodation for Workers".

E. To ensure location choice and project design achieves quality living for occupants while avoiding, remedying or mitigating significant adverse effects on the characteristics of local neighbourhoods in accordance with the "Guideline for Temporary Accommodation for Workers".

F. To recognise that effective operation of workers' temporary accommodation contributes significantly to its quality and effects by requiring workers' temporary accommodation to be owned and managed as one development including on-site management in accordance with the "Guideline for Temporary Accommodation for Workers".

Explanation and Reasons

These policies seek to ensure that key matters are considered and addressed to achieve quality accommodation while managing the potential adverse effects on the location. Removal of the temporary buildings is critical to ensure a development does not have permanent effects on the environment. The *"Guideline for Temporary Accommodation for Workers"* outlines key considerations and possible responses for location choice, site layout, building design, effective decommissioning, and on-site management.

RULES

This section of the District Plan a complete code

1. The rules in this section of the District Plan provide a complete code for workers' temporary accommodation activities to which the rules in this section apply. The erection and/or use of a building for workers' temporary accommodation that is a permitted activity, controlled activity, restricted discretionary activity, non-complying activity or prohibited activity by virtue of these rules for workers' temporary accommodation, retains that status despite anything to the contrary in the district plan. No other provisions of the district plan (including objectives, policies, rules and other methods) apply to erecting and/or using workers' accommodation unless specifically referenced in this section.

Temporary use of permanent buildings for workers' temporary accommodation

Permitted Activity – Temporary Use Of Permanent Accommodation Buildings For Workers' Temporary Accommodation

2 The erection and/or use of any permanent accommodation building for temporary use for workers' accommodation is a permitted activity if the following standards and terms are met:

Standards and terms

i. At the time the temporary use commences, the permanent accommodation building complies with all relevant District Plan requirements or resource consent for that permanent use; and

ii The temporary use for workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

iii The temporary use for workers' temporary accommodation does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent; and

iv On-site management is provided for the workers' temporary accommodation.

Conversion from temporary use to a previous use

3 Within 12 months of the cessation of any temporary workers accommodation use of a site, the previous use of that site may be reinstated, provided that such reinstatement is in accordance with either:

i. an existing use certificate issued under section 139A of the RMA;

ii. or a resource consent issued under section 114 of the RMA; and

in relation to (i) and (ii) above, the certificate or resource consent was issued prior to conversion to workers accommodation and was still valid at the time of the conversion.

This reinstatement is permitted whether or not the certificate or resource consent would have otherwise lapsed or ceased to have effect.

Restricted Discretionary Activity – temporary use of permanent non-accommodation buildings for workers' temporary accommodation

4 The erection and/or use of any permanent non-accommodation building for temporary use for workers' accommodation is a restricted discretionary activity if the following standards and terms are met:

Standards and terms

i At the time the temporary use commences, the permanent non-accommodation building complies with all relevant district plan requirements or resource consent for that permanent use; and

ii The temporary use for workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

iii The site is not located within

- a Rural or Rural-Residential Zone; or

- a Conservation Zone or Open Space 3A or 3D Zone in the Christchurch City Plan; and

iv On-site parking is provided for use by the workers' temporary accommodation at a minimum of one space per four beds; and

v The *temporary* use for workers' temporary accommodation does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent. This standard does not apply to a density rule for the existing activity; and

vi On-site management is provided for the workers' temporary accommodation; and

vii A change of use strategy is provided as part of the temporary use which sets out the steps that will be followed to change the use from workers' temporary accommodation to the permanent use provided for by the District Plan or resource consent.

Matters of discretion

In considering any application for resource consent under Rule 4, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Period for which the building is used for *workers' temporary accommodation*; and

c) Nature of the permanent use and the effects of the site or building not being available for that permanent use until after the peak rebuild period; and

d) Nature of on-site management; and

e) Change of use strategy and its implementation; and

f) Parking; and

g) Financial contributions (if applicable under the District Plan); and

h) Monitoring.

Notification

In respect of Rule 4, any applications are not to be publicly notified and are not to be limited notified.

Other temporary use of permanent accommodation buildings or permanent non-accommodation buildings

5 Notwithstanding anything to the contrary in Rule 1, for the erection and/or use of any permanent accommodation building or non-accommodation building for temporary use for workers' accommodation which does not comply with Rule 2 or Rule 4, the relevant district plan provisions will apply.

Temporary buildings for workers' temporary accommodation

Permitted Activity – Workers' temporary accommodation in Christchurch Central City

6 The erection or establishment of a workers' temporary accommodation unit or *workers temporary accommodation complex* is a permitted activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation is located on a site in the Central City Mixed Use Zone of Christchurch City; and

ii No more than 200 people are accommodated in the workers' temporary accommodation; and

iii Where the site shares a boundary with a Living Zone, in relation to that boundary, all buildings shall comply with the permitted activity development standards in the District Plan in respect of sunlight and outlook for neighbours; and separation from neighbours; and

iv There is no alteration or destruction of any building or tree scheduled in the District Plan; and

v The workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

vi On-site management is provided for the workers' temporary accommodation.

Controlled Activity – Workers' temporary accommodation for up to 20 people in specified zones

7 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex is a controlled activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation unit or workers' temporary accommodation complex is located on a site in:

- Christchurch City within the Living 2, 3, 4A, 4B, 4C Zone or Business 1 or 2 Zone of the City Plan or within the Lyttelton Town Centre Zone of the Banks Peninsula District Plan; or

- Selwyn District within any Living Zone within the greater Christchurch Urban Development Strategy area as shown on Map A below*, or within the Business 1 Zone; or

- Waimakariri District within the Residential 1, 2, 3, 6, 6a, 7 Zone or Business 2 Zone; and

ii No more than twenty people are accommodated in the workers' temporary accommodation on any one site; and

iii The workers' temporary accommodation unit or workers' temporary accommodation complex does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the district plan or resource consent. This standard does not apply to a density rule; and

iv In relation to a boundary adjoining a neighbouring site (not a road boundary), all buildings shall comply with the permitted activity standards in the District Plan in respect of sunlight and outlook for neighbours, recession planes, setbacks and separation from neighbours; and

v On-site parking is provided for use by the workers' accommodation at a minimum of one space per four beds.

vi There is no alteration or destruction of any building or tree scheduled in the District Plan; and

vii A decommissioning strategy is provided as part of the proposed activity to remove the unit no later than 31 December 2022 or after it is unoccupied as *workers' temporary accommodation* for a period of more than 6 months, whichever is the sooner; and

viii On-site management is provided for the *workers' temporary accommodation*; and

ix A site design statement is provided.

Matters of control

In considering any application for resource consent under Rule 7, the Council shall, in deciding whether to impose conditions, exercise its control over the following matters:

a) Site layout and building design; and

b) The decommissioning strategy and its implementation; and

c) Nature of on-site management; and

d) Car parking; and

e) Financial contributions (if applicable under the District Plan); and

f) Monitoring.

Notification

In respect of Rule 7, any applications are not to be publicly notified and are not to be limited notified.



*Map A - Rule 7(i), Rule 8(i) and Rule 9(i)

Restricted Discretionary Activity – Workers' temporary accommodation unit

8 Except as provided in Rule 6 or 7, the erection or establishment of one workers' temporary accommodation unit accommodating up to 4 people is a restricted discretionary activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation unit is located on a site within the greater Christchurch Urban Development Strategy area as shown on Map A above*; and

ii The workers' temporary accommodation unit does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent. This standard does not apply to a density rule; and

iii In relation to a boundary adjoining a neighbouring site (not a road boundary), all buildings shall comply with the permitted activity standards in the District Plan in respect of sunlight and outlook for neighbours, recession planes, setbacks and separation from neighbours; and

iv On-site parking is provided for use by the workers' accommodation at a minimum of one space per four beds.

v There is no alteration or destruction of any building or tree scheduled in the District Plan; and

vi A decommissioning strategy is provided as part of the proposed activity to remove the unit no later than 31 December 2022 or after it is unoccupied as workers' temporary accommodation for a period of more than 6 months, whichever is the sooner; and

vii On-site management is provided for the workers' temporary accommodation; and

viii A site design statement is provided.

Matters of discretion

In considering any application for resource consent under Rule 8, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Site layout and building design; and

c) The decommissioning strategy and its implementation; and

d) Nature of on-site management; and

e) Car parking; and

f) Financial contributions (if applicable under the District Plan); and

g) Monitoring.

Notification

In respect of Rule 8, any applications are not to be publicly notified and are not to be limited notified.

Restricted Discretionary Activity –Workers' temporary accommodation

9 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex which does not

comply with Rule 6 or 7 is a restricted discretionary activity if it complies with the following standards and terms:

Standards and terms

i The workers' temporary accommodation unit or workers' temporary accommodation complex is located on a site within the greater Christchurch Urban Development Strategy area as shown on Map A above* but is not located on a site within

- a Rural or Rural-Residential Zone; or
- a Conservation Zone or Open Space 3A or 3D Zone in the Christchurch City Plan; and

ii There is no alteration or destruction of any building or tree scheduled in the District Plan; and

iii A decommissioning strategy is provided to remove the *workers' temporary accommodation* no later than 31 December 2022 or after it is unoccupied as workers' temporary accommodation for a period of more than 6 months, whichever is the sooner; and

iv On-site management is provided for the workers' temporary accommodation; and

v A site design statement is provided.

Matters of discretion

In considering any application for resource consent under Rule 9, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Number of units; and

c) Site layout; and

d) Building design; and

e) The decommissioning strategy and its implementation; and

f) Nature of on-site management; and

g) Financial contributions (if applicable under the District Plan); and

h) Monitoring.

Notification

In respect of Rule 9, any applications are not to be publicly notified. In respect of Rule 9, any applications for workers' temporary accommodation for up to 200 people are not to be limited notified.

Non-Complying Activity –Workers' temporary accommodation

10 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex which does not comply with Rule 8 or 9 is a non-complying activity.

Notification

In respect of Rule 10, any applications are not to be publicly notified.

Prohibited Activity – Workers' temporary accommodation after 31 December 2022

11 Any workers' temporary accommodation unit or a workers' temporary accommodation complex, and the use of any building for workers' temporary accommodation from 1 January 2023, shall be a prohibited activity for which no resource consent shall be granted.

Prohibited Activity – Subdivision

12 Any subdivision activity creating an allotment on a site occupied by workers' temporary accommodation is a prohibited activity for which no resource consent shall be granted.

Definitions

Accommodation building:	means residential unit, traveller or visitor accommodation, family flat, student or educational accommodation, elderly persons housing, retirement complex, or care home, or similar such activities, and any related accessory buildings, as provided for in the district plan.
Change of use strategy:	means a statement of how the use of a building will change from workers' temporary accommodation to its permanent use including: — Timing including any phasing; and — Alterations required to site, buildings or services for the permanent use.
Decommissioning strategy:	means a statement of how all temporary accommodation buildings will be removed and the site reinstated ready for its anticipated permanent use including: — Building design to facilitate removal; — Timing and phasing; — Remediation works including any clearance of services, landscaping or hard surfacing; — The use for any buildings or services to remain on site in accordance with the district plan; and — Responsibility for the successful completion of the decommissioning strategy.
Non-accommodation building:	means industrial, commercial, office, retail or other building that is not an accommodation building, and any related accessory buildings.
On-site management:	means functions performed to maintain the quality of the workers' temporary accommodation, to minimise potential adverse effects on the surrounding neighbourhood, and to provide services to the occupants and must include: — A live-in manager on-site or a nominated occupant as appropriate for the size and nature of the workers' temporary accommodation; — Security services; — Cleaning, maintenance and servicing; — Communication procedures; and — On-site rules and policies.
Peak rebuild	means the period up to 31 December 2022.

period:	
Permanent:	means for a period that extends beyond 31 December 2022.
Rural or Rural-Residential Zone:	means the following Zones as shown on the relevant District Plan maps: — In Christchurch City the Rural 1, 2, 3, 4, 5, 6, 7, Rural H, Rural Q and Templeton Special Rural Zones in the City Plan; and the Rural or Rural Residential Zones in the Banks Peninsula District Plan; or — In Selwyn District the Inner Plains, Outer Plains, Malvern Hills, High Country, Port Hills Zones and any Existing Development Area listed in Table C10.1 of the Rural Rules; or — In Waimakariri District the Rural Zone, Mapleham Rural 4B, and the Residential 4A and 4B Zones.
Site:	means an area of land: — Held in a single Computer Freehold Register; or — Comprised of two or more adjoining Computer Freehold Register held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or — For which a separate Computer Freehold Register could be issued without further consent of the Council.
Site design statement:	means an outline of how the project is designed and operated in accordance with the relevant guidelines for site and building design in the *Guideline for Temporary Accommodation for Workers*.
Temporary:	means for a defined period, or part of the period, up to 31 December 2022.
Workers' temporary accommodation unit:	means a temporary building and related infrastructure used for workers' temporary accommodation for no more than 4 people operating as a household unit with shared facilities.
Workers' temporary accommodation complex:	means temporary building(s), facilities and related infrastructure used for workers' temporary accommodation for 5 or more people either in a single unit or in two or more units on the same site. The complex may include provision of communal facilities such as dining and recreation.

Attachment to Rules: Guidelines for Temporary accommodation for workers

Contents

Introduction

Guidelines for location suitability

Guidelines for site and building design

Guidelines for on-site management and operation

Guidelines for decommissioning

Guidelines for communicating with neighbours

References to further information and guidance

Plan of earthquake damaged wastewater network

INTRODUCTION

Why has this guideline been developed?

This guideline has been developed because special provision must be made to accommodate the additional workers and their families who will be in greater Christchurch for the rebuild. Housing demand analysis suggests additional accommodation will be needed for this substantial number of workers, many of whom will be coming from outside the region. Some will be accommodated in permanent housing (either existing or new), some in other types of accommodation such as motels, and others will be accommodated in temporary housing buildings or complexes developed specifically to accommodate construction workers.

An important part of meeting this housing demand will be to offer options for temporary accommodation. For example, bulk unit complexes may be desirable for the large construction gangs who are expected to temporarily migrate to greater Christchurch. The demand for this type of development, particularly at the numbers anticipated, is unique in New Zealand. Current District Plans, design guidelines and standards did not anticipate this type of temporary accommodation so have few rules, standards or guidance that apply to such a situation.

This imperative for workers' accommodation is for the short term only. At the same time, this accommodation still needs to be of high quality and suitably located, have minimal if any impacts on surrounding neighbourhoods, be effectively operated, and be guaranteed as temporary only. This guideline therefore responds to the gap in current guidance on this unique type of accommodation.

Purpose of the guideline and how to use it

This guideline is intended to assist in delivering high-quality temporary accommodation to support the rebuild, with resulting benefits for the occupants, existing communities that host the accommodation, and greater Christchurch.

The purpose of this guideline is to:

- outline considerations for planning and designing workers' temporary accommodation in a way that encourages innovative and high-quality development
- provide guidance to applicants and councils on the key considerations in determining resource consent applications
- provide information to existing residents and communities on critical considerations for workers' temporary accommodation.

The guideline complements District Plan provisions for workers' temporary accommodation. It sets out considerations and good practice examples. However, as each case will be different, the various considerations and examples may be more relevant in some situations than in others.

Other consents and approvals

This guideline is specifically about temporary accommodation for workers and is specifically about design and planning considerations. It is to assist in assessments by Christchurch City Council, Selwyn District Council and Waimakariri District Council under the Resource Management Actlt is not intended to apply to building consents or other regulatory assessments by the greater Christchurch councils. In addition to resource consent, a workers' accommodation project may require consent or approval under the Building Act, Health Regulations, or under the Resource Management Act from Environment Canterbury.A separate information sheet is available on broader regulatory requirements.

Who has prepared the guideline?

As part of the new District Plan provisions for workers' temporary accommodation, this guideline has been prepared jointly by the Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council, Waimakariri District Council, Environment Canterbury, New Zealand Transport Agency and Te Rūnanga o Ngāi Tahu. Staff from the Stronger Christchurch Infrastructure Rebuild Team, Hawkins Construction and Fletchers EQR have also provided input.

Principles

This guideline has four overarching principles guiding the development of workers' temporary accommodation.

1. Workers' temporary accommodation is designed to respond to the characteristics of the locality and avoid, remedy or mitigate significant adverse effects on the characteristics of local neighbourhoods.
2. Workers' temporary accommodation provides high-quality accommodation with good on-site amenity.
3. On-site management and operation of workers' temporary accommodation effectively contribute to high-quality accommodation for occupants and minimise impacts on surrounding neighbourhoods.

4. Workers' temporary accommodation is genuinely temporary in place no longer than 31 December 2022.

GUIDELINES FOR LOCATION SUITABILITY

It is acknowledged that workers' temporary accommodation is only there for the short term and may be of a modular, repeated or re-locatable style that would not normally be expected in a residential or commercial environment. It is not expected that temporary accommodation can fully integrate into an existing community, nor is it expected that temporary accommodation will have only minor effects. However, site selection, site design and building design can help to avoid significant adverse effects on existing neighbourhoods and to provide suitable accommodation for occupants.

Location suitability considerations	Examples of good practice
Consideration 1: Location suitability *Whether a site is suitable for workers' temporary accommodation will be assessed on a case-by-case basis, taking into account:* *-the scale of the development* *- who will occupy the complex and the nature/location of the occupants' work* *- transport options* *- adjoining uses* *- the availability and capacity of infrastructure to service the site* *-physical constraints and hazards such as flood risk.*	***Key measures*** • Location in the Christchurch central city is encouraged. • Location within the existing urban areas, particularly in existing residential or commercial areas, is encouraged. • Locations with incompatible adjoining or nearby uses should be avoided. Large developments should not be undertaken next to sensitive activities such as schools, because they may affect the amenity, character or social aspects of the area. Sites should not be chosen if adjoining uses generate significant effects on the workers that are not mitigated (eg noise, discharges or hazardous substance risk). • Water, wastewater and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability. areas where infrastructure capacity is not currently available or is particularly fragile is shown as the pink area on the map attached to this guideline (*Christchurch Wastewater Overview Map)*. • The land should be physically suitable for this type of accommodation. It will usually be necessary to avoid areas of flood risk, sensitive aquifer zones, sites on the listed land-use register, or other sites with physical constraints, unless the specific site, design or duration of the accommodation provides exceptions for developing there. ***Other considerations*** • Location in medium or high density residential zones may be more appropriate than low density residential zones. • Location near to work site(s) and near to public services and facilities such as retail and entertainment areas is encouraged. • The suitability of the location will depend on the scale, nature and term of the development. For example, if migrant workers are living in accommodation on short-term rotation (eg, three-month rotation for a five-year period), a development may be acceptable in an industrial zone or close to the airport, but this location is less likely to be acceptable for workers who are employed for a continuous 10-year period. • Sites should not displace permanent uses that are planned within an overlapping timeframe. For example, it would be inappropriate to choose a greenfield residential site that will be needed for permanent residential development before the temporary accommodation units are due for removal. Similarly, it would be inappropriate to use a commercial building if that type of building is in high demand due to displacement. • an acceptable size of development will be smaller in a low-density residential area than in a high-density residential, commercial or mixed-use area • The nature of transport arrangements to be provided for occupants will determine the appropriate distance between the accommodation site and the primary work site(s). For example, a distance within 5km would be desirable if no transport is to be provided between the two sites, but a distance of up to 10km would be acceptable if transport is provided. • Selecting a location where public transport options are available, such as to work sites and retail/entertainment centres, is encouraged. • The traffic and transport effects of a location include how the development will affect amenity, traffic safety and transport efficiency. The nature of the effects depends on the size of the development and the type of road used for access to the project site. Selecting a site which avoids significant traffic or transport effects is encouraged.

GUIDELINES FOR SITE LAYOUT AND BUILDING DESIGN

The standard of the design of buildings and the layout and orientation of buildings and activities on the site are a major influence on both the quality of the accommodation and its effects on the surrounding neighbourhood. Although the development is temporary, it may be the primary residence for an occupant for a number of months or years. A temporary accommodation project may be larger and more intense than anticipated and may have some temporary adverse effects, but site design can help to minimise the effects on the surrounding neighbourhood

Site layout and building design considerations	Examples of good practice
Consideration 2: Minimising effects on existing neighbourhoods *It is desirable that developments are compatible with the streetscape and mitigate potential effects on the amenity of an established environment. This is a particular consideration for residential environments.*	***Key measures*** — • Buildings such as the manager's residence, site office, communal facility, or other buildings which are not individual units should be located on street frontage if they assist in creating a compatible street frontage and a 'street address'. • Facilities or services on the site that are to be available for public or community use should be located on street frontages to limit public access through the site. This will also help to create a 'street address'. • Fencing and landscaping along road boundaries should be provided. Road fencing should not provide extensive lengths of solid screening – any fencing above 1m height should be at least 50 per cent transparent. • Building placement and orientation should internalise effects such as noise or lighting rather than directing effects towards neighbouring sites. Design and layout should achieve the noise standards for the zone in the District Plan. Screening or landscaping around outdoor activities that generate effects also helps to internalise effects. ***Other considerations*** • Screen fencing between 1.8m and 2m should be provided along boundaries adjoining residential neighbours. Fencing should be designed to be

	compatible with the adjoining use; for example, security fencing is not compatible with a residential environment. Landscaping along boundaries is also encouraged. • A separation between residential boundaries and buildings, service areas and recreation areas is encouraged. For example, it might take the form of a 3m setback. • The site can be designed to link with existing neighbourhood services, for example by providing an appropriate location for vehicle and pedestrian access points. • The working patterns of the occupants and the timing of traffic movements will influence how compatible the development is with surrounding uses. For example, a large site with shift workers travelling late at night may not be suitable in a residential area. • Location and design of carparking and vehicle accessways should minimise internal traffic movement, minimise vehicle movements and avoid locations next to neighbouring sites.
Consideration 3: District Plan guidance on site and building design *The District Plan provides relevant guidance on appropriate site and building design to achieve the outcomes anticipated for the zone.*	***Key measures —*** • If buildings and related services comply with the standards in the District Plan for permanent buildings, the project design is more likely to be similar to what the District Plan anticipates for the location. This measure is particularly relevant in the residential environment, and should be given particular attention near site boundaries, for example, in relation to height and setbacks from boundaries.
Consideration 4: Unit and building design *The appearance and design of workers' temporary units and buildings is not expected to be to the standard anticipated for permanent accommodation. However, the choice of materials, type of construction, building size, design, and layout can contribute to a development that minimises impact on the neighbourhood while providing quality living space for occupants.*	***Other considerations*** — • Where communal facilities are provided (for example, cooking, dining, showers or recreational facilities), individual units can be small, for example a floor area of 14m2 may be appropriate. • Where units are completely self-contained with no communal or on-site facilities, individual units should be larger to provide more living space within each unit. • Buildings that are highly visible from adjoining residential sites can use materials, finishes, designs and techniques to minimise effects. For example, large continuous walls could be broken, or changes in building height and scale could be used to be more compatible with the building bulk anticipated by the District Plan. • The design and appearance of large communal facility buildings are of particular importance as these buildings are often a focus and significant visual feature of a site. • There may be location-specific considerations relevant to building design. For example, design, construction and operation to reduce noise may be relevant in some locations near the airport or heavy industry for noise insulation. Another example of location-specific considerations would be effects relevant to a special amenity area identified in the district plan. • Providing weather protection at unit and building entrances is encouraged. • Units can be designed, constructed and located to make the most of the sun and to provide a warm and dry living environment. • Building design should facilitate building removal or relocation as proposed in the decommissioning strategy.
Consideration 5: On-site facilities and services *The need for on-site facilities and services will be identified on a case-by-case basis depending on the nature and size of the development. On-site facilities will help to improve the quality of accommodation, contribute to the successful operation of the site, and reduce any impact beyond the site.*	***Other considerations*** — • Sites should either be connected to council water, stormwater and wastewater networks, or be self-contained. Each site will need to determine the expected demand on services and how that demand will be met. • Communal facilities and services provided on-site will depend on the needs of the occupants. For example, a recreation facility may be warranted on a site of more than 100 workers. Alternatively, on-site facilities may not be necessary where public services and facilities are operating close by. • Where communal recreation or open space is provided, it is not necessary to provide open space with each unit, but this design is encouraged. • There needs to be servicing arrangements and adequate space for this. For example, the site may manage its own solid waste or may rely on the council service. The site may offer laundry service or laundry facilities may be contained in each unit.
Consideration 6: Parking and access *Providing appropriate parking and access contributes to meeting the needs of occupants while also avoiding or mitigating effects on the streetscape. Parking needs will depend on the characteristics of the occupants and the transport services provided.*	***Key measures*** — • Where communal transport services are provided or public transport will be used between the accommodation site and work site, a minimum of one parking space per four occupants should be provided. Where no transport services are provided, the District Plan parking requirements provide relevant guidance. • Where transport services are provided, a bus or van drop-off/pick-up area should be provided within the site. • Communal transport services to both work sites and other activities should be provided on sites with more than 100 occupants. ***Other considerations*** — • Where developments accommodating over 200 people have road frontage to the Strategic Road Network (as defined in the Canterbury Regional Land

	Transport Strategy), access should be provided to another road unless this is not reasonably practicable. • Grouping parking spaces together will reduce vehicle movements within the site. • Avoid parking areas and accessways that adjoin residential neighbours as far as possible. • Providing secure, covered cycle parking is encouraged.
Consideration 7: Incorporating safety and security into design *Adopting the principles of crime prevention through environmental design (CPTED) and limiting the potential for hazards and risks will contribute to providing accommodation that is safe for the occupants and local community.*	***Key measures*** — • Site layout and features should incorporate key crime prevention through environmental design (CPTED) principles. For example, they should provide good internal site lighting, and avoid high fencing or planting at the street frontage. A reference to the national CPTED guidelines is provided at the end of this guideline. ***Other considerations*** — • A locking system for the doors and windows of each unit will provide security. • There should be suitable access for emergency vehicles and on-site emergency management procedures.

GUIDELINES FOR ON-SITE MANAGEMENT AND OPERATION

The quality of workers' temporary accommodation projects will be improved through comprehensive management. In addition, the potential adverse impacts are likely to be reduced where accommodation is comprehensively managed as a 'complex'. Depending on the size and nature of the accommodation, management as a complex may include providing services such as cleaning, catering, security, transport, health services, social support and communal recreation facilities.

On-site management considerations	Examples of good practice
Consideration 8: On-site management arrangements *Effective on-site management contributes significantly to the quality and successful operation of accommodation, and minimises potential impacts on the local community. On-site management linked to employment arrangements can be most effectively maintained and administered on an on-going basis.*	***Key measures*** — On-site management arrangements should be in place. The type of on-site management involved will depend on the size and nature of the complex. For example, for accommodation for less than 10 people, a nominated occupant could provide the on-site management role. For medium sized complexes, an appointed professional property manager could provide management services. For larger complexes a full time live-in manager would be required. ***Other considerations*** — • Depending on the size and nature of the project, a written management plan will set out all site management procedures and 'rules' including: • roles and responsibilities • procedures for communication with neighbours and community • servicing, cleaning and maintenance arrangements • security and crime prevention measures • drug and alcohol policy • management of transport of workers • health and safety measures - emergency management • animal control • catering arrangements • noise management • on-site behaviour expectations • management of disturbances • parking management • public facility management • management of requests and complaints. • Linking the on-site 'rules' to employment arrangements increases the status of those rules. It is possible to make this more formal link if occupancy is arranged through a specific employer.
Consideration 9: Support services *Providing workers with broader support will help to improve the overall quality of accommodation and help to integrate them into the local community.*	***Other considerations*** — • Providing appropriate support services – for example, pastoral care and migrant support – is encouraged.

GUIDELINES FOR DECOMMISSIONING

While the rebuild will continue for many years, its peak is anticipated to occur over a 5- to 10-year period. It is during this peak period that the majority of construction workers and the associated purpose-built accommodation will be required in greater Christchurch. As the standard District Plan expectations are being varied to provide for this special type of accommodation, it is critical that the temporary buildings are removed so that each development is indeed temporary and does not permanently affect the environment. A decommissioning strategy will provide confidence that these buildings are genuinely temporary and will set up the mechanisms for their removal.

Decommissioning considerations	Examples of good practice
Consideration 10: Decommissioning strategy	***Key measures*** —

Workers' temporary accommodation will be assessed on the basis that it does not become permanent accommodation. *An enforceable decommissioning strategy is a critical component of any workers' temporary accommodation project.*	• A decommissioning strategy should be in place to confirm the long-term plan for buildings, phasing of decommissioning and removal of buildings and how the site will be reinstated ready for its anticipated permanent use. • All temporary units must be removed by 31 December 2022, or earlier. ***Other considerations*** — • Building design should be a consideration in the decommissioning strategy to ensure design does not inhibit the implementation of the strategy. • Use of legal instruments to assist make future owners aware of the removal requirement or provide an additional means of assuring removal are encouraged, for example an encumbrance may be registered. • After it has been used for workers' temporary accommodation, a site may need to be remediated to make it suitable for its anticipated long-term use. • If landscaping of the site has been completed, it may be possible to retain some or all of the landscaping at the reinstatement stage.

GUIDELINES FOR COMMUNICATING WITH NEIGHBOURS

It is important to keep adjoining neighbours and the wider neighbourhood informed about the project as it develops and also during operation so that a project can respond to perceived or actual concerns about the accommodation. Communication procedures will normally be part of the site management plan but are also a consideration during the design phase. While the new District Plan provisions may not require the approval of affected parties and may not require limited notification for a workers' temporary accommodation project, communicating with neighbours is encouraged.

Communication considerations	Examples of good practice
Consideration 12: *Communicating with neighbours throughout the design, development and operation of the accommodation project will help to contribute positively to the local neighbourhood and minimise effects on neighbours.*	***Other considerations*** — • A written communication statement or plan can identify: • • key points of contact for the accommodation project during the design, development and operation of the complex • • contact details of immediate neighbours and any local neighbourhood groups • • when neighbours will be notified and about what. • Key times to notify neighbours may be during site selection, when the design is complete, when construction is due to start, when occupation commences, key phases of occupancy changes, and when decommissioning commences. More regular communication during operations may be appropriate depending on the size of the accommodation complex. • Information that may be of interest to neighbours includes the site design, occupancy numbers, staffing, site management rules, on-site management arrangements, safety/security arrangements and occupants' employment locations. • Information that may be of interest to occupants includes opportunities to participate in or support community activities, sport and other recreational or cultural activities. • Larger accommodation projects may hold regular meetings or events with neighbours to discuss operational matters.

REFERENCES TO FURTHER INFORMATION AND GUIDANCE

The following information and guidance are either referred to in this guideline or provided as additional references in considerations for the design, assessment and operation of temporary accommodation for workers.

National Guidelines for Crime Prevention through Environmental Design in New Zealand (Ministry of Justice, November 2005)

Part 1: Seven Qualities of Safer Places: http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-1-seven-qualities-of-safer-places-part-2-implementation-guide-november-2005/publication

Part 2: National Guidelines for Crime Prevention through Environmental Design in New Zealand Part 2: Implementation Guide: http://www.justice.govt.nz/publications/global-publications/n/national-guidelines-for-crime-prevention-through-environmental-design-in-new-zealand-part-2-implementation-guide

Council information on planning and resource consent applications

Christchurch City Council: http://www.ccc.govt.nz/homeliving/buildingplanning/resourceconsents/index.aspx

Selwyn District Council: http://www.selwyn.govt.nz/services/planning

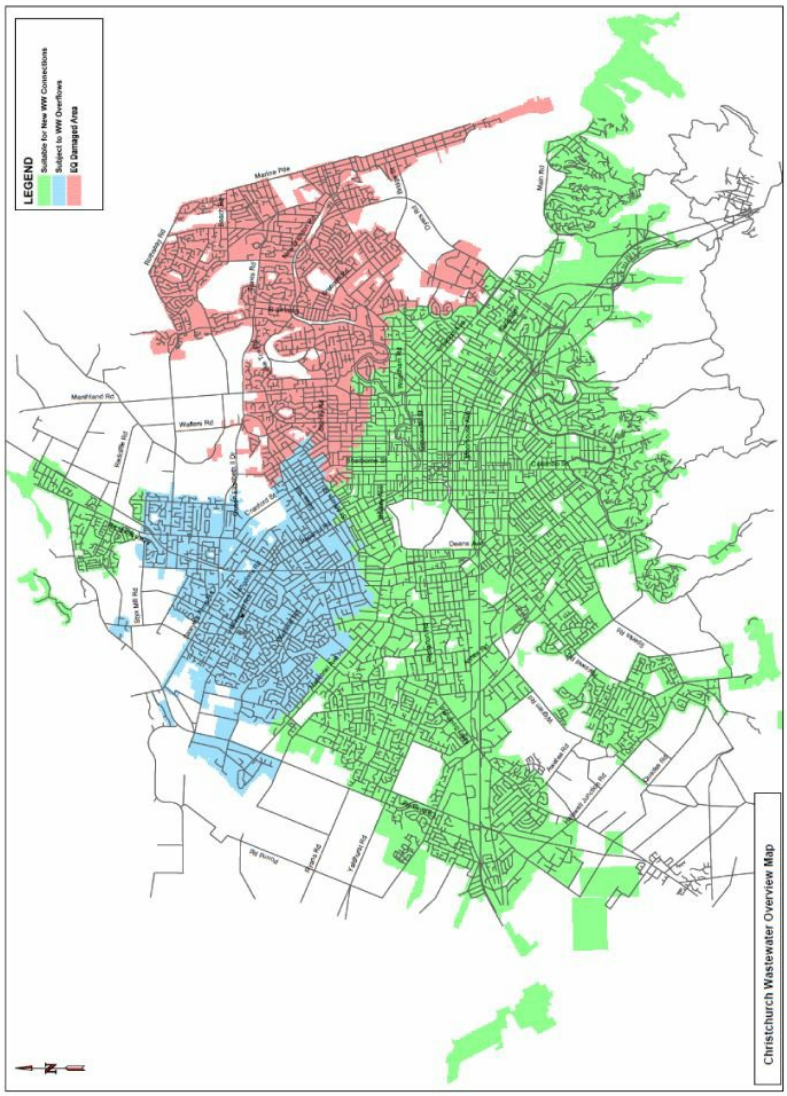
Waimakariri District Council: http://www.waimakariri.govt.nz/services/planning-resource-consents.aspx

Non-resident worker accommodation: Guideline for locating and designing high quality accommodation facilities (Queensland Urban Land Development Authority, Guideline No. 3, August 2011): http://www.ulda.qld.gov.au/01_cms/details.asp?ID=157

Workers' accommodation, Processes and standards (International Finance Corporation and European Bank, November 2009): http://www1.ifc.org/wps/wcm/connect/topics_ext_content/ifc_external_corporate_site/ifc+sustainability/publications/publications_gpn_workersaccommodation

Information about the New Zealand Building Code: http://www.dbh.govt.nz/bcr-about-the-building-code

Christchurch Wastewater Overview Map


LEGEND
Suitable for New WW Connections
Subject to WW Overflows
EQ Damaged Area
Christchurch Wastewater Overview Map
N

PART E

APPENDIX 1

MONITORING SCHEDULE — ISSUES

The processes of monitoring and review are integral to the Council's responsibilities under the Resource Management Act 1991.

One of the Council's functions under section 31(1)(a) of the Act is to:

> "… review (the) objectives, policies and methods to achieve the integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district."

Throughout the life of this District Plan various resource management matters will be subject to ongoing monitoring and review to assess the extent to which the integrated management of effects of land and other resource use is being achieved.

Section 35 of the Act requires the undertaking of such research and/or gathering of information necessary for the Council to effectively carry out its functions:

"(2) Every local authority shall monitor –

(a) the state of the whole or any part of the environment of its … district to the extent that is appropriate to enable the local authority to effectively carry out its functions under this Act; and

(b) the suitability and effectiveness of any … plan for its … district; and

(c) the exercise of any functions, powers, or duties delegated or transferred to it; and

(d) the exercise of the resource consents that have effect in its … district, as the case may be, -

and take appropriate action (having regard to the methods available under this Act) where this is shown to be necessary.

(3) Every local authority shall keep reasonably available at is principal office, information which is relevant to the administration of policy statements and plans, the monitoring of resource consents, and current issues relating to the environment of the area, to enable the public –

(a) to be better informed of their duties and of the functions, powers, and duties of the local authority; and

(b) to participate effectively under this Act."

Monitoring involves the collection and collation of information which is necessary to enable the Council to fulfil its responsibilities with respect to reviews of the District Plan. Monitoring includes gathering information and maintaining records on resource management matters, the state of the environment and compliance with resource consents granted by the Council.

An important element for effective monitoring is to set objectives and policies for a monitoring programme. Such objectives and policies should allow Council to evaluate both the extent to which resource management objectives and policies contained in the District Plan are being met and that the associated methods are appropriate.

Section 75 of the Act sets out the matter to be included in the District Plan. This includes a requirement to state the procedures to be used to:

- review the provisions of the District Plan; and

- monitor the effectiveness of the Plan as a means of achieving its objectives and policies.

The Council has a statutory obligation to undertake a complete review of its District Plan at least every ten years (Section 79).However, the results from monitoring may indicate a necessity to refine the provisions of the District Plan prior to a full review. Should the Council decide to take such action it may do so by way of a Plan Change or Variation.

OBJECTIVE AND POLICIES FOR A MONITORING STRATEGY

Monitoring needs to involve on-going consultation with the community in order to determine any improvements which may be necessary to objectives and policies.

Objective E1.1

To establish a monitoring strategy that is both effective and efficient in addressing the statutory requirements of the Act and will be of community benefit.

Policies

Policy E1.1

To initiate an integrated monitoring strategy through the Council's annual planning process and District Plan process to ensure the integration of other monitoring programmes undertaken by the Council.

Policy E1.2

To create an integrated process that monitors the state of the environment and determines whether the District Plan objectives and policies are being achieved with respect to the anticipated environmental outcomes in a timely, practicable and measurable manner.

Policy E1.3

To use information from all sources available to monitor and review the effectiveness of the Plan's objectives, polices and rules.

Policy E1.4

To monitor activities that are being carried out in contravention of the provisions of the Plan and take the appropriate enforcement action.

Policy E1.5

To monitor the compliance of the resource consents granted by the Council with their conditions of consent.

Policy E1.6

To respond to changing resource management issues by monitoring those effects with the possible outcome being a change to the District Plan.

Policy E1.7

To co-operate with the Regional Council (Environment Canterbury), other territorial authorities, environmental and scientific organisations to achieve a co-ordinated and mutually beneficial monitoring regime.

Policy E1.8

To engage with Ngāi Tahu and Papatipu Rūnanga to ensure that their needs and aspirations in the context of the Act are being addressed.

Policy E1.9

To enable the communities to gain a greater appreciation of changes that the environment is being subjected to as a result of changing land use activities.

Explanation and Reasons

These policies have been developed to meet the requirements of section 31, 35 and 75(1)(i) of the Resource Management Act. The Council will initiate requests for Plan Changes where the need for such are demonstrated through monitoring and review procedures. Co-operation between large organisations, other Councils, Scientific Organisations, landholders, and the Council is seen as a means to more efficient monitoring programmes. The Council will encourage public input into monitoring and review procedures.

MONITORING PROCEDURES

With the potential range of resource management issues and concerns in the District, the scope for gathering and analysing information is almost endless. However, the Council's financial, staffing and time constraints mean that priorities will be set for monitoring. Monitoring will be targeted at:

- Issues which are likely to be of most concern to the community; to maintain a healthy, attractive and safe living environment, the balance between the benefits of development being undertaken versus the protection of the natural environment.

- Environmental results which provide clear, measurable and certain indicators.

The monitoring programme will be determined each year through the Annual Planning process. Changes in available funding, work priorities and particular circumstances will influence the specific nature of the monitoring programme each year. On-going analysis of monitoring data collected will enable an assessment of the nature of the monitoring being undertaken to determine whether it is providing appropriate information to assess the effectiveness of the Plan's objectives and policies.

The monitoring strategy undertaken may utilise the following information sources. It is of importance that a monitoring programme is not initiated if the information may already be available, albeit perhaps in a slightly different form and held by another organisation. Any programme should be flexible enough so as to take maximum advantage of information sharing between different organisations.

The following is a potential list of sources from which information for a monitoring programme could be obtained:

Council's Records: Councils are required under the Act to keep and monitor information collected through its regulatory and other responsibilities, such as resource and building consents and a register of complaints received. Analysis of these will provide information regarding development within the District and attitudes to that development. Monitoring of compliance with resource consent conditions will assist in assessing the adequacy and appropriateness of Plan policies and rules.

Department of Statistics: The Council will continue to obtain updated data from this important source of demographic, building, agricultural and business information.

Surveys: The Council will periodically survey the District's community regarding its attitudes towards particular resource management issues. The Council could also continue to undertake traffic, parking and noise level surveys and recreational user surveys.

Annual Budget Process: The District's Annual Plan Process provides the opportunity for the public to comment on the draft annual plan each year. Comments from this process are sometimes relevant to resource management issues which may lead to changes in the District Plan. The Council will also establish a separate programme to monitor the state of the environment generally (Section 35). The annual details of this programme will be included in the Annual Plan. Information for this programme will help identify new or changing issues of relevance to the District Plan on trends between the state and health of the environment.

Environment Canterbury Monitoring Programme: Environment Canterbury undertake a comprehensive monitoring programme in relation to its own areas of responsibility. Information collected may be of relevance to the Council's District Plan, such as ground and surface water quality and availability, soil erosion, soil health, vegetation cover, coastal erosion rates and flooding risks. Their Annual Monitoring Report provides an important source of information. The Council will continue to liaise with Environment Canterbury regarding opportunities where shared monitoring will have mutual benefits.

Scientific Organisations: Many scientific organisations undertake research concerning resource management issues. It is important that Council maintain liaison with such organisations to facilitate the exchanging of information to occur.

Landholders: Landholders themselves generally possess detailed information regarding the state of their land and changes which occur.

MONITORING OF KEY ENVIRONMENTAL RESULTS

Using the above range of monitoring procedures, the following are likely to be components of the Council's long term programme to monitor and review the achievement of the Plan's objectives, policies and rules over time.

Table E1.1 – Monitoring Strategy

Issue	Resource Management Aspect	Indicator	Information Sources	Frequency Monitoring (All aspects)
State of the Natural Environment	Riparian areas along the rivers and streams. Changing land uses	Indigenous vegetation cover and fauna. Extent of any land erosion.	Aerial photographs. Satellite Imagery.	3—4 years for all Townships and annually for the monitoring of progress and effects of environmental enhancement or restoration projects

	• development impacts • creation of reserves • ecosystem preservation and/or conservation.	The use of any protective techniques e.g restrictive covenants, fencing, reserves. Clearance of indigenous vegetation for productive or other purposes. Presence of trout and salmon in naturally occurring rivers and streams adjoining townships.	QEII National Trust. Environment Canterbury – water quality and quantity surveys. Council Records – building consents; resource consents. Complaints received. Te Rūnanga o Ngāi Tahu.	in Townships.
Rural/Urban Interface	Extent and direction of settlement growth. The rate of growth. Development of utility facilities. Provision and development of open space for recreation, relaxation etc. Range of new activities established. Transportation impacts. Amenity changes. Dwelling densities and its impacts on groundwater (quality and quantity).	Construction of new buildings. Increase in area of hard surfaces. Changes in land use over time. Traffic volumes. Traffic composition. Noise levels. Changes in groundwater quality and quantity.	Council records – resource consents for land use and subdivision; building consents; noise survey; traffic survey. Environment Canterbury. Resident surveys. Complaints received.	3—4 years
Heritage/Cultural Values	The preservation and/or enhancement of buildings and trees that are of heritage/cultural value. The preservation of any waahi taonga and waahi tapu site of cultural importance to Tāngata whenua. The preservation and enhancement of sites having archaeological value.	The condition and state of repair of heritage buildings and the health of identified trees. The warranted inclusion of further buildings and trees of heritage value listed within the District Plan. Loss of existing heritage buildings. The condition of those silent file areas containing waahi tapu. Measures implemented to protect those sites – QEII Covenants; fencing; acquisition; District Plan rules; other methods. The condition of those sites having archaeological value. Measures implemented to protect those sites – covenants; fencing; acquisition; District Plan rules; other methods.	NZ Historic Places Trust Pouhere Taonga. Council – resource consents; building consents. Site surveys. Land Owners. Te Rūnanga O Nagi Tahu. The Rūnanga having mana whenua of the locality. Site Survey. NZ Archaeological Assocation.	2—3 yearly
Waste Management	Maintaining of environmental standards. To encourage waste minimisation. To ensure the proper disposal of hazardous substances. To determine the extent of any suspect sites contaminated by hazardous substances.	Groundwater and surface water quality in the vicinity of landfills. Measures in place to collect leachate discharge. The implementation of any Council Waste Management Strategy. The nature of any contamination having investigated the suspect site.	Environment Canterbury. Council monitoring records. Council records – dangerous goods licenses; resource consents; reported cases. Site examination	2 yearly
Effects of Rural Development on the Townships	Effects on the amenity values of the township.	Changing land uses including – residential; forestry; diversification of crops etc; industrial activities; tourism facilities; recreation	Council records – valuation data re land use; subdivision applications; building consents.	4—5 years

	Protection of riparian areas along the lakes, rivers and streams. Subdivision of rural land.	facilities. Use of protective techniques e.g esplanade strips and/or reserves; fencing; acquisition; covenants. The size and number of rural allotments being created.	Aerial photography. Satellite Imagery. Resident surveys	
Settlement Amenity	Public facilities	Number, size and use of reserves provided. The mix of reserves: passive vs recreation. Riparian access. Adverse effects on public facilities from adjoining land uses. Traffic flows.	Residents surveys. Council's complaints register. Council records – resource consents issued; traffic surveys; noise surveys.	3—4 years
Hazardous Substances	Actual effects and potential effects on the natural environment.	Extent of reported spillages of hazardous substances and the adverse environmental effects arising. Use of unauthorised disposal sites of hazardous substances. Quantities and types of hazardous substances stored used or disposed of within the District.	Environment Canterbury. Council records – Dangerous Goods Licenses; resource consents issued; reported cases. Site examination.	Annually
Natural Hazards	To minimise the risk of loss of life and property damage against natural hazards.	To review any additional evidence obtained on the risk level of natural hazards – recent flooding; coastal erosion; seismic activity; land instability. Extent of subdivision and development occurring in hazard prone areas.	Council records – resource consents; building consents. Environment Canterbury. Government Departments. Institute of Geological and Nuclear Sciences Ltd. Site inspections.	Annually
Urban Amenity	Urban Form	Building and structure heights and boundary setbacks. Streetscape Dwelling density Range and scale of activities. Utilities	Council records – resource consents; complaints received; resident surveys.	3—4 years
Urban Amenity	Traffic Safety and Amenity	Accident statistics Location of site access points. Widths of new roads. Traffic volumes. Traffic composition. Traffic speeds. Traffic noise. Car parking.	LTSA records Transit records. Council Road Safety Subcommittee. Traffic surveys. Parking surveys.	3—4years
Urban Amenity	Environmental Quality	Noise from activities. Vibration. Light spills. Odour and/or dust.	Council records – resource consents; complaints received; resident surveys.	3—4years
Urban Amenity	Visual Quality	Extent of advertising signage. Landscaping along road boundaries. Architectural style of buildings (Arthur's Pass and Castle Hill Villages in particular).	Council records – resource consents; complaints received; resident surveys.	3—4years

APPENDIX 2

PART E

DESIGNATIONS

Selwyn District Council Designations

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Comments/Conditions
D87	Selwyn District Council	Water Supply	Hoskyns Road, Kirwee	Pt Res 2416 (100.03m^2)	Liv 1	
D93	Selwyn District Council	Water Supply	Overbury Crescent, Rolleston	Lot 413 DP 354134 (89.93m^2)	Liv X	
D94	Selwyn District Council	Water Supply	Wordsworth Street, Rolleston	Lot 135 DP 307 (100.03m^2)	Liv 1	
D95	Selwyn District Council	Water Supply	George Street, Rolleston	Lot 2 DP 22360 (337.54m^2)	Liv 1	
D99	Selwyn District Council	Water Supply	Ellesmere Junction Road, Springston	Lot 3 DP 361806 (600.06m^2)	Liv 1	
D100	Selwyn District Council	Water Supply	West Belt & Gerald Street, Lincoln	Lot 3 DP 469503 (13.96m^2)	Bus 1	
D101	Selwyn District Council	Water Supply	Kildare Terrace, Lincoln	Res 3761 (100.02m^2)	Liv 1	
D102	Selwyn District Council	Water Supply	Millstream Drive, Lincoln	Lot 33 DP 36175 (100.02m^2)	Liv 1	
D104	Selwyn District Council	Water Supply	Tosswill Road, Prebbleton	Res 3996 (99.96m^2)	Liv 1	
D114	Selwyn District Council	Water Supply	Leeston and Lake Road, Leeston	Lot 1 DP 48137 (44.11m^2)	Bus 1	
D115	Selwyn District Council	Water Supply	Gallipoli Street & Selwyn Street, Leeston	Res 5017 (102.3m^2)	Liv 1	
D116	Selwyn District Council	Water Supply	Gallipoli Street & Selwyn Street, Leeston	Res 5017 (34.53m^2)	Liv 1	
D119	Selwyn District Council	Water Supply	High Street, Southbridge	Pt RS 4938 (102.48m^2)	Bus 1	
D143	Selwyn District Council	Water Supply	Kirwee Recreation Reserve & Courtney A & P Association Showgrounds, High St, Kirwee	Res 2416 & RS 28280 (342.6m^2)	Liv 1	
D186	Selwyn District Council	Recreation Reserve	Leeston Dunsandel Road & Tramway Road, Dunsandel	Res 316 (4.046 ha)	Liv 1	
D190	Selwyn District Council	Recreation Reserve	High Street, Kirwee	Lot 42-47 DP 173 & Res 2416 (4.654 ha)	Liv 1	
D193	Selwyn District Council	Recreation Reserve	High Street, Leeston	Lot 3 DP 1221, Lot 14 DP 1221, Part Lot 8 DP 1221, Lot 4 DP 1221, Lot 18 DP 1221, Lot 15 DP 1221, Lot 3 DP 57066, Part Lot 1 DP 1221, Lot 16 DP 1221, Lot 32 DP 101, Lot 17 DP 1221, Lot 22 DP 101, Lot 31 DP 101, Lot 1 DP 12107, Part Lot 13 DP 1221, RS 38983, Lot 5 DP 1221, Lot 23 DP 101, Part Lot 2 DP 1221, Lot 7 DP 1221, Lot 24 DP 101, Part Paddock 4 DP 101, Lot 6 DP 1221, Lot 21 DP 301992,	Liv 1	

				Lot 20 DP 301992(6.37ha)		
D199	Selwyn District Council	Recreation Reserve	Tennyson Street, Rolleston	Pt RS 4831 (8.594 ha)	Liv 1	
D413	Selwyn District Council	Brookside Park Reserve	Intersection of Brookside Road, Dunns Crossing Road and Lowes Road	Lot 10 DP 76250 (CB43D/964)	Liv 1B	
D414	Selwyn District Council	Rolleston Dog Park (Foster Park Dog Exercise Area)	Intersection of Goulds Road and Springston-Rolleston Road	RS 40441 (CB15A/1473)	Liv 2	
D415	Selwyn District Council	Local Purpose (Community and Recreation Facilities) Reserve	The "Vege Block", North Belt, Lincoln	Lot 1 DP 301682 Approx 1.72 ha	Liv 1A2	
D417	Selwyn District Council	Local Purpose (Community and Recreation Facilities) Reserve	Rolleston Recreation Precinct, Gould Road / Dynes Road, Rolleston	Pt Lot 1 DP 79578 Section 1 SO 433412	Liv 1B, Liv 2A, Inner Plains	*Building bulk, location *Outdoor Storage *Construction *Noise *Landscaping *Hazardous Substances *Traffic *Glare (Ref#D170053)
D418	Selwyn District Council	Helpet wastewater treatment and water supply.	Lincoln Rolleston Road Rolleston	Rural Sec 7639 Blk III Leeston SD 062	Liv Z	No conditions. Outline Plan under s176A of RMA 1991 was waived for the work outlined in the Notice of Requirement request (Ref# D160048)
D419	Selwyn District Council	Wastewater Pump Station	606 Springs Road, Prebbleton	Section 1 Survey Office Plan 515629 being 807m2 (CFR 821376)	Liv X	*Building bulk and location *Noise (Ref#D180057)

Other Requiring Authorities

Minister of Education

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 1	68/72	Darfield High School	Secondary School	McLaughlins Road, Darfield	Liv 1	RS 39411 and Part RS 19215 Blocks VI and VII, Hawkins Survey District Area – 8.2820ha	
ME 2	68/77	Darfield Primary School	Primary School	Ross Street, Darfield	Bus 1	RS 40646, RS 40648 and PT RES 2551 Block VII, Hawkins Survey District Area – 1.768ha	Condition relating to – 1. Heritage trees on site
ME 3	92/94	Dunsandel Primary School	Primary School & Residence	Leeston Dunsandel Road, Dunsandel	Liv 2	PT RS 10945 (CT 414/141) Lot 1 DP 12065 Block VIII Selwyn Survey District Area – 2. 2984ha	
ME 4	127	Ellesmere College	Secondary School	Leeston Dunsandel Road, Leeston	Liv 1	SECT 1 SO 13993, SECT 2 SO 13993, SECT 1 SO 16950 and SECT 1 SO 16410 Leeston Settlement, Block XIV, Leeston Survey District Area – 8.2143ha	
ME5	61	Hororata Primary School	Primary School & Residence	Bealey Road, Hororata	Liv 1	Lot 1 DP 4181, Pt Lot 2 DP 6225, Block XII, Hororata Survey District Area – 2.8444ha	

ME 6	82	Kirwee Model Primary School	Primary School & Residence	School Lane, Kirwee	Liv 1	Lot 21 DP 434 Pt Lot 23 (CT Ref 77/95) and Lot 22 DP 434 Blocks VIII & XII Hawkins Survey District Area – 1.188ha	
ME 7	127	Leeston Primary School	Primary School	Selwyn Street, Leeston	Liv 1	RES 5289, RES 5288, RS 39797, PT RES 4596 and PT RS 5787 (CT 9B/810) Block XIV, Leeston Survey District Area - 2.4615ha	
ME 8	110	Lincoln Primary School & Lincoln High School	Primary & Secondary School	North Belt, Lincoln	Liv 1	Sect 1 SO 9402, PT RS 884 & 2223 (CT 645/37), SECT 1 SO 14155, SECT 1 SO 11445, SECT 2 SO 14155, SECT 1 SO 11046, Lot 1 & 2 DP 11516, Lot 1 DP 78085, Section 1 SO 382577 and Section 1 SO 9402 Block V, Halswell Survey District Area - 10.73ha	
ME 9	120	Prebbleton Primary School	Primary School & Residence	Blakes Road, Prebbleton	Liv 1	Pt Lot 1 DP 1767, Sec 1 and Sec 2 SO 18846, Block XIII, Christchurch Survey District Area – 1.9741ha	
ME 10	97/ 100	Rolleston Primary School	Primary School	Tennyson Street, Rolleston	Liv 1	Lot 1 DP 82982, SECT 2 SO 18874, SECT 1 SO 306161, Lot 1 DP 62062, SECT 1 SO 18874 Block III, Leeston Survey District Area - 2.9204ha Section 3 Survey Office Plan 487640 5086m^2	Conditions relating to - 1. Transport management prepared prior to ODP lodgement 2. Travel Plan before classrooms open on Section 3 Survey Office Plan 487640 3. Travel Plan revision when roll exceeds 1050 pupils
ME 11	103/ 104	Clearview Primary School	Education Purposes (Early Childhood and Primary School)	Broadlands Drive, Rolleston	Liv 1	Section 1 SO 346757 Area – 3.3ha	Conditions relating to – 1. Total student role 2. Noise related conditions 3. Building setbacks 4. Maximum building heights 5. Minimum number of bicycle parks 6. Ministry to supply plans for works on the site
ME 12	53	Sheffield Primary School	Primary School & Residence	Curve Road, Sheffield	Liv 1	Lot I DP 13984 Block XIII, Oxford Survey District Area – 2.4281ha	
ME 13	131	Southbridge Primary School	Primary School	Hastings Street, Southbridge	Liv 1 & Rural Outer Plains	PT RS 5861 (CT 406/293), Pt Lot 1 DP 18624, Lot 1 DP 80498, Lot 2 DP 17338, Lot 2 DP 18297 and PT Lot 1 DP 18297 Block I, Southbridge Survey District Area - 4.7904ha	Condition relating to – 1. Heritage trees on site
ME 14	109	Springston Primary School	Education Purposes (Early Childhood and Primary School)	Leeston Road, Springston	Liv 1	Part Lot 7 DP 11913, Lots 24, 25 and 26 DP 16823, Block VIII Leeston Survey District Area – 1.5977ha	
ME 15	125	Tai Tapu Primary	Primary	State	Liv 1A	Lot 2 DP 301911	Condition relating to –

		School	School	Highway 75 and School Road, Tai Tapu		Block VI, Halswell Survey District Area – 2.2600ha	1. Heritage trees on site
ME 16	88	West Melton Primary School	Primary School	Weedons Ross Road, West Melton	Liv 1	Pt RS 6600, Pt RS 6600 & Pt RS 6600, Block XI, Rolleston Survey District Total Area – 2.2317ha	
ME 26	104	Rolleston High School	Educational Purposes – School (years 7 – 13) and Early Childhood Centre	Between Goulds Road and Springstion Rolleston Road.	L2 / L1B	Lot 1 DP 79578 and SO Plan 433412	Comprehensive conditions relating to: Building controls Noise Traffic / carprarking (incl. Traffic Management Plan and a Travel Plan) Landscaping
ME 27	102	Rolleston West Primary School	Primary School and Early Childhood Education	Corner of Dunns Crossing Road and Burnham School Road	Liv 3	SEC 1 SO 444352	Comprehensive conditions relating to: Building controls Noise Traffic / carparking (incl. Traffic Management Plan and a Travel Plan) Landscaping
ME 28		Lemonwood Grove School	Education Purposes (Early Childhood and Primary School)	540 and 546 Maddisons Road, Rolleston	Rural Inner Plains	Lot 1 DP 327430 and Lot 2 DP 327430	Comprehensive conditions relating to: Building controls Noise Traffic/Carparking Landscaping Construction
ME 29		Lincoln South Primary School	Education Purposes (Early Childhood and Primary School)	238 Southfield Drive, Lincoln	Lincoln Living Z	LOT 96 DP 354488 BLK V HALSWELL SD-SUBJ TO R/W EASEMENT FOR LOT 1 DP 65474	Comprehensive conditions relating to: Building controls Noise Traffic/Carparking Landscaping Construction

Minister of Police

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
MP1	49	Arthurs Pass Police Station	Police Station and Residence	State Highway 73, Arthurs Pass	Liv 1	Sec 2 SO 19698, Block VI, Bealey Survey District Area - 0.1604ha	
MP2	69	Darfield Police Station	Police Station and Residence	14-16 North Terrace , Darfield	Liv 1	Part Res 2978, Block XII, Town of Darfield Area - 0.2023ha	Condition relating to– 1. Heritage building on site
MP3	127	Leeston Police Station	Police Station and Residence	Cnr Station and Cunningham Streets, Leeston	Liv 1	Lot 3 DP 58296, SO 17386, Block XIV, Leeston Survey District Area - 0.1842ha	
MP4	113	Lincoln Police Station	Police Station	30 Gerald Street, Lincoln	Liv 1	Lots 2 (0.0515ha) DP 78484, Block V, Halswell Survey District	
MP5	100	Rolleston Police Station	Police Station and Residence	69-75 Tennyson Street, Rolleston	Bus 1	Lot 609 DP 77468, Block III, Rolleston Survey District Area - 0.2000ha	

Orion New Zealand Limited

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
OR1	110	Lincoln Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Boundary Road, Lincoln	Liv 1	Lot 3 DP 21227 Area – 1012m^2	
OR2	102	Rolleston Substation	The reception, transformation from transmission voltage to	Corner of Burnham School and Dunns	Liv 1B	Lot 1 DP 22656 Area - 1012m^2	

			distribution voltage, and distribution of electrical power and energy	Crossing Roads, Rolleston			

New Zealand Railways Corporation

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
RC1	Various	Main South Line and Midland Line	Railway	Throughout Selwyn District	Various	Various	

Chorus and Spark New Zealand Limited

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments / Conditions
CH1 / SP1	69	Darfield Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	32 North Terrace, Darfield	Liv 1	Lot 1 DP 64431 Block VII Hawkins Survey District Area - 1713m^2	**LIVING ZONES -** **Building Height** - 8m, excludes mast, aerial or other structure attached to the outside of the building. **Building Setbacks** - 4m from road boundary and 2m from internal setbacks. **Pole and Mast Height** - 20m. Must not exceed 500mm diameter beyond a height of 6m. **Except that** for the Kirwee Exchange (CH5) where the maximum pole and mast height shall be 15m. **Antennas** - Dish antennas shall not exceed 1.2m in diameter above 8m in height. **BUSINESS 1 ZONE -** **Building Height** - 10m, excludes mast, aerial or other structure attached to the outside of the building. **Building setbacks** - 4m from road boundary and 2m from
CH2	92	Dunsandel Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Corner of Browns and Kanes Roads, Dunsandel	Liv 1	Lot 5 DP 27096, Block VIII, Selwyn Survey District Area - 850m^2	
CH3	57	Glentunnel Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Homebush Road, Glentunnel	Liv 1	Pt Res 1331, Block VIII, Hororata Survey District Area - 278m^2	
CH4	61	Hororata Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Hobbs Street, Hororata	Liv 1	Sec 1 SO 5031, Block XII Hororata Survey District Area - 928m^2	
CH5	84	Kirwee Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	De Renzie Place, Kirwee	Liv 1	Pt Res 1301, Block XII, Hawkins Survey District Area - 565m^2	
CH6	133	Leeston Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Station Street, Leeston	Bus 1	Pt Res 3784, CB33A/595, Area - 1072m^2	
CH7	113	Lincoln Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Lyttelton Street, Lincoln	Bus 1	Pt RS 2724,CB33A/921, Block V, Halswell Survey District Area - 1149m^2	
CH8	97	Rolleston Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Tennyson Street, Rolleston	Liv 1	Lot 1 DP 28343, Rolleston Township Area - 1011m^2	
CH9	53	Sheffield Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Duke Street, Sheffield	Liv 1	Lot 1 DP 55927, Block XIII, Oxford Survey District Area - 1012m^2	
CH10	137	Southbridge Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	High Street, Southbridge	Bus 1	Pt RS 3344 & 4041, CB33B/66, Area - 435m^2	
CH11	131	Tai Tapu Exchange	Telecommunication, Radiocommunication and Ancillary Purposes	Christchurch Akaroa Main Road/State Highway 75, Tai Tapu	Liv 1A	Sec 1 SO 9682, Block V, Halswell Survey District Area - 791m^2	

							internal setbacks where adjacent to a living zone. **Pole and Mast Height** - 25m. Must not exceed 500mm diameter beyond a height of 6m. **Antennas** - Dish antennas shall not exceed 4m in diameter.

New Zealand Transport Agency

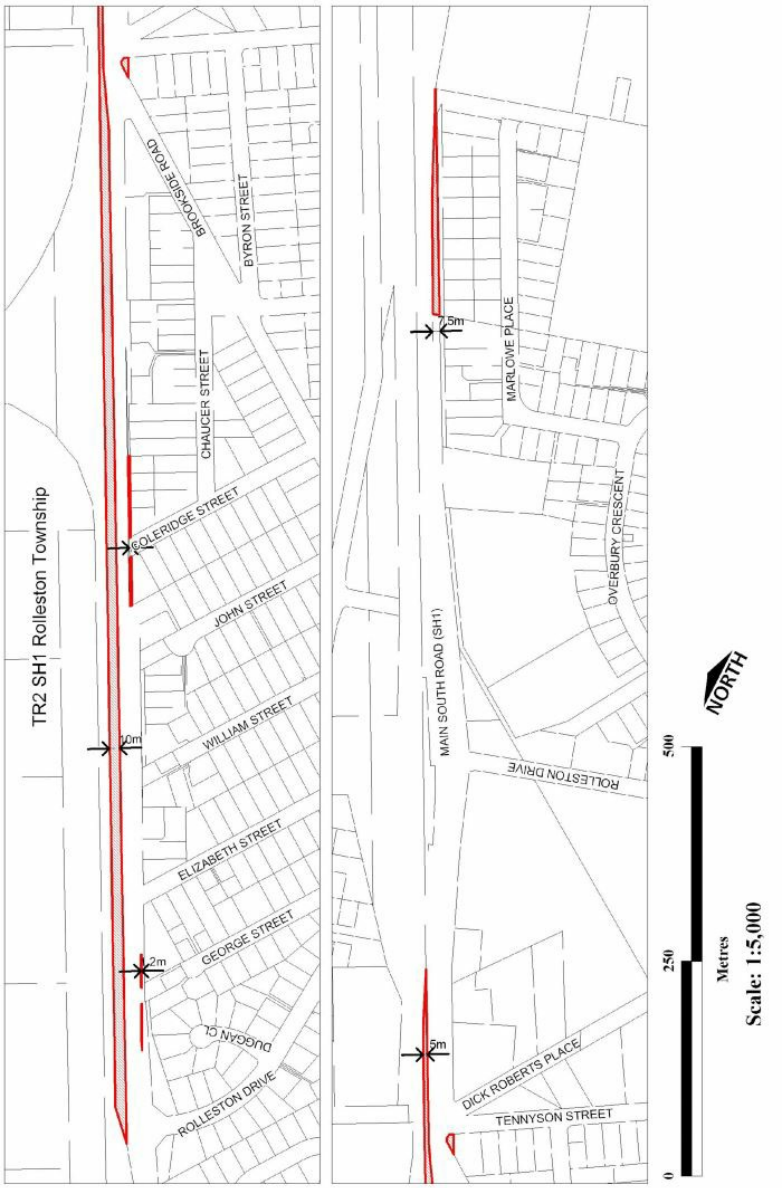
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TR1	Various	State Highways 1, 73, 75 and 77	State Highway	SH1: From the intersection of SH1 with the centerline of the Rakaia River. Note: there is a short section of SH1 south of Marshs Road that is within Christchurch City. *Note: For that part of TR1 affected by the CSM2 and MSRFL proposal, separate conditions apply. The areas where these apply have been noted in the District Plan as either TR5 or TR6 (see below).* SH73: From the Dawsons Road / SH 73 intersection to the summit of Arthurs Pass. SH75: From the centerline of the Halswell River (Halswell River Bridge RP 0/8.35) to the centerline of the Halswell River (Motukarara Culvert RP 14/9.52) SH77: From the centerline of the Rakaia River (Rakaia Gorge Bridge) to the SH 73 / SH 77 intersection.	Various	Various	
TR2	97/98/100	State Highway 1	Road Widening	Rolleston Township, from north of Hoskyns Road to south of Elizabeth Street	Inner Plains	Various	Variable width (see Map*)
TR3	13/99	State Highway 1	Road Widening	South of Elizabeth Street, Rolleston, to Selwyn River Bridge	Inner Plains / Outer Plains	Various	Variable on southern side of SH1. 15m on northern side of SH1. (see Map*)
TR4	13/135	State Highway 1	Road Widening	SH1 North of Rolleston*Note: For those parts of TR4 affected by the CSM2 and MSRFL proposal, separate conditions apply. The areas where these apply have been noted in the District Plan as either TR5 or TR6 (see below).*	Inner Plains	Various	10m on the northern side of SH 1 (see Map*)
TR5	Various	State Highway 76 – Christchurch Southern Motorway Stage 2 (CSM2)	State Highway – Four Lane Motorway	SH1 South of Robinsons Road, short section along SH1 North of Robinsons Road and East across Inner Plains towards Prebbleton and Christchurcy City (Halswell)	Inner Plains	Various	Comprehensive and covering a large number of matters including construcction and ongoing management.
TR6	Various	State Highway 1 – Main South Road Four	State Highway – Four Lane Expressway	SH1 South of Robinsons Road, including rear access roads to East and West, along with Weedons Road	Inner Plains	Various	Comprehensive and covering a large number of matters

		Laning (MSRFL)		Interchange and works along Weedons Road/Levi Road intersection and Weedons Ross Road to West of SH1			including construction and ongoing management.

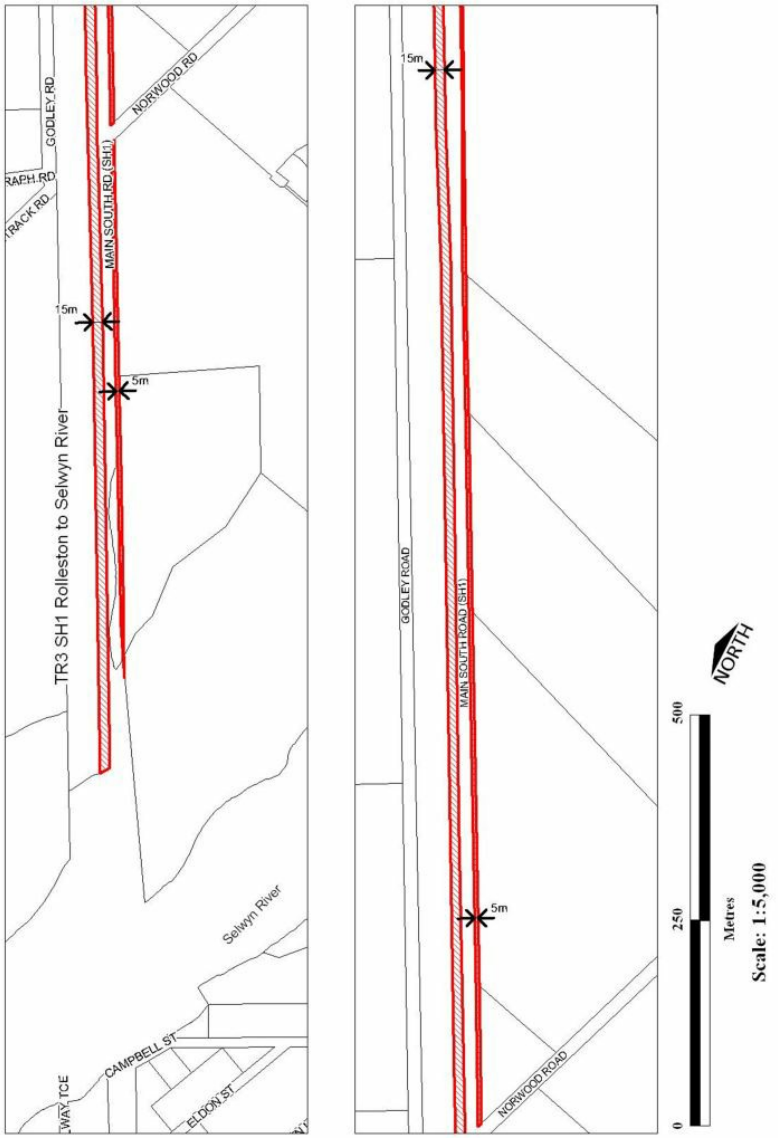
*See Maps at the end of this appendix.

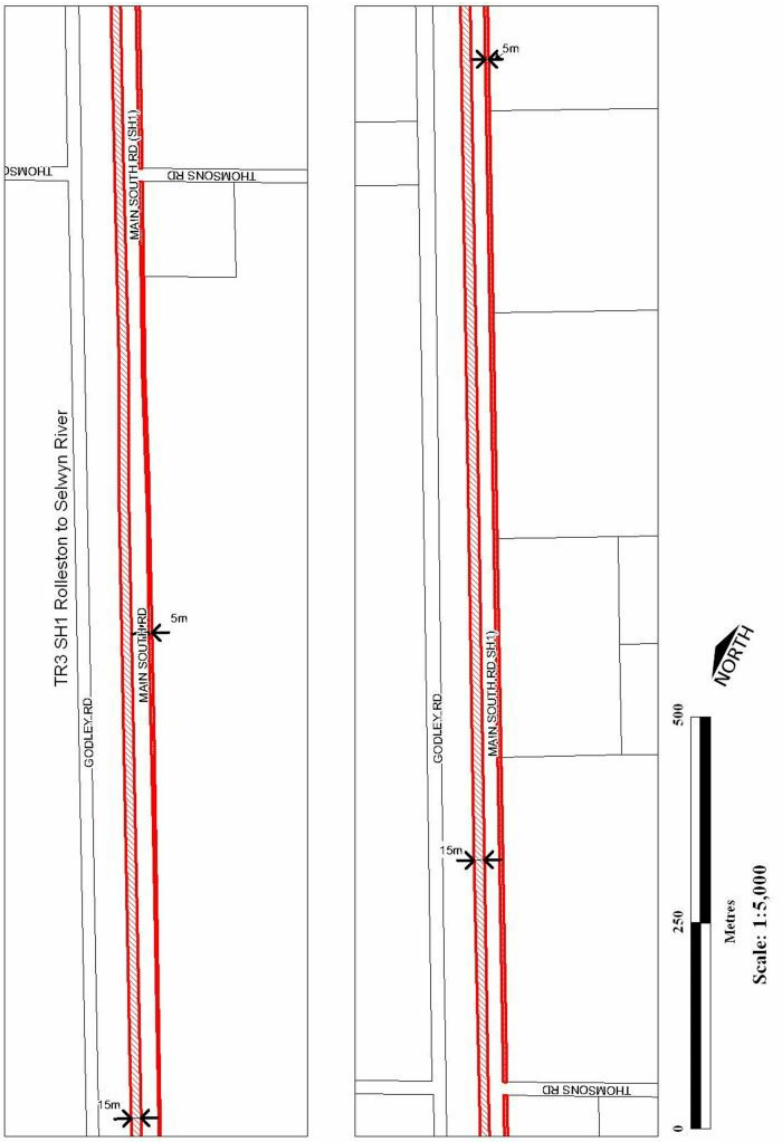
New Zealand Transport Agency Road Widening Designation Maps

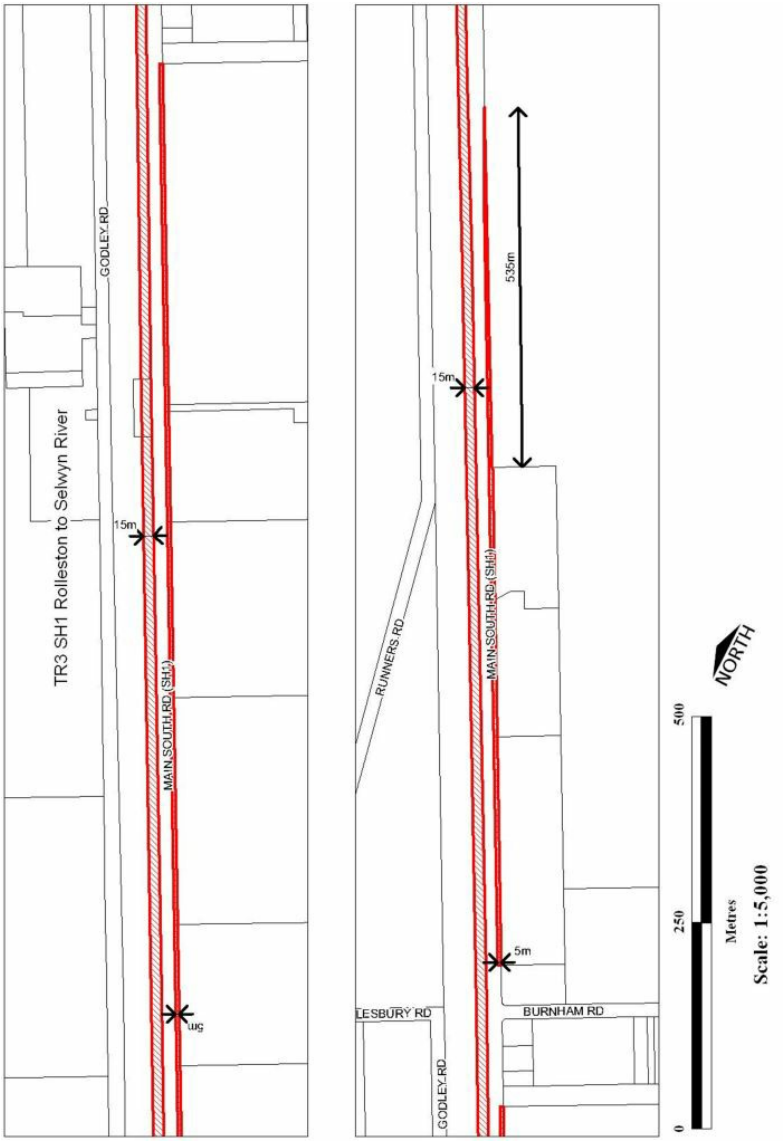
TR2

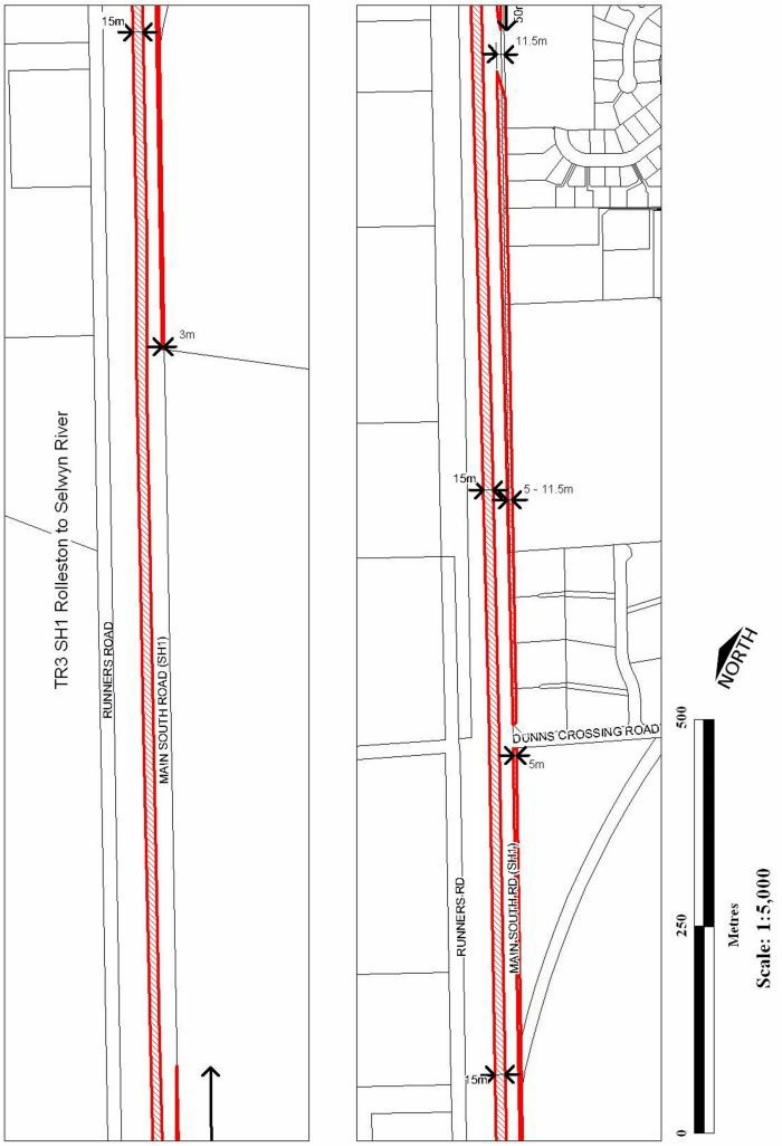


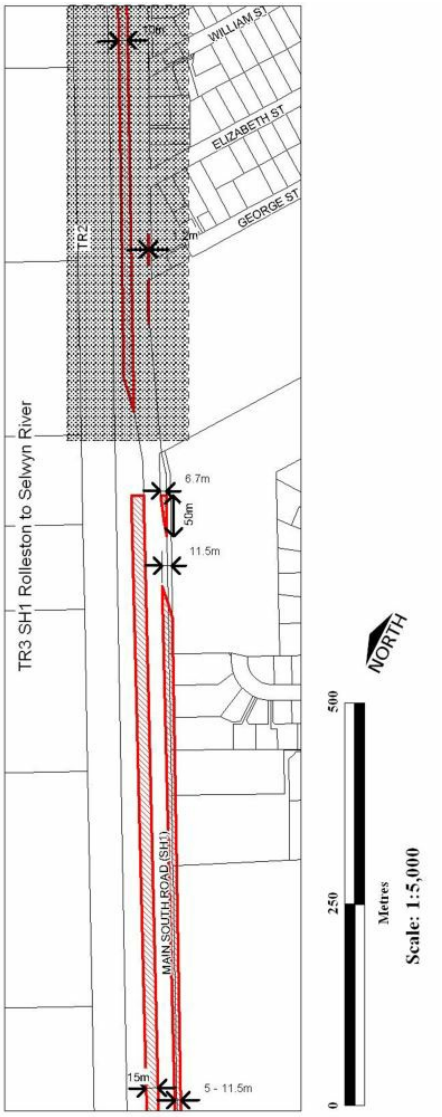
TR3


GODLEY RD
NORWOOD RD
RAPH RD
TRACK RD
MAIN SOUTH RD (SH1)
15m
5m
TR3 SH1 Rolleston to Selwyn River
Selwyn River
CAMPBELL ST
ELDON ST
15m
GODLEY ROAD
MAIN SOUTH ROAD (SH1)
5m
NORWOOD ROAD
NORTH
500
250
0
Metres
Scale: 1:5,000


TR3 SH1 Rolleston to Selwyn River
GODLEY RD
MAIN SOUTH RD (SH1)
THOMSONS RD
5m
15m
NORTH
500
250
0
Metres
Scale: 1:5,000


TR3 SH1 Rolleston to Selwyn River
GODLEY RD
15m
MAIN SOUTH RD (SH1)
RUNNERS RD
535m
5m
LESBURY RD
BURNHAM RD
NORTH
500
250
0
Metres
Scale: 1:5,000


15m
3m
TR3 SH1 Rolleston to Selwyn River
RUNNERS ROAD
MAIN SOUTH ROAD (SH1)
11.5m
15m
5 - 11.5m
DUNNS CROSSING ROAD
5m
RUNNERS RD
MAIN SOUTH RD (SH1)
15m
NORTH
500
250
0
Metres
Scale: 1:5,000


WILLIAM ST
ELIZABETH ST
GEORGE ST
TR2
2m
TR3 SH1 Rolleston to Selwyn River
6.7m
50m
11.5m
MAIN SOUTH ROAD (SH1)
15m
5 - 11.5m
NORTH
500
250
0
Metres
Scale: 1:5,000

TR4


Dawsons Road
Watholes Road
Jones Road
Main South Road
CSM2 - TR5
SH 1
CSM2 - TR5
Christchurch Southern Motorway
MSRFL - TR6
CSM2 - TR5
Curraghs Road
Robinsons Road
N
0
250
500
m

PART E

APPENDIX 3

SCHEDULE OF HERITAGE ITEMS

Ref	HPT Category	Name	Location	Legal Description	Valuation No.	Zone	Map No.
H1		Chapel	Arthur's Pass Village	Sec 127 Arthurs Pass	2427002801	Liv 1	48
H3		Tunneller's Cottage	Arthur's Pass Village	Sec 2 Arthurs Pass	2427001100	Liv 1	48
H4		St Theresa's Church	Homebush Rd, Coalgate	Lots 6/8 DP218	2422032900	Liv 1	58
H5		Police Lock-up Darfield	South Tce, Darfield	Pt RS2978	2418014000	Liv 1	69
H6		Darfield War Memorial	McLaughlins Road, Darfield	RS 40642, 40644, 40645, 40647	2418025801	Bus 1	68
H7		Doyleston Library	Leeston Road, Doyleston	Pt Lot 75 DP105	2410034700	Liv 1	130
H8		St Thomas' Anglican Church	Leeston-Dunsandel Road, Dunsandel	Pt RS 9064	2412037300	Liv X	92
H9		Cottage – Sod Ruins	Leeston-Dunsandel Road, Dunsandel	Lot 1 DP 65151	2412037400	Liv X	92
H10		Methodist Church (Gift Shop)	Main South Rd, Dunsandel	Pt RS 8803	2412007300	Bus 1	92, 21
H11		Dunsandel War Memorial	Leeston-Dunsandel Road, Dunsandel	Res 316	2412037200	Liv 1	92
H12	I	Old Library & Gateposts	Homebush Rd, Glentunnel	Pt RS 14493	2422028400	Liv 1	57
H13		Miners Cottage	Railway Tce, Glentunnel	Lot 4 DP 2806	2422028602	Liv 1	57
H14		Miners Cottage	Railway Tce, Glentunnel	Lot 3 DP 2806	2422028601	Liv 1	57
H15		Miners Cottage	Railway Tce, Glentunnel	Lot 2 DP 2806	2422028600	Liv 1	57
H16		Miners Cottage	Railway Tce, Glentunnel	Lot 1 DP 2806	2422028700	Liv 1	57
H17		St George's	Courtenay Rd, Kirwee	Lot 14-15 DP 434	2419028500	Liv 1	82
H18		Leeston War Memorial	High St, Leeston	Road Reserve	N/A	Liv 1	127
H19		Old Court House/RSA	Feredays Rd, Leeston	Pt Lot 1 DP 17659	2416023500	Bus 1	129
H20		St John's Anglican Church	High St, Leeston	Lot 7 DP DR 1/18	2416009400	Liv 1/ Bus 1	127
H21		Catholic Church	Feredays Rd, Leeston	Lots 7-8, 18-19 DP 101	2416021000A	Liv 1	129
H22	I	House No.1	Chapman St, Leeston	Pt Lot 1 DP 13004	2416021200	Liv 1	129
H23		Ellesmere Brass Band Hall	High St, Leeston	Pt RS 5787	2416002500	Liv 1	127
H24		Pioneer Hall	Kildare Tce & Gerald St, Lincoln	Gaz 1919-3135, Pt RS 3761, RS 39900	2404150700	Liv 1	113
H25		Coronation Library	Gerald St, Lincoln	Gaz 1919-3135, Pt RS 3761, RS 39900	2404150700	Liv 1	113
H26	I	St Stephen's Anglican Church	Edward St, Lincoln	Pt RS 1532	2404147800	Liv 1	113
H27		Liffey Cottage	James St, Lincoln	Lot 1 DP 83459, Lot 1 DP 81241	2402142801	Liv 1	110, 111
H28		The Gables' House (old	Gerald St, Lincoln	Lot 3 DP 55189	2404104000	Liv 1	113

		Manse)					
H29		Lincoln Union Church (Presbyterian)	James St, Lincoln	Lot 2 DP 83459	2404142800	Liv 1	110
H30	I	Memorial Hall	Lincoln University	Lot 4 DP 6070	2405239300	Bus 3	112
H31	I	Ivey Hall	Lincoln University	Lot 4 DP 6070	2405239300	Bus 3	112
H32		Lincoln Doctor House	Edward St, Lincoln	Lot 3 Pt Lot 2 DP 21148, Lot 1 DP 50673, Pt RS 1532	2404147600	Liv 1	113
H33		Home – William & Mary Tod	East Belt, Lincoln	Lot 2 DP 30031	2404143700	Liv 1	113, 114
H34		Prebbleton War Memorial	Springs Rd, Prebbleton	Pt Lot 1 DP 4394 Pt RS 1742	2355256000	Liv 1	122
H35		All Saints Anglican Church	Blakes Rd, Prebbleton	Pt Lot 2 DP 27568	2355247800	Liv 1	122
H36		Rolleston Memorial Clock Tower	Rolleston Dr, Rolleston	Lot 501 DP 77468	2405319100	Liv 1	101
H37		Sheffield War Memorial	Sheffield	Gaz 1938-1793, Lots 1-3 DP 128	2421011800	Liv 1	53
H38		Labourer's Cottage	Charles St, Waddington	Lots 52-52 DP 15	2421017100	Liv 1	54
H39		Labourer's Cottage	Charles St, Waddington	Lots 54,55 & 56 DP 15	2421017200	Liv 1	54
H40		Parsonage	Charles St, Waddington	Lot 2 DP 18664	2421017900	Liv 1	54
H41	I	Old School Building	Waddington Rd, Waddington	Gaz 1956-1821, Res 4838	2421016700	Liv 1	54
H42		Pine House	Waimakariri Gorge Rd, Waddington	Lot 42 DP15	2421018200	Liv 1	54
H43		Orange Lodge	High St, Southbridge	RS 4938	2417016700	Bus 1	131
H44		Scout Den	St James St, Southbridge	Lot 6 Pt Lot 10 DP 23510	2417006900	Liv 1	131
H45		Thompson Memorial Library	High St, Southbridge	Pt RS 4938	2417017100	Bus 1	131
H46		Town Hall	High St, Southbridge	Pt RS 4938	2417017100	Bus 1	131
H47		St James Anglican Church	High St, Southbridge	Pt Lot 1 DP 18297	2417002100	Liv 1	131
H48		Original School House	Ellesmere Junction Rd, Springston	Lot 2 DP 29562	2405230100	Liv 1	109
H49		Methodist Parsonage	Ellesmere Junction Rd, Springston	Lot 1 DP 51464	2405230400	Liv 1	109
H50		Springston War Memorial	Ellesmere Junction Rd, Springston	Lot 1 DP 7049	2405234100	Liv 1	109
H51	I	Public Library	Old Tai Tapu Rd, Tai Tapu	Lot 2 DP 10165	2356416400	Liv 2A	125
H52	I	St Pauls Anglican Church	Old Tai Tapu Rd, Tai Tapu	Lot 1 DP 30235	2356416300	Liv 2A	125
H53		Tai Tapu War Memorial	Old Tai Tapu Rd, Tai Tapu	Pt RS 597	2356416200	Liv 2A	125
H54	I	South Malvern School Building (0ld)	Fitzgerald St, Whitecliffs	Lots 1-19 DP 10	2422026700	Liv 1	56

PART E

APPENDIX 4

SCHEDULE OF PROTECTED TREES

Tree No.	Name / Species	Location	Legal Description	Zone	Map No.	Evaluation Score	Tree Category
T01	Strawberry Tree /Arbutus unedo	Presbyterian Church, Lee Street, Southbridge	Lot 1 DP 74959	Liv 1	131	44	B
T02	Copper Beech /Fagus sylvatica purpurea	45 High Street, Southbridge	PT RS 5861	Liv 1	131	34	B
T03	English Oak /Quercus robur	45 High Street, Southbridge	PT RS 5861	Liv 1	131	38	B
T04	Wellingtonia / Sequoiadendron giganteum	67 High Street, Southbridge	LOT 1 DP 49280	Liv 1	131	52	B
T05	Pin Oak /Quercus palustris	St John Street, Southbridge	PT LOT 19 DP 712	Bus 2	132	34	B
T06	English Oak /Quercus robur	Broad Street, Southbridge	LOT 1 DP 373810	Liv 1	132	32	B
T07	Wellingtonia / Sequoiadendron giganteum	St John Street, Southbridge	PT RS 4477	Bus 2	4, 132	40	B
T09	Common Lime /Tilia x vulgaris	Southbridge School, Hastings Street, Southbridge	LOT 1 DP 80498	Liv 1	4, 131	30	B
T10	Chinese Poplar /Populus yunnanensis	Southbridge School, Hastings Street, Southbridge	LOT 2 DP 18297	Liv 1	4, 131	34	B
T11	Walnut /Juglans regia	Children's playground, High Street, Southbridge	PT RS 3344,4041	Bus 1	4, 131	32	B
T12	Golden Ash /Fraxinus excelsior 'jaspidea'	Leeston Park, Leeston	LOT 4 DP 1221	Liv 1	4, 129	36	B
T13	Pin Oak /Quercus palustris	Leeston Park, Leeston	LOT 6 DP 1221	Liv 1	4, 129	46	B
T14	Common Lime /Tilia x vulgaris	Leeston Park, Leeston	PT LOT 2 DP 1221	Liv 1	4, 129	38	B
T15	Indian Cedar /Cedrus deodara	St David's Methodist Church, High Street, Leeston	LOT 1 DP 62985	Bus 1	4, 127	48	B
T16	Indian Cedar /Cedrus deodara	St David's Methodist Church, High Street, Leeston	LOT 1 DP 62985	Bus 1	4, 127	40	B
T17	Wellingtonia / Sequoiadendron giganteum	Springfield Church, SH 73, Springfield	PT RS 20516	Outer Plains	21, 52	58	B
T18	Monterey Pine /Pinus radiata	Porter's Pass, 500m from SH 73	RS 33889	High Country	25	48	B
T19	Red Oak /Quercus rubra	All Saints Garrison Church, Burnham	PT RES 1160	Outer Plains	13	48	B
T20	Red Oak /Quercus rubra	East Corner of Buckleys Rd, Queens Dr	PT RES 1160	Outer Plains	13	54	B
T21	Monterey Cypress / Cupressus macrocarpa	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	64	A
T22	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	48	B
T23	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T24	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T25	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T26	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T27	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T28	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T29	English Oak /Quercus robur	Kirwee Monument, Kirwee	PT Coal Tramway Reserve	Outer Plains	4, 84	30	B
T30	Common Ash /Fraxinus excelsior	Cnr Main South Road & Hororata Dunsandel Road, Dunsandel	Road Reserve	Outer Plains	7, 92	40	B
T31	Western Yellow Pine/Pinus ponderosa	Sheffield Domain, Sheffield	RS 42314	Outer Plains	36, 53	42	B
T32	Western Yellow Pine/Pinus ponderosa	Sheffield Domain, Sheffield	RS 42314	Outer Plains	36, 53	42	B
T33	English Oaks (58)/Quercus robur	Tai Tapu School, School Road,Tai Tapu	LOT 2 DP 301911	Liv 1A	9, 125	40	B
T34	Wellingtonia / Sequoiadendron giganteum	Darfield primary school, Ross Street, Darfield (Planted 1883)	PT RES 2551	Bus 1	17, 72	46	B
T35	Wellingtonia / Sequoiadendron	Darfield primary school, Ross Street, Darfield (Planted 1883)	PT RES 2551	Bus 1	17, 72	46	B

	giganteum						
T36	English Oak /Quercus robur	Darfield War Memorial, Darfield	RS 40645	Bus 1	17, 68	34	B
T37	English Oak /Quercus robur	Beethams and Leeston Roads, Doyleston	LOT 1 DP 30700	Outer Plains	4, 130	48	B
T38	Tasmanian Blue Gum/ Eucalyptus globulus	Cnr Goulds & Lowes Roads, Rolleston	Road Reserve	Liv 1	13, 101	44	B
T39	Necklace Poplar /Populus x deltoides	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T40	Wellingtonia / Sequoiadendron giganteum	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	70	A
T41	Douglas Fir/ Psuedotsuga menziesii	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T42	Norway Spruce /Picea abies	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T43	Caucasian Fir /Abies nordmanniana	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	48	B
T44	Western Hemlock Fir /Tsuga heterophylla	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	80	A
T45	Bhutan Pine /Pinus wallichiana	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T46	Monterey Cypress /Cupressus macrocarpa	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T47	Indian Cedar /Cedrus deodara	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T48	Common Lime /Tilia x vulgaris	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	52	B
T49	Atlas cedar /Cedrus atlantica	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T50	Monterey Cypress /Cupressus macrocarpa	Homebush Station, Homebush Road	PT Lot 1 DP 7925	Malvern Hills	16	104	A
T51	Monterey Pine /Pinus radiata	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	60	A
T52	Santa Lucia Fir/Abies bracteata	Adam's Estate, Adams Road, Greendale	PT RS 8795	Outer Plains	12	76	A
T53	Blue Atlas Cedar/ Cedrus atlantica glauca	Adam's Estate, Adams Road, Greendale	PT RS 8795	Outer Plains	12	36	B
T54	Wellingtonia/ Sequoiadendron giganteum	Cnr Fitz Place & Edward Street, Lincoln	PT RS 1532	Liv 1	14, 113	52	B
T55	English Oak /Quercus robur	Cnr Leister Terrace & Edward Street, Lincoln	LOT 1 DP 57207	Liv 1	14, 113	40	B
T56	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T57	English Oak /Quercus robur	Liffey Reserve, Leinster Terrace	RES 3761	Liv 1	14, 113	48	B
T58	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T59	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T60	Tasmanian Blue Gum/Eucalyptus globulus	Liffey Reserve, Kildare Terrace	RS 39900	Liv 1	14, 113	36	B
T61	English Ash /Fraxinus excelsior	Union Church Grounds, James Street, Lincoln	LOT 2 DP 83459	Liv 1	14, 110	60	A
T62	Big Cone Pine /Pinus coulteri	Terrace Station	LOT 1 DP 400673	Outer Plains	11, 16	54	B
T63	Manna Gum /Eucalyptus viminalis	Terrace Station	LOT 1 DP 400673	Outer Plains	11, 16	64	A
T64	Not allocated						
T65	Not allocated						
T66	Algerian Oak/ Quercus canariensis	Terrace Station	LOT 2 DP 400673	Outer Plains	11, 16	76	A
T67	White Ash/ Eucalyptus fraxinoides	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	38	B
T68	Wellingtonia/ Sequoiadendron giganteum	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	39	B
T69	Field Maple /Acer campestre	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	70	A
T70	Wellingtonia/ Sequoiadendron giganteum	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	62	A
T71	Western Yellow Pine/ Pinus ponderosa	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	70	A
T72	Manna Gum/ Eucalyptus viminalis	Rakaia Terrace Road, Te Pirita	PT LOT 1 DP 15130	Outer Plains	6	52	B
T73	English Oak /Quercus robur (five trees)	Waihora Park Reserve	SECT 1 SO 18388	Outer Plains	9	36	B

T74	See folder for tree descriptions	A. E. Hart Arboretum, Lake Coleridge. Upper site.	Lot 1 DP 78849	High Country	19, 51		A
T75	See folder for tree descriptions	A. E. Hart Arboretum, Lake Coleridge. Lower site.	Lot 1 DP 80128	High Country	19, 51		A
T76	Wellingtonia/ Sequoiadendron giganteum	Hororata Reserve, behind reflection lake	Res 1589	Outer Plains	16	58	B
T77	Tasmanian Blue Gum/Eucalyptus globulus	Cnr Halkett and Sandy Knolls Roads	Road Reserve	Outer Plains	18	52	B
T78	Walnut /Juglans regia	Nesslea, Greendale	Lot 1 DP 59582	Outer Plains	17	80	A
T79	English Oak /Quercus robur	Gerald Street, Lincoln. Old Bartle property.	PT RS 2724	Bus 1	14, 113	32	B
T80	English Oak /Quercus robur(21 trees)	River bank, Perymans Rd, Tai Tapu	Road Reserve	Inner Plains	9, 125	42	B
T81	Tasmanian Blue Gum/Eucalyptus globulus	1197 Shands Road	Lot 1 DP 75442	Inner Plains	13	36	B
T82	Native Trees Various	Catholic Church, 1981 Telegraph Road, Darfield	PT RS 25014	Liv 1	17, 72	46	B
T83	Monterey Pine /Pinus radiata	High Peak Road, end of Whitecliffs Valley Road.	Road Reserve	High Country	16	58	B
T84	Blue Atlas Cedar / Cedrus atlantica	Beside Water race (opp Kirwee Tavern) Kirwee	PT Coal Tramway Reserve	Outer Plains	17, 84	36	B
T85	Tasmanian Blue Gum/Eucalyptus globulus (21 trees)	Old County Depot, St John St, Southbridge	RES 4918	Bus 2	4, 132	44	B
T86	Tasmanian Blue Gum/Eucalyptus globulus (multiple trees)	Hoskyns Road, between Courtenay and Ansons	RES 2358 SECT 2 SO 4514	Liv 1, Outer Plains	17, 82	44	B
T87	Monterey Cypress /Cupressus macrocarpa	Pearson Reserve, Bangor Road	PT RS 39126	Liv 2	17, 68	40	B
T88	Various trees – see file	782 Weedons Road	Lot 1 DP 22179	Inner Plains	13	62	A
T89	Tasmanian Blue Gum/Eucalyptus globulus	125 Lowes Road, Rolleston	Lot 6 DP 350314	Liv 1	13, 103	34	B
T90	Tasmanian Blue Gum/Eucalyptus globulus	1055 Newtons Road, Sandy Knolls	Lot 2 DP 415649	Inner Plains	13	44	B
T91	Monterey Cypress /Cupressus macrocarpa	1055 Newtons Road, Sandy Knolls	Lot 2 DP 415649	Inner Plains	13	44	B
T92	English Oak/ Quercus robur	188 Adams Road, Greendale	Lot 5 DP 705	Outer Plains	12	52	B
T93	English Oak /Quercus robur	188 Adams Road, Greendale	Lot 5 DP 705	Outer Plains	12	52	B
T94	Totara /Podocarpus totara	Old Bowling Green Reserve, Springfield	Lot 8 DP 500	Liv 1	26, 52	36	B
T95	English Oak /Quercus robur	Old Bowling Green Reserve, Springfield	Lot 8 DP 500	Liv 1	26, 52	38	B
T96	Kowhai /Sophora microphylla	10 Waimakariri Gorge Road, Waddington	Lot 42 DP 15	Liv 1	22, 54	42	B
T97	Spanish Fir /Abies pinsapo	10 Waimakariri Gorge Road, Waddington	Lot 42 DP 15	Liv 1	22, 54	62	A
T98	Douglas Fir /Psuedostuga menziesii (2 trees)	Road reserve adjacent to Lot 1 DP 61202 925 Whitecliffs Road	Road Reserve (unformed)	Malvern Hills	16	42	B
T99	Wellingtonia/ Sequoiadendron giganteum (5 trees)	Adjacent to site of old Tawera County Council Office/Depot, Springfield Road	Road Reserve	Outer Plains	21	32	B
T100	Wellingtonia/ Sequoiadendron giganteum	Site of old Tawera County Council Office/Depot, Springfield Road	Lot 2 DP 23887	Outer Plains	21	32	B
T101	Monterey Cypress /Cupressus macrocarpa	Site of old Tawera County Council Office/Depot, Springfield Road	Lot 2 DP 23887	Outer Plains	21	32	B
T102	Cabbage Tree /Cordyline australis	77 East Belt, Lincoln	Lot 3 DP 74920	Liv 1	14, 113	38	B
T103	Common Lime /Tilia x vulgaris	Ladbrooks School, Barnes Road	Pt RS 2491	Inner Plains	14	40	B
T104	English Oak /Quercus robur	Ladbrooks School, Barnes Road	Pt RS 2491	Inner Plains	14	40	B
T105	Cabbage Tree /Cordyline australis	174 Ridge Road, Greenpark	Lot 2 DP 83716	Outer Plains	9	40	B
T106	Bhutan Cypress/ Cupressus torulosa	Trinity Church, McLaughlins Road	Pt RS 19215	Liv 1	68	34	B
T107	English Oak/ Quercus robur (2 Trees)	27 Cairnbrae Drive, Prebbleton	Lot 105 DP 331951	Liv 1A6 (deferred)	14, 121	40	B

Notes:

1 Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.

2 The description of the location of each protected tree in this Appendix is as at date of this part of the Plan becoming operative. Any subsequent change to a

street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

EVALUATION CRITERIA FOR PROTECTED TREES

The following evaluation criteria apply to all trees listed in the Schedule above. The individual scores in each of the evaluation factor categories are added together to give the total score. The score for each tree, as listed in the right hand column of the table, has been derived from the application of this evaluation criteria system.

Completed evaluation forms for each tree that is listed in this Appendix can be obtained on request from the Selwyn District Council.

Protected Tree Criteria and Evaluation Sheet

Tree No.:	**Location:**	**Legal Description:**	**Inspected by:**
Species:	**Map No.:**	**Area/Zone:**	**Date:**
Height (m):	**Diameter at breast height (mm):**	**Mean Crown diameter (m):**	**Tree Score:**

Factors	Points: 0	2	4	8	16	32
Heritage/ Historic				Local area/community significance or planted by well known local identities or organisations	Early settler plantings or trees intrinsically associated with historic/heritage buildings or places or important historical events.	Trees commemorating important regional or national historic events or planted by historic identities.
Scientific/ botanical	No special scientific or botanical value. Classified as noxious or surveillance plant or unwanted wilding exotic tree species. **Protection not valid except for any tree that qualifies for protection under a 16 point column.**	Few **good** specimens of particular species in particular township or local community.	Rare throughout Selwyn District.	Rare in Canterbury region or significant tree group or ecological association or important seed or propagating material source.	Rare throughout New Zealand OR arboretum OR tree collection.	Only known specimen in New Zealand or last remnant of native trees or bush.
Importance of position in landscape	Totally obscured by trees, structures or not seen from a public place.	Small tree or tree more than 50% obscured by other trees, objects or landscape.	Roadside or park tree or tree/s in well frequented public place or private property.	Fine avenue or street plantings or tree/s growing in areas where other large trees are scarce.	Principal feature of important public place or landscape design. Well known district landmark or provides "gateway" effect to township or local community.	Landmark of national importance OR Tree/s are a vital component of a definitive landscape design.
Cultural, ethnical, social, or spiritual values or to commemorate a great personal sacrifice by an individual for mankind.	No special cultural, social, ethnical or spiritual values.	Planted by unknown cultural etc. person/s to commemorate minor cultural etc. event.	Planted by well known cultural etc. person/organisation or event of local importance.	Tree well known throughout district to be of cultural etc significance. Tree represented as emblem or symbol.	Tree well known throughout Canterbury region to be of cultural etc significance.	Tree well known nationally to be of cultural etc significance.
Size (Crown diameter x total height) or exceptional trunk diameter.	Very small – less than $10m^2$.	Small – $10m^2$ to $50m^2$.	Medium - $50m^2$ to $150m^2$.	Large – $150m^2$ to $250m^2$ or largest tree in locality.	Very large $250m^2$ or more. Very large specimen or trunk diameter exceptionally large for particular species or grove of trees.	Largest or one of largest of particular species in New Zealand.
Age	Recent planting.	5 – 50 years.	50 – 100 years.	100 – 150 years.	150 years plus.	Oldest on record in New Zealand.
Form and condition	Dying, dead, diseased, unbalanced, bad structural defects or dangerous and cannot be rectified. **Protection not valid even if points are scored for other factors.**	Poor condition or form, stable condition, no bad defects. Any hazardous and other conditions **can be rectified**.	Fair – reasonable form, stable condition, no bad defects.	Good form, healthy condition, making good growth or interesting character.	Exceptionally good, outstanding specimen for district and region.	One of best examples of species in New Zealand.
Suitability in relation to setting or site conditions	Totally obscures or is causing significant damage to heritage objects, buildings or any essential structure or utility. **Protection not valid except for any tree that qualifies for protection under the 16 and 32 point columns.**	Partially obscures a heritage object or is causing slight damage to: important structures, dwellings or commercial premises **that can be rectified**.	Tree not obscuring or injuriously affecting any buildings, objects, structures, services or utilities. No significant negative values.	Good juxtaposition and harmony with important buildings, objects, structures and essential services or utilities.	Tree species and position specifically chosen and designed to enhance whole site or neighbourhood.	Classic and nationally recognised example of excellent landscape design with trees.
Functional value e.g. soil stabilization, noise amelioration, shelter, screening,	No functional value.	25% effective, state function:	50 % effective, state function:	75% effective, state function:	100% effective, state function:	Of vital public interest that function be maintained. State function:

pollution control shade tree etc.						

Notes:

PART E

APPENDIX 5

SCHEDULE OF SITES OF SIGNIFICANCE TO TANGATA WHENUA

Wāhi Taonga Management Areas

Site No.	Description	Location	Legal Description	Zone	Map No.
C39(b)	Rakaia River Moa Hunter Site Archaeological Site	Rakaia Huts	Lot 31, Lots 33–48, Lots 50-55 & Lot 57 DP355509, Lots 2 & 3 DP38661, Lots 1 & 2 DP 433364, Lots 1 – 3 DP 50684, Lots 1-9 and Lots 12 – 37 DP 54813, Lots 1 & 2 DP 57141, Lots 1 & 2 & Lots 5 – 11 DP 6253, Lots 13 – 20 DP 6253 and RES 4092	Living 1	133
C48		Rakaia Huts	Lots 4 – 16 DP 355509, Lots 18 – 24 DP 355509 and Lots 26 – 30 DP 355509	Living 1	133

NOTE: Iwi have advised that at present they do not wish to have any silent file areas, Wāhi taonga sites or management areas, or mahinga kai sites specifically identified in the Plan for the purposes of Rule 10.4 for Living Zones (except as shown on Map 139 for Rakaia Huts) or in Business Zones.

PART E

APPENDIX 6

PROTOCOLS ON ACCIDENTAL DISCOVERY OF ARCHAEOLOGICAL SITES

If any archaeological site(s) are uncovered during physical works Selwyn District Council will advise the person(s) undertaking the work of the following protocol.Evidence of archaeological sites can include oven stones, charcoal, shell middens, ditches, banks, and pits, building foundations, artefacts of Māori and Non-Māori origin or human burials.

1	Work shall cease immediately at that place.
2	The person(s) must shut down all machinery, secure the area and advise the supervisor (i.e. the person who is responsible for overseeing the work) and/or the landowner.
3	The supervisor or landowner shall notify the New Zealand Historic Places Trust Pouhere Taonga and if necessary the appropriate consent process shall be initiated.
4	The supervisor or landowner shall notify Te Rūnanga o Ngai Tāhu to determine what further actions are appropriate to safeguard the site or its contents.
5	If skeletal remains are uncovered the supervisor or landowner shall advise the Police.
6	Works on the site shall not resume until the New Zealand Historic Places Trust Pouhere Taonga, the Police (if skeletal remains are involved) and Te Rūnanga o Ngāi Tahu have each given approval for work to continue.

PART E

APPENDIX 7

ROAD HIERARCHY

Road Name	To	From	Classification	Location	Predominate zoning
Aylesbury Road	Bealey Road	Main South Road (SH1)	Arterial		Township
Bangor Road (SH77)	Darfield	Homebush Road (SH77)	State Highway	Includes Darfield	Township/Rural
Barker Street	West Belt	New Road South	Collector	Lincoln - links to new urban areas	Township
Bealey Road	West Coast Road (SH73)	Hororata Road	Arterial	Includes Hororata	Township/Rural
Birchs Road	Springs Road	James Street	Collector	Prebbleton to Lincoln	Township/Rural
Blakes Road	Shands Road	Springs Road	Collector	Prebbleton	Township
Boundary Road	James Street	Lincoln Rolleston Road	Collector	Lincoln	Township/Rural
Bray Street	South Terrace (SH73)	Cardale Street	Arterial	Darfield	Township
Bridge Street	Hororata Road	Homebush Road (SH77)	Arterial	Coalgate	Township
Brookside Road	Byron Street	Dunns Crossing Road	Collector	Rolleston	Township
Browns Road	Hororata Dunsandel Road	Main South Road (SH1)	Collector	Dunsdandel	Township
Browns Road	Main South Road (SH1)	Tramway Road	Collector	Dunsdandel	Township
Burnham Road	Main South Road (SH1)	Ellesmere Junction Road	Arterial		Rural
Byron Street	Brookside Road	Tennyson Street	Collector	Rolleston	Township
Cardale Street	Bray Street	Telegraph Road	Arterial	Darfield	Township
Cardale Street	Mathias Street	Bray Street	Collector	Darfield	Township
Cardale Street	Telegraph Road	Greendale Road	Collector	Darfield	Township
Chattertons Road (Shared District Boundary Road)	Old West Coast Road	West Coast Road (SH73)	Arterial		
Christchurch Akaroa Road (SH75)	District Boundary (Halswell)	District Boundary (Motukarara)	State Highway	Includes Tai Tapu, Motukarara	Township/Rural
Coaltrack Road	Bridge Street	Homebush Road (SH77)	Collector	Coalgate	Township
Coleridge Road	Rakaia Gorge Road (SH77)	Acheron Avenue	Collector	Includes Coleridge	Township/Rural
Cordys Road	Hororata Road	Milnes Road	Arterial	Includes Hororata	Township/Rural
Courtenay Road	Old West Coast Road	West Coast Road (SH73)	Collector	Includes Kirwee	Township/Rural
Cunningham Street	Pound Road	High Street	Collector	Leeston	Township
Dawsons Road (Shared District Boundary Road)	Main South Road (SH1)	West Coast Road (SH73)	Arterial		Rural
Deans Road	West Coast Road (SH73)	Homebush Road (SH77)	Arterial		Rural
Derretts Road	Dunsandel Road	Bealey Road	Arterial		Rural
Dryden Avenue	Rolleston Drive	Overbury Crescent	Collector	Rolleston	Township
Dunns Crossing Road	Lowes Road	Main South Road (SH1)	Arterial	Rolleston	Township
Dunsandel Road	Hororata Dunsandel Road	Derretts Road	Arterial		Rural
East Maddisons Road	Brookside Road	Oak Tree Lane	Collector	Rolleston	Township
Edward Street	Gerald Street	Ellesmere Road	Arterial	Lincoln	Township/Rural
Ellesmere Junction Road	Burnham Road	Gerald Street	Arterial		Township/Rural
Ellesmere Road	Edward Street	Trices Road	Arterial	Lincoln to Halswell	Township/Rural
Feredays Road	High Street	Southbridge Rakaia Road	Arterial	Includes Leeston	Township/Rural
Gerald Street	Edward Street	Springs Road	Arterial	Lincoln	Township
Goulds Road	Lowes Road	Oak Tree Lane	Collector	Rolleston	Township
Greendale Road	McLaughlins Road	Cardale Street	Collector	Darfield	Township
Hamptons Road	Waterholes Road	Springs Road	Arterial		Rural

High Street (Leeston)	Station Street	Feredays Road	Collector	Leeston	Township
High Street (Southbridge)	Southbridge Leeston Road	Brook Street	Collector	Southbridge	Township
Homebush Road (SH77)	Bangor Road (SH77)	Wairiri Road (SH77)	State Highway	Iincludes Coalgate, Glentunnel	Township/Rural
Hororata Dunsandel Road	Main South Road (SH1)	Highfield Road	Collector	Dunsdandel	Township
Hororata Dunsandel Road	Highfield Road	Dunsandel Road	Arterial	Includes Dunsdandel	Township/Rural
Hororata Road	Bealey Road	Bridge Street	Arterial	Hororata	Township/Rural
Hoskyns Road	West Coast Road (SH73)	Main South Road (SH1)	Arterial	Includes access to Izone Industrial	Township/Rural
Izone Drive	Jones Road	Illinois Road	Collector	Rolleston	Township
James Street	Birchs Road	Gerald Street	Collector	Lincoln	Township
Jones Road	Weedons Ross Road	Two Chain Road	Arterial	Includes access to Izone Industrial	Township/Rural
Kidman Street	Tennyson Street	Rolleston Drive	Collector	Rolleston	Township
Kimberley Road	Kowhai Drive	North Terrace	Collector	Darfield	Township
Leaches Road	Milnes Road	Rakaia Gorge Road (SH77)	Arterial		Rural
Leeston Dunsandel Road	Tramway Road	Irvines Road	Collector	Dunsdandel	Township
Leeston Dunsandel Road	Irvines Road	Market Street	Arterial	Dunsandel to Leeston	Township/Rural
Leeston Lake Road	Station Street	High Street	Arterial	Leeston	Township
Leeston Road	Ellesmere Junction Road	Station Street	Arterial	Springston to Leeston	Township/Rural
Levi Road	Weedons Road	Lowes Road	Arterial	Rolleston	Township/Rural
Lincoln Rolleston Road	Masefield Drive	Selwyn Road	Arterial	Includes Rolleston	Township/Rural
Lincoln Rolleston Road	Selwyn Road	Boundary Road	Collector		Rural
Lincoln Tai Tapu Road	Ellesmere Road	Christchurch Akaroa Highway (SH75)	Arterial	Lincoln to Tai Tapu	Township/Rural
Lowes Road	Levi Road	Dunns Crossing Road	Arterial	Rolleston	Township
Main Rakaia Road	Southbridge Rakaia Road	Main South Road (SH1)	Arterial		Rural
Main South Road (SH1)	District Boundary (Templeton)	District Boundary (Rakaia River)	State Highway	Includes Templeton, Rolleston, Dunsandel	Township/Rural
Market Street	High Street	Pound Road	Collector	Leeston	Township
Masefield Drive	Rolleston Drive	Lincoln Rolleston Road	Collector	Rolleston	Township
Mathias Street	North Terrace	West Coast Road (SH73)	Collector	Darfield	Township
Mathias Street	West Coast Road (SH73)	Cardale Street	Collector	Darfield	Township
McLaughlins Road	Bangor Road (SH77)	Cressy Place	Collector	Darfield	Township
McMillan Street	North Terrace	West Coast Road (SH73)	Collector	Darfield	Township
Milnes Road	Cordys Road	Leaches Road	Arterial		Rural
North Belt	West Belt	James Street	Collector		Township
North Terrace	Kimberley Road	Mathias Street	Collector	Darfield	Township
Old West Coast Road	District Boundary (Chattertons Road)	Waimakariri Gorge Road	Arterial		Rural
Pound Road	Market Street	Cunningham Street	Collector	Leeston	Township
Rakaia Gorge Road (SH77)	Windwhistle Road (SH77)	District Boundary (Rakaia River)	State Highway	Includes Windwhistle	Township/Rural
Rembrandt Drive	Rolleston Drive	Lowes Road	Collector	Rolleston	Township
Rolleston Drive	Main South Road (SH1 north)	Tennyson Street	Collector	Rolleston	Township
Rolleston Drive	Tennyson Street	Main South Road (SH1 south)	Collector	Rolleston	Township
Selwyn Road	Lincoln Rolleston Road	Shands Road	Arterial		Rural
Shands Road	District Boundary (Marshs Road)	Ellesmere Junction Road	Arterial		Rural
Southbridge Leeston Road	Feredays Road	High Street (Southbridge)	Arterial	Includes Southbridge	Township/Rural
Southbridge Rakaia Road	Feredays Road	Main Rakaia Road	Arterial		Rural

Southfield Drive	Edward Street	Ryelands Drive	Collector	Lincoln	Township
Springs Road	District Boundary (Marshs Road)	Gerald Street	Arterial	Prebbleton to Lincoln	Township/Rural
Springs Road	Gerald Street	800 metres North of Collins Road	Collector	Lincoln	Township
Springston Rolleston Road	Lowes Road	Shands Road	Arterial	Includes Rolleston	Township/Rural
Station Street	Leeston Road	Leeston Lake Road	Arterial	Leeston	Township
Telegraph Road	Cardale Street	Main South Road (SH1)	Arterial	Darfield	Township/Rural
Tennyson Street	Main South Road (SH1)	Lowes Road	Collector	Rolleston	Township
Tosswill Road	Springs Road	Trices Road	Collector	Prebbleton	Township
Tramway Road	Browns Road	Leeston Dunsandel Road	Collector	Dunsdandel	Township
Trices Road	Springs Road	District Boundary (Sabys Road)	Arterial	Includes Prebbleton	Township/Rural
Two Chain Road	Jones Road	Walkers Road	Arterial		Rural
Waimakariri Gorge Road	West Coast Road (SH73)	District Boundary (Waimakariri River)	Arterial	Includes Waddington	Township/Rural
Wairiri Road (SH77)	Homebush Road (SH77)	Windwhistle Road (SH77)	State Highway		Rural
Walkers Road	Main South Road (SH1)	Two Chain Road	Arterial		Rural
Waterholes Road	Hamptons Road	Main South Road (SH1)	Arterial		Rural
Waterholes Road	Ellesmere Junction Road	Springston Rolleston Road	Collector		Rural
Weedons Road	Main South Road (SH1)	Ellesmere Junction Road	Arterial		Rural
Weedons Ross Road	Old West Coast Road	Main South Road (SH1)	Arterial	Includes West Melton	Township/Rural
West Belt	North Belt	Barker Street	Collector	Lincoln	Township
West Coast Road (SH73)	District Boundary (Yaldhurst)	District Boundary (Arthurs Pass)	State Highway	Includes West Melton, Darfield, Waddington Sheffield, Springfield, Arthurs Pass	Township/Rural
Whitecliffs Road	Homebush Road (SH77)	Farr Street	Collector	Glentunnel to Whitecliffs	Township/Rural
Windwhistle Road (SH77)	Wairiri Road (SH77)	Rakaia Gorge Road (SH77)	State Highway	Includes Windwhistle	Township/Rural

PART E

APPENDIX 8

PROCESS AND CRITERIA FOR IDENTIFYING SIGNIFICANT SITES

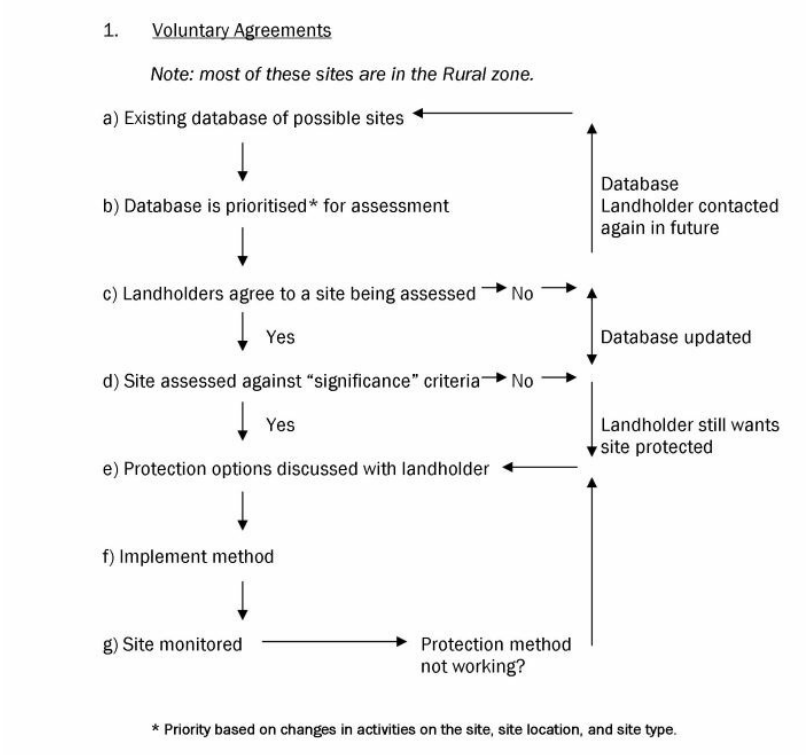
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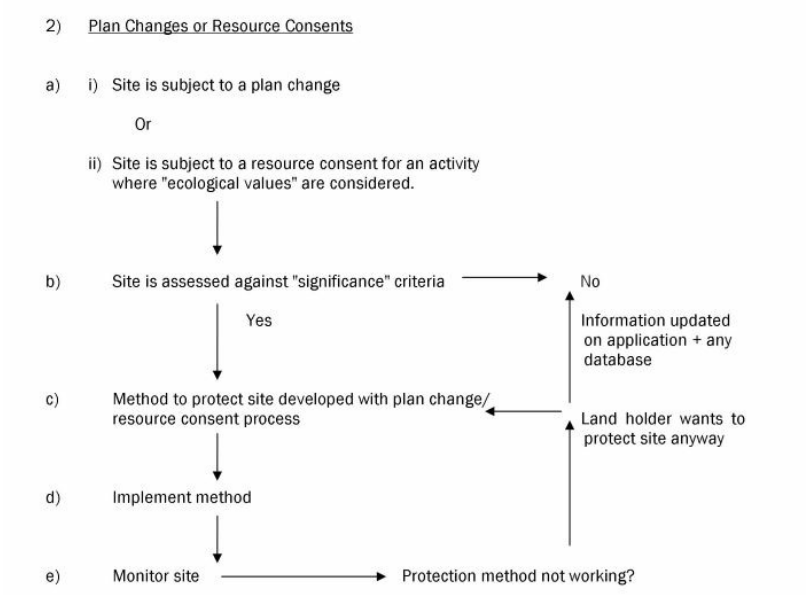
Appendix 8 outlines the process the Council will use to identify whether a site is a “significant area of indigenous vegetation or habitat of indigenous fauna”, under section 6 (c) of the Act.

The appendix describes:

- the processes used to identify possible sites;
- the criteria used to assess if these sites are “significant”; and
- the process for protecting “significant” sites.

Identifying Sites





Significant Criteria

- A site is assessed to see if it is “significant” under Section 6(c) of the Act, using the seven criteria listed in Table E8.1.

- Each site is ranked “high”, “medium”, or “low” on each criterion.

- As a guide a site that has one or more “high” rankings, or five or more “medium" rankings among the primary criteria will be considered for protection. A site that has four “medium” rankings among the primary criteria will be considered for protection if it ranks highly for the secondary criteria.

For example, a site that has one “high” ranking and six “lows” may be “significant” if the “high” ranking is for “rarity or special features”. It may be less “significant” if the “high” ranking is for “surrounding land uses and conditions.”

A site with four “mediums”, three “lows” and a willing landholder may be protected before a similar site with five “mediums”, two “lows” and an unwilling landholder.

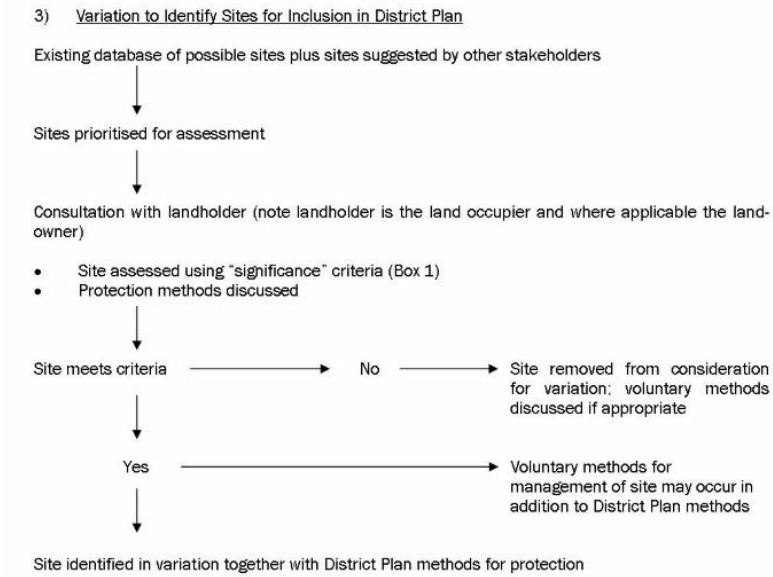


Table E8.1 — Criteria for Assessment of Areas of Significant Indigenous Vegetation

Primary Criteria	Description
Representativeness	The degree to which current vegetation and fauna is representative of that which formerly occupied Selwyn District, measured at the scale of ecological districts. This identifies the ecosystems that have suffered the greatest impact from human activities. It can be assessed at two baseline levels, (1) at the time of European settlement or (2) prior to human arrival. The extent to which the LENZ environment(s) of the site are represented within the protected natural area should also be assessed. This criterion places a site which is poorly represented within an ecological district at a higher ranking than a site which is represented in

	proportion to its original extent. This is because Selwyn District Council wants to concentrate their initial efforts on vegetation types that have suffered the greatest impact from human activities
Examples	
High	Podocarp forest or dry kanuka woodland on the Canterbury Plains. Bog pine/mountain toa-toa woodland of intermontane basins. Red tussock grasslands. Sand dunes dominated by indigenous species.
Medium	High country mountain beech forest.
Low	Alpine snow tussock grasslands.
Diversity and Pattern	Diversity is the number of indigenous habitats and species contained in an area. Like habitats must be compared with like because diversity differs markedly between different habitats. Pattern refers to changes in the distribution and abundance of species/habitats across the site, and is driven by underlying variation in the environment, e.g. aspect differences, natural disturbance, altitudinal change, soil characteristics. It can be represented by successional sequences and ecological gradients. High species diversity provides for greater interaction between species while habitat diversity allows ecological processes (e.g. dispersal, nutrient transfer) to operate across different ecosystems. Containing diverse habitats and strong ecological variation at a higher ranking than similar sites that are less diverse and contain only one habitat. This is because Selwyn District Council wants to concentrate their initial efforts on sites which have the greatest potential to preserve ecological processes and interactions.
Examples	
High	Sand dunes with many indigenous species. An intact gradient from wetland through shrubland forest.
Medium	Grazed shrublands with several shrub species present.
Low	A uniform patch of tussock grassland with exotic intertussock vegetation. Low-stature matagouri in rough pasture.
Rarity and Special Features	Rarity refers to the presence of threatened or naturally rare indigenous species, and the degree to which types of habitat or ecosystem have been reduced from their former extent. It should be assessed on both a national scale and on the scale of ecological districts. Special features refers to any unusual natural biotic or abiotic characteristic of the site which contributes to its value, for example distinctive landforms such as limestone outcrops or caves; the presence of unusual associations of species; species at their distribution limits. This criterion places sites which contain rare species or special features at a higher priority than sites where these features are not known to occur. This is because Selwyn District Council wants to concentrate their initial efforts on sites which are of greatest importance for conserving indigenous biodiversity.
Examples	
High	Site contains a species listed as ‘gradual decline’ or higher under the New Zealand Threat Classification System (Hitchmough 2002). Wetlands or sand dunes dominated by indigenous species. Rare plants growing on a limestone outcrop. A site containing species at their distribution limits.
Medium	Site contains a species listed as ‘sparse’, ‘range restricted’, or ‘data deficient’ under the New Zealand Threat Classification System (Hitchmough 2002). Vegetation is very common within the district but uncommon elsewhere.
Low	Site contains no rare or threatened species and the vegetation type is very common within the district and elsewhere.
Naturalness	The extent to which the site has been modified directly or indirectly by human activities. For most sites in Selwyn District the extent of modification by fire, habitat destruction, logging, or pest impacts will be quite evident. For some larger or less accessible sites, the indigenous character may be relatively intact compared to smaller and less isolated sites. This criterion places sites showing evidence of disturbance at a lower ranking than sites which are apparently undisturbed and predominantly indigenous in character. This is because Selwyn District Council wants to concentrate their initial efforts on the most intact sites.
Examples	
High	Ungrazed alpine snow tussock grasslands with minor occurrences of exotic species. Forest on the Port Hills with emergent podocarps and few exotic understorey species
Medium	Secondary forest without podocarps. Montane tussock grasslands where indigenous woody plants are scarce
Low	Scattered indigenous shrubs and trees in stands of gorse or broom. Dunes dominated by marram grass and other exotic species. Short tussocks in pasture on foothills.
Ecological Context	The degree to which an area of indigenous habitat or vegetation has links to other such areas or contributes to the ecological significance of the immediate vicinity. Such areas have a significant ecological function if they are within the flying distance for the majority of native birds or if they increase habitat suitability for terrestrial and aquatic fauna by providing cover, shelter, food or nesting sites, or provide a buffer from adverse impacts. The intention of this criterion is to ensure that the ecological functions of areas of indigenous vegetation are taken into consideration. The

	criterion places sites that are well-buffered and help to maintain ecological processes in the surrounding environment at a higher priority than sites which are poorly buffered and do not contribute to the functioning of neighbouring ecosystems. This is because Selwyn District Council wants to concentrate their initial efforts on sites that are the most important for maintenance of ecological function and linkages.
Examples	
High	Continuous riparian forest. Wetlands with links to river systems. Coastal shrublands providing nesting habitat for seabirds. Whole catchments covered by indigenous vegetation.
Medium	Stands of flax or kowhai in rough pasture that provide a seasonal food source for tui and bellbird.
Low	Kanuka woodland surrounded by pasture and crops and distant from other areas of indigenous forest.

Secondary Criteria	Description
Size and Shape	This criterion refers to the size of an area of vegetation or habitat and the degree to which its shape influences the viability of the site. Large sites are likely to meet the habitat requirements of a greater range of species because they contain more resources (e.g. nesting habitat; flowers and fruit) than small sites. Shape determines the ratio of 'core' to 'edge' habitat within a patch of vegetation. For a fixed patch size, a compact shape will contain more 'core' habitat than a linear patch, or a patch with irregular boundaries. Adverse effects such as exposure to wind, stock browse, and weed invasion are more important at the edges of a patch. For a given vegetation type, large, compact sites will be accorded higher priority than small sites with irregular boundaries. This is because Selwyn District Council wants to concentrate their initial efforts on sites that have the greatest chance of remaining viable.
Examples	
High	Compact areas of forest >9 ha. Large areas of alpine tussock grassland.
Medium	Linear remnants of riparian forest or shrubland.
Low	Scattered mountain beech trees in an area of pasture.
Fragility, Threat and Buffering	Refers to any specific threats to the site and its overall susceptibility and resilience to the effects of such threats. The degree to which the site is buffered (i.e. protected from threats) is important. This is related to surrounding vegetation and landuse and the degree of topographic protection. Threats include factors such as fire and invasion of pest plants and animals. Different vegetation types might be equally at risk but differ markedly in resilience – for example adjacent hill country forest remnants and montane tussock grasslands might be equally exposed to fire but the tussock grassland would be much more likely to recover from its effects. The nature of the threat must also be assessed, i.e. whether the risk can be easily reduced by a small management change or whether it is not easily mitigated. Areas of well-buffered or resilient vegetation with few or easily-mitigated threats will be accorded higher priority than highly susceptible sites exposed to chronic threats that are not easily mitigated. This is because Selwyn District Council wants to concentrate their initial efforts on sites that have the greatest chance of remaining viable.
Examples	
High	(High = more threatened , fragile) Mountain toatoa and bog pine stands in tussock grasslands under pastoral management. Sand dune communities not yet invaded by marram grass.
Medium	Unfenced forest remnants surrounded by pasture. Tussock grassland with scattered wilding conifers
Low	Ungrazed alpine snow tussock grasslands. Extensive high country mountain beech forests.

Protection Options

- Protection of "significant sites" is in partnership with landholders and other stakeholders, through either:
    - Voluntary (process 1);
    - Plan changes and resource consents (process 2); or
    - District Plan identification and rules (process 3).
- The method(s) used to protect a site is/are specific to each site, taking into account the factors listed in Table E8.2, and any other relevant matters including objectives, policies or rules in this Plan.

Table E8.2 — Factors to Consider in Protecting Significant Sites

Factor	Explanation
Landholder	Views on protecting the site.

	Activities they want to undertake on and around the site. Preferred options. Willing to be involved in managing or enhancing the site. Willing to have other groups involved.
Site Characteristics	What work is needed to maintain or protect the site? What is the cost and feasibility of that work? How much "effort" is needed relative to its ecological "significance?" Are there other similar sites that are easier to maintain?
Options Available	What "protection" options are available for that site? Is the land regulated by other statutes; e.g., Crown Pastoral Land Act 1998? Is there high demand for re-zoning and subdivision, e.g., Port Hills and around Christchurch?
Cost of various options	Relative costs of "protection" options compared with the protection levels they give. Costs of protection options compared with the "significance" of the site.
Interested parties	Are there other interested parties willing to help fund the protection of a site? Does the landholder want other parties involved? **NOTE:** The involvement of other parties does not confer any rights of access or ownership to these parties
Other values	Does the site have other values as well as being ecologically significant? For example is it an outstanding natural feature or part of an outstanding landscape; or is it a heritage site, waahi tapu site, or site of mahinga kai? Do these other values make some protection methods for the site more cost-effective?

Protection Methods

Table E8.3 provides examples of some of the options that may be used to protect sites. The list is not exhaustive. Options should be tailored to meet the specific needs of each site.

Table E8.3 — Examples of Protection Options

Option	Comments
Do nothing	The site is not under any threats from existing or proposed land uses. Other "protection" mechanisms already apply to the land. The land holder is already contemplating protection through another process; e.g., tenure review. The general (interim) rules for indigenous vegetation will apply through the District Plan in any case.
Tenure review	If a landholder is contemplating tenure review, assessing the "significance" of sites may assist in establishing their value to be "traded".
Covenants	Legal protection of the site. Landholder retains ownership and may be able to negotiate some "use" rights or conditions. Good for small sites; or sites scattered amongst a large property; or where land owner is reluctant to have a site change ownership.
Management plans	Can be voluntary or incorporated into District Plan (legally enforceable). Good where owner wants to continue some use of the site or may want to undertake an activity in the future which may not be allowed if he/she allows the site to be protected or enhanced now.
Purchase	Council may consider purchasing a very special site. Other private organisations may purchase sites. Need to be large enough to be self-sustaining, have access for maintenance. Council may not purchase sites unless there are recreational benefits for ratepayers.

PART E

APPENDIX 9

HAZARDOUS SUBSTANCES

The Tables in this Appendix are intended only for defining the status of a proposed land use activity under the Resource Management Act, and not for any purpose under HSNO or other legislation.

The full description of HSNO classes, sub-classes and categories as well as explanations of terms used are contained in the Hazardous Substances Regulations. Detailed information on the application of the HSNO classification system to individual substances is available from the Environmental Risk Management Authority (ERMA).

Substances being evaluated against the Tables should be identified in the first instance by reference to container labelling, Safety Data Sheets (SDS) or information published by ERMA. Substances not assigned a HSNO classification may need to be identified by their UN Class, however HSNO classes and categories do not always correspond perfectly with the UN Classification. Consultation with the supplier or manufacturer of the substance may be necessary.

It is important to note that:

- A number of HSNO classes or sub-classes that do not have a significant hazard rating in the land-use planning context are omitted from the Tables.
- Where a substance has more than one HSNO subclass applied the quantity limit for storage as a permitted activity will be based on the most restrictive threshold for that substance in Table E9.2.
- Examples of common substances are given only as an indication of substances with hazardous characteristics that may be associated with land use in the District.

Table E9.1 — Classification of Hazardous Substances

Hazardous Substance Type	**HSNO Class/ Category**	**Description**	**Health and Safety Hazard** (Source: Land use Planning Guide for Hazardous Facilities Appendix A: HFSP Rating Criteria for Hazardous Substances, Ministry for the Environment)
Explosive Substances	1.1	Substances and articles that have a mass explosion hazard.	Fire/explosion (High hazard)
	1.2	Substances and articles that have a projection hazard but not a mass explosion hazard.	Fire/explosion (Medium hazard)
	1.3	Substances and articles that have a fire hazard and either a minor blast hazard or a minor projection hazard or both.	Fire/explosion (Low hazard)
	1.5	Very insensitive substances that have a mass explosion hazard.	Fire/explosion (Low hazard)
Flammable gases	2.1.1A	a) Ignitable when in a mixture of 13% or less by volume with air; or b) Has a flammable range with air of at least 12%, regardless of the lower flammability limit.	Fire/explosion (High hazard)
	2.1.2A Flammable Aerosols	An aerosol comprising 45% or more by mass of flammable ingredients.	Fire/explosion (High hazard)
	LPG		Fire/explosion (Medium hazard)
Flammable liquids	3.1A	A flash point of less than 23°C and an initial boiling point of less than or equal to 35°C.	Fire/explosion (Very high hazard)
	3.1B	A flash point of less than 23°C and an initial boiling point of greater than 35°C.	Fire/explosion (Medium hazard)
	3.1C	A flash point of greater than or equal to 23°C but less than or equal to 60°C.	Fire/explosion (Medium hazard)
	3.1D	A flash point of greater than 60°C but less than or equal to 93°C.	Fire/explosion (Low hazard)
Liquid desensitised explosives	3.2A 3.2B 3.2C	a) A substance that: (i) is listed as a liquid desensitized explosive and is assigned Packing Group I, II or III in the UN Model Regulations; or b) A liquid desensitised explosive that: (i) is formed from an explosive of Class I by adding a desensitizing agent to form a liquid that no longer meets the threshold for Class I; and (ii) is not listed in the UN Model Regulations and is not assigned a Packing Group.	Fire/explosion (High hazard)
Flammable solids – readily combustible solids and solids that may cause fire through friction	4.1.1A	A substance that burns rapidly or the reaction spreads rapidly or may cause fire through low friction in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (Medium hazard)
	4.1.1B	A substance that has lower ratings than 4.1.1A in the	Fire/explosion (Low hazard)

		relevant tests of the UN Manual of Tests and Criteria.	
Self-reactive substances	4.1.2A 4.1.2B	A thermally unstable substance that propagates a detonation or rapid deflagration or violent effect or thermal explosion in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (High hazard)
	4.1.2C 4.1.2D	A substance with lower ratings than the above two categories in the relevant tests.	Fire/explosion (Medium hazard)
	4.1.2E 4.1.2F 4.1.2G	A substance with even lower ratings than the above two categories in the relevant tests.	Fire/explosion (Low hazard)
Solid desensitised explosives	4.1.3A 4.1.3B 4.1.3C	a) A substance with one of the specified UN serial numbers listed in the UN Model Regulations; or b) A solid desensitised explosive that is formed from an explosive of Class I by adding a desensitising agent to form a solid substance that no longer meets the threshold for Class I.	Fire/explosion (High hazard)
Spontaneously combustible substances	4.2A Spontaneously combustible and pyrophoric substances	a) A solid substance that does not meet the criteria for subclass 4.1.2, but ignites within 5 minutes on contact with air under the relevant test conditions in the UN Manual of Tests and Criteria; or b) A substance that does not meet the criteria for subclass 4.1.2, but is a liquid which ignites or chars the filter paper under the relevant test conditions.	Fire/explosion (High hazard)
	4.2B Spontaneously combustible and self-heating substances	A substance that does not meet the criteria for subclass 4.1.2 but meets specified criteria under the relevant test conditions.	Fire/explosion (High hazard)
	4.2C Spontaneously combustible and self-heating substances	A substance that does not meet the criteria for subclass 4.1.2, which, depending on quantity, meets specified criteria under the relevant test conditions.	A substance that does not meet the criteria for subclass 4.1.2, which, depending on quantity, meets specified criteria under the relevant test conditions.
Solids that emit flammable gas when in contact with water	4.3A	a) A substance that emits a gas that ignites when a small quantity of the substance is brought into contact with water; or b) A substance that reacts readily with water at ambient temperatures such that the rate of evolution of flammable gas is >10 litres/kg over any 1 minute.	Fire/explosion (High hazard)
	4.3B	A substance that reacts readily with water at ambient temperatures such that the maximum rate of evolution is >20 litres/kg per hour.	Fire/explosion (High hazard)
	4.3C	A substance that reacts slowly with water at ambient temperatures so that the maximum rate of evolution of flammable gas is >1 litre/kg per hour.	Fire/explosion (Medium hazard)
Oxidising substances – liquids or solids	5.1.1A	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group I; or b) A solid that when mixed with dry cellulose either spontaneously ignites or exhibits a mean burning time less than that of a specified reference material; or c) A liquid that when mixed with dry cellulose forms a mixture that either spontaneously ignites or exhibits a mean pressure rise time less than that of a specified reference material.	Fire/explosion (High hazard)
	5.1.1B	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group II; or b) A solid that does not meet the criteria of 5.1.1A and that when mixed with dry cellulose forms a mixture that exhibits a mean burning time equal to or less than a specified reference material; or c) A liquid that does not meet the criteria of 5.1.1A and that when mixed with dry cellulose forms a mixture that exhibits a mean pressure rise time less than or equal to that of a specified reference material.	Fire/explosion (High hazard)
	5.1.1C	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group III; or b) A solid that does not meet the criteria of 5.1.1A or B and that when mixed with dry cellulose forms a mixture that exhibits a mean burning time equal to or less than that of a specific reference material; or c) A liquid that does not meet the criteria of 5.1.1A or	Fire/explosion (Medium hazard)

		B and that when mixed with dry cellulose forms a mixture that exhibits a mean pressure rise time less than or equal to that of a specified reference material.	
Oxidising substances – gases	5.1.2A	a) A gas that is listed as 5.1 in the UN Model Regulations; or b) A gas that causes or contributes to combustion of other material at a faster rate than air.	Fire/explosion (High hazard)
Organic Peroxides	5.2A 5.2B	A substance that propagates a detonation or rapid deflagration or violent effect or thermal explosion in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (High hazard)
	5.2C 5.2D	A substance with lower ratings than 5.2A or B in the relevant tests.	Fire/explosion (Medium hazard)
Toxic substances	6.1A	Oral toxicity: LD50 of less than or equal to 5 mg/kg Dermal toxicity: LD50 of less than or equal to 50 mg/kg Inhalation toxicity (gas): LC50 of less than or equal to 100 ppm Inhalation toxicity (vapour): LC50 of less than or equal to 0.5 mg/l Inhalation toxicity (dust/mist): LC50 of less than or equal to 0.05 mg/l	Human health (High hazard)
	6.1B	Oral toxicity: LD50 of greater than 5 mg/kg but less than or equal to 50 mg/kg Dermal toxicity: LD50 of greater than 50 mg/kg but less than or equal to 200 mg/kg Inhalation toxicity (gas): LC50 of greater than 100 ppm but less than or equal to 500 ppm Inhalation toxicity (vapour) LC50 of greater than 0.5 mg/l but less than or equal to 2.0 mg/l Inhalation toxicity (dust/mist) LC50 of greater than 0.05 mg/l but less than or equal to 0.5 mg/l	Human health (High hazard)
	6.1C	Oral toxicity: LD50 of greater than 50 mg/kg but less than or equal to 300 mg/kg Dermal toxicity: LD50 of greater than 200 mg/kg but less than or equal to 1000 mg/kg Inhalation toxicity (gas): LC50 of greater than 500 ppm but less than or equal to 2500 ppm Inhalation toxicity (vapour) LC50 of greater than 2.0 mg/l but less than or equal to 10.0 mg/l Inhalation toxicity (dust/mist) LC50 of greater than 0.5 mg/l but less than or equal to 1.0 mg/l	Human health (Medium hazard)
Radioactive material	N/A [1]		
Corrosive substances	8.2A	Data indicate irreversible destruction of dermal tissue following brief exposure.	Human health (High hazard)
	8.2B	Data indicate irreversible destruction of dermal tissue following moderate exposure.	Human health (Medium hazard)
	8.2C	Data indicate irreversible destruction of dermal tissue following lengthy exposure (up to four hours).	Human health (Low hazard)
Ecotoxic substances	9.1A Substances that are very ecotoxic in the aquatic environment	Acute aquatic toxicity value[2] of less than or equal to 1 mg/l	Environment (High hazard)
	9.1B Substances that are ecotoxic in the aquatic environment	Chronic aquatic toxicity[3] of less than or equal to 1 mg/l and a) acute aquatic toxicity value of greater than 1 mg/l but less than 10 mg/l; and b) not rapidly degradable or is bioaccumulative, or is not rapidly degradable and is bioaccumulative.	Environment (Medium hazard)
	9.1C Substances that are harmful in the aquatic environment	Chronic aquatic toxicity of less than or equal to 1 mg/l and: a) acute aquatic toxicity value of greater than 10 mg/l but less than 100 mg/l; and b) not rapidly degradable or is bioaccumulative or, is	Environment (Medium hazard)

		not rapidly degradable and is bioaccumulative.	
	9.1D Substances that are slightly harmful in the aquatic environment or are otherwise designed for biocidal action	a) Acute aquatic toxicity value of greater than 1 mg/l but less than 100 mg/l, but does not meet classification criteria for 9.1A, 9.1B or 9.1C; or b) Chronic aquatic toxicity value is less than or equal to 1 mg/l but does not meet classification criteria for 9.1B or 9.1C; or c) Not rapidly degradable and is bioaccumulative but does not meet classification criteria for 9.1A, 9.1B or 9.1C.	Environment (Low hazard)

[1] Radioactive substances are controlled under the Radiation Protection Act by the National Radiation Laboratory of the Ministry of Health.

[2] Acute aquatic toxicity value' means the lowest value expressed in units of milligrams of a substance per

(a) fish LC50 data after a 96-hour exposure period; or

(b) crustacean EC50 data after a 48-hour exposure period; or

(c) algal, or other aquatic plant EC50 data after a 72-hour exposure period.

[3] 'Chronic aquatic toxicity' means the lowest value expressed in units of milligrams of a substances per litre of water from chronic fish, crustacean, algal, or other aquatic plant NOEC (no observed effect concentration) data.

Table E9.2 - Land Use Zone Quantity Limits for Classes of Hazardous Substances

Hazardous Substance Type	Examples (included but not limited to)	HSNO Class/Category	Living Zone A	Living Zone B	Quantity Limit Business 1 Zone	Quantity Limit Business 2 and 3 Zones
Explosive substances	Nitrate mixtures, nitro compounds, chlorate mixtures, ammunition/detonators (excluding those purchased for sporting or recreational small arms use); gunpowder, or nitro compound adapted and exclusively used in the preparation or manufacture of cartridges for small arms, or for flares.	1.1	0 kg/litres	-	2.5 kg/litres	50 kg/litres
		1.2	15 kg/litres	-	15 kg/litres	50 kg/litres
		1.3	15 kg/litres	-	75 kg/litres	100 kg/litres
		1.4	15 kg/litres	-	75 kg/litres	200 kg/litres
Flammable gases	LPG, acetylene, hydrogen, methane	LPG	300 kg	–	2,000 kg	8,000 kg
		2.1.1A	100 kg	250 kg	250 kg	250 kg
		2.1.2A Flammable Aerosols	100 kg	250 kg	250 kg	250 kg
Flammable liquids	Liquid fuels, solvents, adhesives etc: Petrol, ethyl alcohol, methyl alcohol, Isopropyl alcohol, acetone, benzene, toluene, butylamine, MIBK	3.1.A, 3.1B Aboveground storage	50 litres	–	3,000 litres	5,000 litres
		Underground storage	0 litres	-	5,000 litres	50,000 litres
	Kerosene, styrene monomer, cyclohexanene, turpentine, butyl methacrylate, chlorobenzene, ethoxyethanol	3.1C	1,000 litres	–	3,000 litres	5,000 litres
	Diesel, petroleum oils	3.1D	Above-ground storage [1]	1,000 litres	5,000 litres	30,000 litres
			Under-ground storage [2]	1,000 litres	30,000 litres	30,000 litres
Liquid desensitised explosives	Nitroglycerine mixture/Solution	3.2A 3.2B 3.2C	0 litres	–	30 litres	100 litres
	Nitrocellulose solution					
Flammable solids– readily combustible solids and solids that may cause fire through friction	Red phosphorus, ammonium picrate, picric acid, monomethylamine nitrate, nitrocellulose, trinitrobenzene, magnesium and aluminium powders Alkali metals e.g. sodium, potassium, lithium, calcium, magnesium, metal hydrides, metal carbides	4.1.1A, 4.1.1B	1 kg	–	25 kg	50 kg
Self-reactive substances	Azocarbamides, benzene sulphohydrazine, diazonium salts	4.1.2A, 4.1.2B, 4.1.2C, 4.1.2D, 4.1.2E, 4.1.2F, 4.1.2G	0 kg	–	5 kg	50 kg
Solid desensitised explosives	Nitroglycerine -solid, desensitised	4.1.3A, 4.1.3B, 4.1.3C	0 kg	–	5 kg	50 kg
Spontaneously	A variety of metallic, organic and inorganic compounds and mixtures					

combustible substances	Spontaneously combustible and pyrophoric substances	4.2A	1 kg	-	25 kg	50 kg
	Spontaneously combustible and self-heating substances	4.2B	1 kg	-	25 kg	50 kg
	Spontaneously combustible and self-heating substances	4.2C	1 kg	-	25 kg	500 kg
Solids that emit flammable gas when in contact with water	Compounds derived from reactive metals e.g. compounds of aluminium, calcium, lithium, magnesium, potassium, phosphorus, sodium	4.3A, 4.3B	1 kg	-	25 kg	50 kg
		4.3C	1 kg	-	25 kg	500 kg
Oxidising substances– liquids or solids	Water treatment chemicals e.g. pool chlorine granules	5.1.1A	50 kg/litres	-	1,000 kg/litres	2,000 kg/litres
	Chromates, bromates, chlorates, chlorites, nitrates, permanganates	5.1.1B, 5.1.1C	1 kg/litres	-	25 kg/litres	200 kg/litres
Oxidising substances – gases	Oxygen gas	5.1.2A	10 kg	250 kg	250 kg	1,000 kg
Organic Peroxides	Any organic peroxide	5.2A, 5.2B	1 kg/litres	-	25 kg/litres	200 kg/litres
		5.2C, 5.2D	1kg/litres	-	25/litres	500 kg/litres
		5.2E, 5.2F, 5.2G	1kg/litres	-	25/litres	2000 kg/litres
Toxic substances	A wide range of industrial and commercial chemicals including compounds derived from arsenic, cadmium, copper, chromium, lead, nickel, mercury (including amalgams), zinc. Cyanides, methyl bromide, acrylamide, phenols, chlorophenols, aniline, oxalates Toxic substances land use thresholds in this Table are identified in the following subgroups:	6.1A, 6.1B, 6.1C, 6.1D Including the following subgroups:				
	Agrichemicals and Pesticides Bipyridyls, carbamates, dinitrophenols, organophosphates, organochlorines, phenoxy compounds	Agrichemicals and Pesticides	10 kg/litres	50 kg/litres	500 kg/litres	1,000 kg/litres
	Fumigant gases and vertebrate poisons.	Fumigant gases and vertebrate poisons	0 kg	-	0 kg	100 kg
	Fumigant gases (e.g. chloropicrin, methyl bromide) and vertebrate poisons (e.g. cyanide baits, 1080)	Fumigant gases and vertebrate poisons	(0m^3 gas)	-	(0m^3 gas)	(5m^3 gas)
	Toxic gases (other than gases that are HSNO 'Controlled Substances') Chlorine, ammonia	Toxic gases (other than gases that are HSNO 'Controlled Substances')	0 kg	–	1,000 kg	1,000 kg
	Timber treatment chemicals. Compounds derived from arsenic, copper, chromium, tin, boron, light organic solvent preservatives, anti sapstain chemicals.	Timber treatment chemicals	20 litres	–	200 litres	200 litres
	Chlorinated hydrocarbons Any compound containing carbon, hydrogen and chlorine including Trichloroethene, tetrachloroethene, 1,1,1–trichloroethane, tetrachloromethane, bromodichloromethane, trichloromethane	Chlorinated hydrocarbons	20 litres	–	1,000 litres	1,000 litres
	Any other toxic substances [5]	Any other toxic substances (that are not otherwise Class 3 flammable liquids)	1 kg/litres	_	200 kg/litres	2,000 kg/litres
Radioactive material		N/A	1013 bequerel per kilogram			
Corrosive substances	Acids e.g. nitric, sulphuric, hydrochloric, hydrofluoric acids; tricholoro acetic acid. Alkalis e.g. sodium, potassium and lithium hydroxides, zinc chloride,	8.2A, 8.2B, 8.2C	10 kg/litres		1,000 kg/litres	2,000 kg/litres

	zirconium tetrachloride, sulphur chlorides, silicon tetrachloride, phosphorus pentoxide, ferric chloride, phenolsuphanic acid, hydroxlamine sulphate, hexyltrichlorosilane, ethanolamine					
Ecotoxic substances	Variety of organic and inorganic compounds, mixtures and materials that may or may not be classified in other HSNO catgeories					
	Substances that are very ecotoxic in the aquatic environment	9.1A	25 litres/kg		500 litres/kg	1,000 litres/kg
	Substances that are ecotoxic in the aquatic environment	9.1B	250 litres/kg		500 litres/kg	5,000 litres/kg
	Substances that are harmful in the aquatic environment	9.1C	250 litres/kg	-	500 litres/kg	5,000 litres/kg
	Substances that are slightly harmful in the aquatic environment or are otherwise designed for biocidal action	9.1D	250 litres/kg	-	1,000 litres/kg	50,000 litres/kg

[1] Not applicable to fuel tanks connected to motors of road vehicles, farm vehicles, farm machinery and locomotives.

[2] “Any other toxic substances” means any toxic substance of classes 6.1A, 6.1B, 6.1C, 6.1D that is not in any other sub groups of toxic substances.

PART E

APPENDIX 10

INDUSTRIAL CHEMICALS

The table below lists chemicals used in various industries. The exact nature of the contaminant associated with the particular industry is site specific, depending on the standard of management and the practice and safety procedures employed at each site. This is not an all inclusive list of industries using chemicals and some of the chemicals mentioned are no longer used (e.g. carbon tetrachloride in the dry cleaning industry).

Table E10.1 – List of Chemicals Used in Various Industries

Carbon black

Industry	Type of Chemical	Associated Chemicals
Agrichemical spray contractors premises		Insecticides, fungicides, herbicides
Airports	Hydrocarbons Metals	Aviation fuels Particularly aluminium, magnesium, chromium
Asbestos production and disposal		Asbestos
Battery manufacture and recycling	Metals	Lead, manganese, zinc, cadmium, nickel, cobalt, mercury, silver, antimony
Breweries/distilleries	Alcohol	Ethanol, methanol, esters
Chemicals manufacture and use	Acid/alkalai	Mercury (chlor/alkali), sulphuric, hydrochloric and nitric acids, sodium and calcium hydroxides
	Adhesives/resins	Polyvinyl acetate, phenols, formaldehyde, acrylates, phthalates
	Dyes	Chromium, titanium, cobalt, sulphur and nitrogen organic compounds, sulphates, solvents
	Explosives	Acetone, nitric acid, ammonium nitrate, pentachlorophenol, ammonia, sulphuric acid, nitro-glycerine, calcium cyanamide, lead, ethylene glycol, methanol, copper, aluminium, bis (2 ethylhexyl) adipate, dibutyl phthalate, sodium hydroxide, mercury, silver
	Fertiliser	Calcium phosphate, calcium sulphate, nitrates, ammonium sulphate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium
	Flocculants	Aluminium
	Foam Production	Urethane, formaldehyde, styreme
	Fungicides	Carbamates, copper sulphate, copper chloride, sulphur, chromium, zinc
	Herbicides	Ammonium thiocyanate, carbamates, organochlorines, organophosphates, arsenic, mercury, triazines
	Paints	
	Heavy Metals	Arsenic, barium, cadmium, chromium, cobalt, lead, manganese, mercury, selenium, zine, titanium
	Solvents	Toluene oils natural (e.g. pine oil) or synthetic
	Pesticides - Active Ingredients Solvents	Arsenic, lead, organochlorines, organophosphates, sodium tetraborate, carbamates, sulphur, synthetic pyrethroids Xylene, kerosene, methyl isobutyl ketone, arnyl acetate, chlorinated solvents
	Pharmaceutical Solvents	Acetone, cychohexane, methylene, chloride, ethyl acetate, butyl acetate, methanol, ethanol, isopropanol, butanol, pyridine methyl ethyl ketone, methyl isobutyl ketone, tetrahydrofuran
	Photography	Hydroquinone, sodium carbonate, sodium sulphite, potassium bromide, monomethyl para-aminophenol sulphate, ferricyanide, chromium, silver, thiocyanate, phenylene diamine, ethyl alcohol, thiosulfates, formaldehyde
	Plastics	Sulphates, carbonates, cadmium, solvents, acrylates, phthalates, styrene
	Rubber	Carbon black
	Soap/Detergent	
	General	Potassium compounds, phosphates, ammonia, alcohols, esters, sodium hydroxide, surfactants (sodium lauryl sulphate), silicate compounds.
	Acids	Sulphuric acid and stearic acid
	Oils	Palm, coconut, pine, teatree
	Solvents	
	General	Ammonia
	Hydrocarbons	e.g. BTEX (benzene, toulene, ethylbenzene, xylene)
	Chlorinated organics	e.g. trichloroethane, carbon tetrachloride, methylene chloride
Defence works		See explosives under chemicals manufacture and use, foundries, engine works, service stations.
Drum reconditioning		See chemicals manufacture and use
Dry cleaning		Trichlorethylene and 1,1,1- trichloroethane.
Electrical		PCBs (transformers and capacitors), solvents, tin, lead, copper, mercury
Engine works	Hydrocarbons	
	Metals	
	Solvents	

	Acids/alkalais	
	Refridgerants	Chlorofluorocarbons, hydro-chlorofluorocarbons, hydro-fluorocarbons
	Antifreeze	Ethylene glycol, nitrates, phosphates, silicates
Foundries	Metals	Particularly aluminium, manganese, iron, copper, nickel, chromium zinc, cadmium and lead and oxides, chlorides, fluorides and sulphates of these metals.
	Acids	Sulphuric and phosphoric.
Fertiliser manufacture or bulk storage of agriculture fertiliser	Fertiliser	Calcium phosphate, calcium sulphate, nitrates, ammonium sulphate, carbonates, potassium, copper, magnesium, molybdenum, boron, cadmium
Gas works	Inorganics	Ammonia, cyanide, nitrate, sulphide, thiocyanate. Aluminium, antimony, arsenic, barium, cadmium, chromium, copper, iron, lead, manganese, mercury, nickel, selenium, silver, vanadium, zinc.
	Organics	BTEX, phenolics, PAHS and coke
Iron and steel works		BTEX, phenolics, PAHS, metals and oxides of iron, nickel, copper, chromium, magnesium manganese and graphite
Landfill sites		Alkanes and ammonia, sulphides, heavy metals, organic acids
Marinas		See engine works, electroplating metals under metal treatments
	Aniifouling paints	Copper, tributyltin (TBT)
Market gardens, orchards, glass houses or other areas where the use of persistent agricultural chemicals occurred		Insecticides, fungicides, herbicides
Metal treatments	Electroplating Metals	Nickel, chromium, zinc, aluminium, copper, lead, cadmium, tin
	Acids	Sulphuric, hydrochloric, nitric, phosphoric
	General	Sodium hydroxide, 1,1,1-trichloroethane, tetrachloroethylene, toluene, ethylene glycol, cyanide compounds
	Liquid carbuzing baths	Sodium, cyanide, barium, chloride, potassium chloride, sodium chloride, sodium carbonate, sodium cyanate
Mining and extractive industries		Arsenic, mercury and cyanides and also refer to explosives. Aluminium, arsenic, copper, chromium, cobalt, lead, manganese, nickel, selenium, zinc and radio-radionuclides. The list of heavy metals should be decided according to the composition of the deposit and know impurities.
Power stations		Asbestos, PCBs, fly ash metals, water treatment chemicals
Printing shops		Acids, alkalis, solvents, chromium (see photography)
Railway yards		Hydrocarbons, arsenic, phenolics (creosote), heavy metals, nitrates and ammonia
Scrap yards		Hydrocarbons, metals, solvents
Sevice stations and fuel storage facilities		Aliphatic hydrocarbons, BTEX (i.e. benzene, toluene, ethylbenzene, xyyene), PAHs, Phenols, Lead
Sheep and cattle dips		Arsenic, organochlorines and organophosphates, carbamates, and synthetic pyrethoids
Smelting and refining		Metals and the fluorides, chlorides and oxides of copper, tin, silver, gold, selenium, lead, aluminium
Tanning and associated trades	Metals	Chromium, manganese, aluminium
	General	Ammonium sulphate, ammonia, ammonium nitrate, arsenic, phenolics, formaldehyde, sulphide, tannic acid.
Water and sewerage treatment plant	Metals	Aluminium, arsenic, cadmium, chromium, cobalt, lead, nickel, fluoride, lime and zinc
Wood preservation	Metals	Chromium, copper, arsenic
	General	Naphthalene, ammonia, pentachlorophenol, dibenzofuran, anthracene, biphenyl, ammonium sulphate, quinoline, boron, creosote, organochlorine pesticides

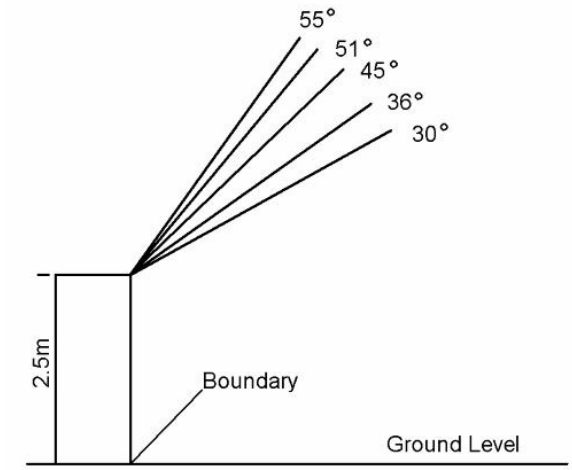
PART E

APPENDIX 11

RECESSION PLANES

Recession Plane A

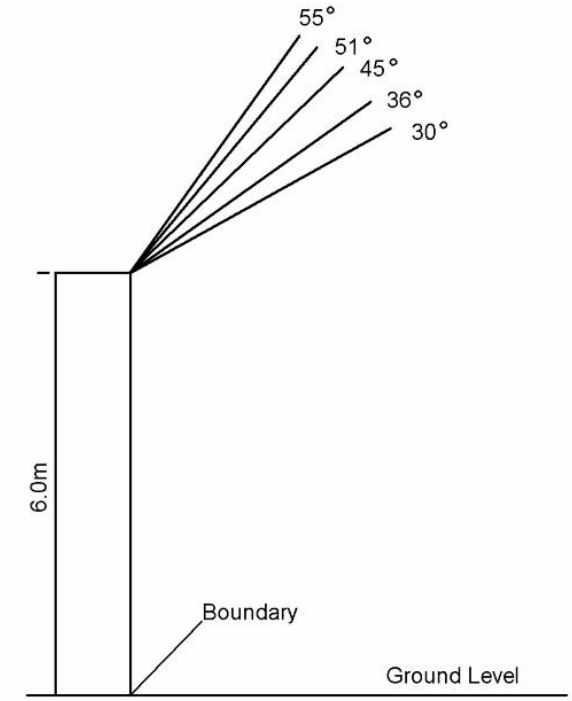
Applicable to all buildings along all internal boundaries in all Living zones and Business zones adjoining any Living or Rural zones and boundaries along the common boundary of the Business 2A Zone and the Rural zone as depicted in the Outline Development Plan in Appendix 22.



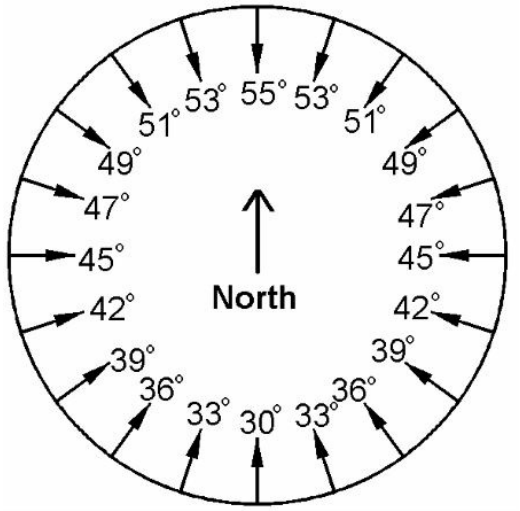
Recession Plane B

Applicable to all buildings along all internal boundaries in all Business zones NOT adjoining any Living or Rural zones.

Note: *Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone.*



Recession Plane Indicator

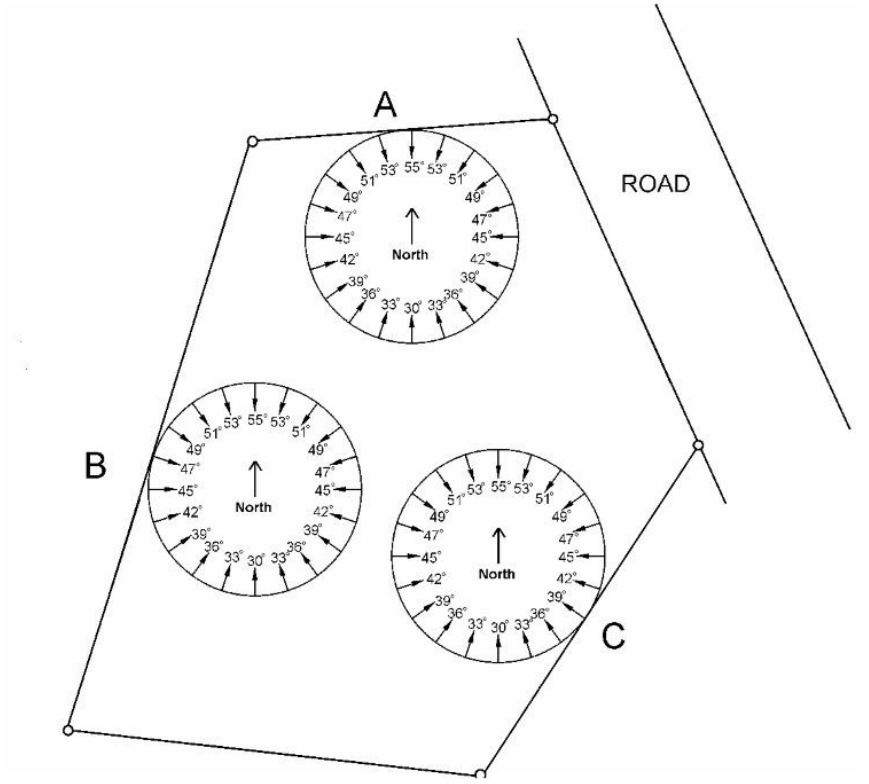


Recession plane angles for buildings shall apply to all points along the boundary and shall vary with the bearing of each site boundary according to the above diagrams. They shall commence at a point of either 2.5m or 6.0m above site boundaries for all buildings depending on the situation that applies.

The recession plane angle shall be calculated by orienting both site plan and recession plane indicator to the true north. The recession plane indicator is then placed over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary. Where a recession plane falls between those indicated on the diagram, interpolations shall be made. On irregular boundaries the same principles shall apply with the recession operating at right angles to all boundaries.

The level of site boundaries in zones shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted.

The following diagram shows a worked example of the application of the recession plane indicator to a site:



PART E

APPENDIX 12

LIST OF WATERBODIES FOR ESPLANADE RESERVES AND STRIPS

Introduction

Table E12.1 outlines the waterbodies on which the Council would like to create esplanade reserves or strips when land in townships is subdivided. The table outlines:

- The preferred instrument (reserve or strip); and
- The purpose for which it may be created; and
- The maximum width of the reserve strip; and
- The size of the allotments which are subdivided before the reserve or strip may be created.

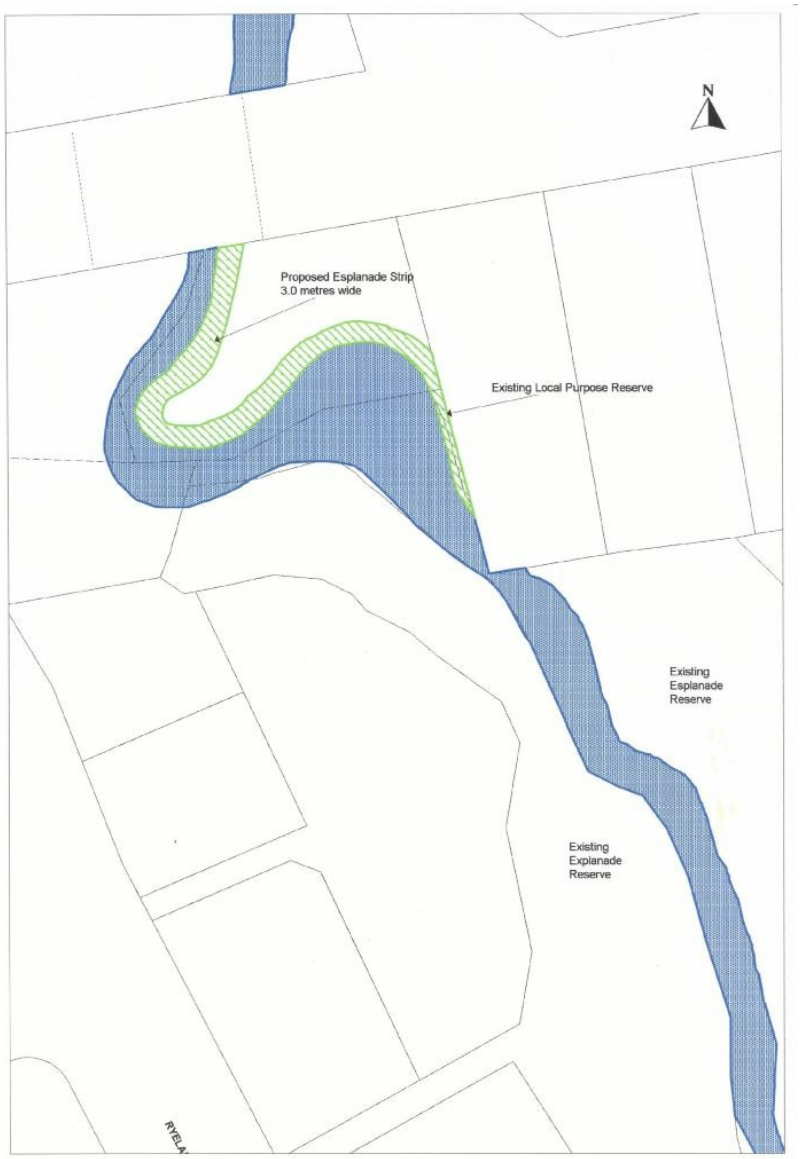
In using its discretion whether to create an esplanade reserve or strip in accordance with Table E12.1, the Council shall refer to policies in Part B, these being B1.2.9, B1.3.4 and B2.3.9

Table E12.1 - Esplanade Reserves and Strips

Waterbody	Instrument	Public Access	Min Width	Allotment Size
Bealey River (Arthur's Pass Township)	Reserve	Yes	20m	Any sized subdivision
Hororata River/Cody's Stream (Hororata Township)	Reserve	Yes	20m	Any sized subdivision
LI Creek (Lincoln Township)*	Reserve*	Yes	20m	Any sized subdivision
LII River/Ararira (Lincoln Township)	Reserve	Yes	20m	Any sized subdivision
Halswell River (Tai Tapu Township)	Reserve - where unformed legal road not appropriate	Yes	20m	Any sized subdivision
Selwyn/Waikirikiri River (Whitecliffs Township)	Reserve	Yes	20m	Any sized subdivision

*Except that on Lot 1 DP 46352 (25B/902) where a 3m reserve, with no public access shall be provided.

Map: L1 Creek Reserves


N
Proposed Esplanade Strip
3.0 metres wide
Existing Local Purpose Reserve
Existing
Esplanade
Reserve
Existing
Explanade
Reserve

PART E

APPENDIX 13

ROADS AND TRANSPORT

E13.1 **Parking requirements**

E13.2 **Vehicle accessways and crossing standards**

E13.3 **Road standards**

E13.1 Parking Requirements

E13.1.1 Parking Spaces to be Provided

E13.1.1.1 For any new activity, or any increase in an existing activity not complying with Section 10 of the Act (Certain Existing Land Uses in Relation to Land Protected), provision shall be made for on-site vehicle parking, for use by staff and visitors, in accordance with Table E13.1(a), E13.1(b) and E13.1(c), and in compliance with the car park dimensions in Table E13.2 and Diagram E13.1.

E13.1.1.2 If an activity is not listed in Table E13.1(a) and Table E13.1(b), the activity closest in parking demand to the new activity shall be used.

E13.1.1.3 Where there are two or more similar activities in Table E13.1(a) or Table E13.1(b), and there is uncertainty over which rate is most applicable, the activity with the higher parking rate shall apply.

E13.1.1.4 Where there are two or more different activities listed in Table E13.1(a) or Table E13.1(b), occurring on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.

E13.1.1.5 Where a parking requirement results in a fractional space, any fraction of one half or over shall be rounded up to the nearest whole number and any fraction under one half shall be disregarded except that there must be a minimum of one space for each activity.

E13.1.1.6 Parking spaces for persons with impaired mobility shall be provided at the required rate (refer to Rules 5.5.1.5 and 17.5.1.4) and shall be included within the total requirement specified in Table E13.1(a) and Table E13.1(b).

E13.1.1.7 Where an application includes two or more activities, and the nature of activities is unknown, the activity with the highest parking rate shall apply.

E13.1.1.8 The parking requirement for Food and Beverage activities is based on PFA. Where PFA is not specified or is unknown, the parking requirement shall be calculated based on GFA.

Table E13.1(a) — Minimum Parking Spaces to be Provided

Except as provided in Table E13.1(b), Rolleston Key Activity Centre (Business and Living Zones) and Table E13.1(c) Town Centres and Local and Neighbourhood Centres, th following parking rates shall apply:

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Residential	2 spaces per residential dwelling, except that no spaces are required for residential dwellings in the Living Z Medium Density areas identified on an Outline Development Plan.
Industrial activities	1.5 spaces per 100m^2 GFA
Places of Assembly and/or Recreational Activities	10 spaces per 100m^2 public area or 1 space per 10 seats, whichever is greater
Drive-throughs, excluding service stations	5 stacked parking spaces per booth or facility
Service stations	1 space beside each booth or facility except car wash facilities which shall be provided with 5 stacked parking spaces per facility
Retail activities generally (including Commercial)	4.5 spaces per 100m^2 GFA and/or outdoor display area
Slow trade and bulk goods retail	2.5 spaces per 100m^2 GFA and/or outdoor display area
Food and Beverage	4.5 spaces per 100m^2 PFA for the first 150m^2 then 19 spaces per 100m^2 PFA thereafter. Where there is no public floor area, for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Sports grounds and playing fields	15 spaces per hectare of playing fields
Carehomes	1 space per 3 clients
Health care services	3 spaces per professional staff member employed on-site at any one time
Offices	2.5 spaces per 100m^2 GFA
Research facilities	1 space per 2 full time equivalent staff
Educational (excluding Preschools)	1 space per full time equivalent staff member, plus 1 space per 8 students over 16 years of age, and Visitor/set down parking at: Primary schools: 1 space per 6 students All other education facilities: 1 space per 20 students under 16 years of age except that in respect to student parking, any required on site parking provision can be deferred until a minimum of 5 spaces are required. At such time that the 5th space is required, the car parks shall be formed and sealed on site within 6 months of that time.
Preschool	0.26 spaces per child (including drop-off and staff parking)
Visitor Accommodation	1 space per bed plus 1 space per 2 staff
Activities providing automotive servicing	3 parking spaces per work bay[1]

Table E13.1(b) - Parking spaces to be provided for Rolleston Key Activity Centre (Business and Living Zones)

Note: A number of the activities listed in this table have KAC-specific definitions (refer Part D - Definitions)

ROLLESTON PRECINCTS 1 & 8:

Note: For Precinct 8, also refer to Rule E13.1.3 of this Appendix 13 for specific provisions in relation to the location of car parking.

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Retail Food and beverage Commercial services Trade suppliers Furniture and lighting outlets	3.5 spaces per 100m^2 PFA or GFA, whichever is the greater.
Drive through facility	3.5 spaces per 100m^2 PFA Where there is no public floor area, one space shall be provided per staff member employed on the site at any one time and 5 stacked parking spaces shall be provided per booth or facility.
Offices	2.5 spaces per 100m^2 GFA
Residential Activities	0.8 spaces per 100m^2 GFA
Any other activities	The number of car parks provided is to comply with the relevant requirements of Table 13.1(a).

ROLLESTON PRECINCTS 2, 3, 4 AND 7:

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Retail Food and beverage Commercial services Trade suppliers Furniture and lighting outlets	3.3 spaces per 100m^2 PFA or GFA, whichever is the greater.
Drive through facility	3.3 spaces per 100m^2 PFA Where there is no public floor area, one space shall be provided per staff member employed on the site at any one time and 5 stacked parking spaces shall be provided per booth or facility.
Offices	2.5 spaces per 100m^2 GFA
Residential Activities	0.8 spaces per 100m^2 GFA
Any other activities	The number of car parks provided is to comply with the relevant requirements of Table 13.1(a).

ROLLESTON PRECINCT 5

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Retail Commercial services Offices	Nil spaces - no car parking required.
Any other activities	The number of car parks provided is to comply with the relevant requirements of Table 13.1(a).

Table E13.1 (c) — Parking spaces to be provided for Town Centres, and Local and Neighbourhood Centres

The following requirements shall apply to:

- Retail and Food and beverage activities in Lincoln Key Activity Centre Precinct 1 (including the Neighbourhood Centre identified in Appendix 37 – Outline Development Area 7), as identified in Appendix 29B. For Precinct 5, Table E13.1(a) will apply.
- Retail and Food and beverage activities located within the main Business 1 zone within the town centres of Darfield, Prebbleton, Leeston or Southbridge, as shown on the respective Planning maps.
- Local and Neighbourhood Centres as identified on an approved Outline Development Plan (exluding the Neighbourhood Centre identified in Appendix 37 - Outline Development Area 7).

For the avoidance of doubt, the following requirements shall not apply to isolated pockets of Business 1 zoned land or areas of Business 1 zone land which are outside of the main town centre, or outside of the Rolleston Key Activity Centre (as identified in Appendix 29A).

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Food and Beverage (Lincoln KAC Precinct 1, Darfield, Leeston and Southbridge except as specified below)	3.5 spaces per 100m^2 PFA for the first 150m^2 then 15 spaces per 100m^2 PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area, for example a drive through only, one space shall be provided per staff

	member employed on the site at any one time.
Retail activities generally (including Commercial) (Lincoln KAC Precinct 1, Darfield, Leeston and Southbridge except as specified below)	3.5 spaces per 100m^2 GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking.
Food and Beverage (Neighbourhood centres (activities under 450m^2) and Prebbleton) **(Note:** this does not apply to the Appendix 37, ODP Area 7 Neighbourhood Centre - refer Lincoln KAC Precinct 1 requirements above instead.)	4.0 spaces per 100m^2 PFA for the first 150m^2 then 17 spaces per 100m^2 PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Retail activities generally (including Commercial) (Neighbourhood centres (activities under 450m^2) and Prebbleton) **(Note:** this does not apply to the Appendix 37, ODP Area 7 Neighbourhood Centre - refer Lincoln KAC Precinct 1 requirements above instead.)	4.0 spaces per 100m^2 GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking.
Food and Beverage Local centres and Southbridge (activities under 200m^2 GFA)	2 spaces per 100m^2 PFA for the first 150m^2 then 15 spaces per 100m^2 PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area, for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Retail activities generally (including Commercial) Local centres and Southbridge (activities under 200m^2 GFA)	2 spaces per 100m^2 GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity shall be marked on-site to provide a minimum level of staff parking.

Table E13.2 — Minimum Car Park Dimensions

Type of User	**Parking Angle (°)**	**Stall Width (m)** To be increased by 300mm where they abut a permanent obstruction (e.g. wall)	**Aisle** (Specified for one way, forward entry. Two way aisles shall be 5.5m minimum)	**Stall Depth (m)** (5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas)
Long Term (Tenant, employee and commuter parking, universities – generally all day parking)	90 (Perpendicular) 60 45 30	2.4 2.4 2.4 2.1	6.2 4.9 3.9 3.1	5.4 5.4 5.4 5.4
Medium Term (Town centre parking, sports facilities, entertainment centres, hotels, motels, - generally medium term parking)	90 60 45 30	2.5 2.5 2.5 2.3	5.8 4.6 3.7 3.0	5.4 5.4 5.4 5.4
Short Term (Short-term town centre parking, shopping centres, supermarkets, hospitals and medical centres (generally where children and goods can be expected to be loaded into vehicles)	90 60 45 30	2.6 2.6 2.6 2.3	5.4 4.3 3.5 2.9 8.0	5.4 5.4 5.4 5.4 5.4
Disabled Parking	As above	3.2	As above	5.4
All Users	Parallel	2.5	5.5 (two way)	5.4

NOTE: Refer to Diagram E13.1 for car parking space layout.

Notes:

1 Car parking spaces for people with disabilities are subject to requirements under the current New Zealand Building Code including being located as close as practicable to the building entrance. The spaces shall be on a level surface and be clearly signed.

2 For further design guidance for parking areas in buildings refer to the New Zealand Building Code D1: Access Routes or Australian Standard Off-street Parking, Part 1: Car Parking Facilities, ASNZ 2890.1-2004 and subsequent amendments.

E13.1.2 Availability of Parking Spaces

E13.1.2.1 Any area required for on-site parking or loading, other than for a residential activity, shall be available at all times for staff and visitors during the hours of operation of the activity and shall not be diminished by any subsequent erection of any structure, storage of goods, or any other use, except as required in the Rolleston Key Activity Centre in Rule E13.1.3.4 below.

E13.1.3 Parking Area Location

E13.1.3.1 All parking required in Table E13.1(a) and Table E13.1(b) above and all loading (including unloading) areas shall be located on the same site as the activity for which the parking is required. This rule shall not apply to any required parking which complies with Rules E13.1.3.3 and E13.1.3.4 below.

E13.1.3.2 Any parking or loading area for any activity in a Business zone shall not have its access across land in any Living zone, except for any parking provided in Rolleston Reserve pursuant to Rule E13.1.3.4.

E13.1.3.3 Within a Business 1, 2 or 2A Zone, parking required in Table E13.1(a) above may be provided on a physically adjoining site, or on a site within 100m of the site on which the activity is undertaken, provided that it meets the conditions of E13.1.3.5 in either of these situations.

E13.1.3.4 For Precinct 8 of the Rolleston Key Activity Centre, all car parking (required and/or provided) shall be provided in Precincts 1 and/or 6 in a public car park or public car parks, shall be available for general public use and shall meet conditions (c), (d) and (e) of Rule E13.1.3.5.

E13.1.3.5 (a) the parking shall be clearly associated with the activity by way of signage on both sites, or alternatively be available for general public use, and

(b) the parking is located on the same side of any road as the activity, and

(c) the most direct route provided or available for pedestrians from the parking area to the activity is not more than 200m and,

(d) if disabled parking cannot be physically accommodated on the same site as the activity, shall be provided at the closest point to the entrance to the activity with which they are associated and, the most direct route from the disabled parking spaces to the activity shall be accessible for mobility impaired persons and

(e) Parking on a separate site by an activity must be protected for the use of that activity (and any future activity on the activity site), or for the use of the general public, by an appropriate legal instrument. A copy of the appropriate legal instrument shall be provided to Selwyn District Council for their records.
Note: Precinct 8 parking shall be protected for the use of the general public only.

E13.1.4 Cycle Parking

E13.1.4.1 Any activity, other than residential activities, temporary activities, activities listed in E13.1.4.2 and activities permitted under Part C, Living Zone Rules - Activities 10.9.1 is to provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required, to a maximum of 10 cycle spaces.

E13.1.4.2 Any Place of assembly, recreation or education activity shall provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required.

E13.1.4.3 All cycle parking required by Rule E13.1.4.1 or E13.1.4.2 shall be provided on the same site as the activity and located as close as practicable to the building main entrance and shall be clearly visible to cyclists entering the site, be well lit and secure. The type of stand must comply with the Engineering Code of Practice requirements for cycle parking rack systems.

E13.1.5 Loading and Manoeuvring

E13.1.5.1 All loading and manoeuvring shall be carried out on-site. The manoeuvring area to and from the loading zone shall be designed to accommodate at least the design truck as detailed in the Council's Engineering Code of Practice.

E13.1.5.2 No loading zone shall obstruct any on-site car parking space or any vehicle or pedestrian access. For clarification any loading spaces shall be in addition to parking spaces required in Table E13.1(a) and Table E13.1(b).

E13.1.6 Parking Spaces for Residential Activities

E13.1.6.1 Garageable parking spaces for any residential activity in any zone shall have the following minimum internal dimensions:

	Width	Depth
Single	3.1m	5.5m
Double	5.6m	5.5m

E13.1.6.2 The minimum width of the entrance to a single garage shall be 2.4 metres.

E13.1.6.3 Any other parking space for any residential activity shall have the following minimum dimensions:

Width	2.5m
Depth	5.0m

E13.1.6.4 The manoeuvring area to and from the site access to the parking space shall be designed to accommodate at least the design motor car as set out in the Council's Engineering Code of Practice.

E13.1.6.5 Where two parking spaces are required by for any residential activity (other than visitor spaces), they may be provided in tandem where on-site manoeuvring is provided.

E13.1.7 Gradient of Parking Areas

E13.1.7.1 The gradient for any on-site parking surface for any non-residential activity, shall be no more than:

(a) At 90º to the angle of parking - 1:16

(b) Parallel to the angle of parking - 1:20

E13.1.8 Maximum Gradients for Access to any Parking Space(s)

E13.1.8.1 The maximum average gradient of any access shall be 1 in 6.

E13.1.8.2 The maximum gradient shall be 1 in 4 on any straight section and 1 in 6 around curves, the gradient being measured on the inside line of the curve.

E13.1.8.3 The maximum change in gradient without a transition shall be no greater than 8º .

E13.1.9 On-site Manoeuvring

E13.1.9.1 On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:

(a) Any site has access to a State Highway or arterial road (refer Appendix 7); or

(b) Any site has access to a collector road and required 3 or more parking spaces; or

(c) Any site containing a non-residential activity having access to a collector road; or

(d) Any access to a site that serves 6 or more parking spaces; or

(e) Any residential activity providing tandem parking.

Note: *Required design vehicles for manoeuvring are included in the Council's Engineering Code of Practice.*

E13.1.9.2 Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when entering any required parking space.

E13.1.9.3 Vehicles shall not be required to undertake more than one reverse manoeuvre when manoeuvring out of any required parking or loading space.

E13.1.10 Queuing Spaces

E13.1.10.1 A queuing space shall be provided on-site for all vehicles entering or exiting a parking or loading area. The length of such queuing spaces shall be in accordance with Table E13.3 below. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage.

E13.1.10.2 The queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles or pedestrians on established pathways already on the site may arise.

Table E13.3 — Queuing Space Lengths

Number Of Parking Spaces On-Site	Minimum Queuing Space Length (m)
1-20	5.5
21-50	10.5
51-100	15.5
101-150	20.5
151 or over	25.5

Note: *The discharge of storm water from a large sealed area may require a discharge consent from Environment Canterbury.*

E13.1.11 Illumination

E13.1.11.1 Any parking and loading areas, (excluding those for any residential activity), which are required at night shall be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.

E13.1.12 Surface of Parking and Loading Areas

E13.1.12.1 The surface of any parking, loading, and associated access areas (except parking areas for any residential activity) shall be formed, sealed and drained with the parking spaces permanently marked.

E13.2 Vehicle Accessway and Crossing Standards

E13.2.1 Private Vehicle Accessway

E13.2.1.1 The minimum requirements for any private vehicle accessway for a site(s) shall be in accordance with Table E13.4.

Table E13.4 – Minimum Requirements for any Shared Private Vehicular Accessway

Zone	Potential No of Sites	Length (m)	Legal Width (m)	Carriageway Width (m)	Turning Area	Passing Bay
Living Zones	2-3	Any length	4.5	3.0	Optional	Optional
Living Zones	4-6	0-50	5.0	3.5	Optional	Required
Living Zones	4-6	Over 50	6.5	4.5	Required	Required
Business Zones	1-6	All lengths	7.0	5.0	Required	Optional

E13.2.1.2 The minimum height clearance for any private vehicle access shall be 4.5m.

E13.2.1.3 Where a private vehicle access serves more than two allotments, in any zone, it shall be formed and sealed.

E13.2.1.4 Where turning areas are required in Table E13.4, this may be facilitated through the use of a hammerhead arrangement.
Note: *refer to the Council's Code of Practice for the design standard required.*

E13.2.1.5 The minimum width of an accessway serving a single site in the Living Zones shall be 3.5m.

Notes: *Access to allotments with the potential to accommodate more than 6 dwellings in any Living zone or more than 6 sites in any Business zone shall be provided by way of a road, not a private way or access lot (refer to Rules C5.2.1.7 and C17.2.1.7). The legal width is greater than the carriageway width to ensure that there is space for suitable on-site stormwater management and landscaping.*

E13.2.2 Distances of Vehicle Crossings from Road Intersections

E13.2.2.1 No part of any vehicle crossing shall be located closer to the intersection of any roads than the minimum distances specified in Table E13.5 except that where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with Table E13.5, a single vehicle crossing may be constructed in the position which most nearly complies. (Note that the Road Hierarchy for the District is set out in Appendix 7).

E13.2.2.2 In applying E13.2.2.1 the distances specified in Table E13.5 shall be measured along the road boundary parallel to the centre line of the roadway of the frontage road from the kerb line, or formed edge, of the intersecting road – refer to Diagram E13.5.

E13.2.2.3 No part of any vehicle crossing shall be located closer than 30 metres to the intersection of any railway line measured from the nearest edge of the vehicle crossing to the limit line at the level rail crossing.

Table E13.5 – Minimum Distances of any Vehicle Crossing from Intersections

Intersection Road Type Distances in Metres					
Vehicle Crossing Joins to	**Posted speed Km/hr**	**State Highway**	**Arterial**	**Collector**	**Local**
~~Strategic~~ State Highway	**> 50**	100	100	100	100
	≤ 50	30	30	30	30
Arterial	**> 50**	100	100	100	100
	≤ 50	30	30	30	30
Collector	**> 50**	75	75	60	60
	≤ 50	30	30	30	25
Local	**> 50**	75	75	60	60

	≤ 50	25	25	25	10

E13.2.3 Sight Distances From Vehicle Crossings

E13.2.3.1 Any access on any road shall have minimum unobstructed sight distances that comply with Tables E13.6 below and measured in accordance with Diagram E13.2.

Table E13.6 – Minimum Sight Distances

Posted (Legal) Speed Limit (km/h)	State Highways and Arterials Required Sight Distances (m)	Collector and local roads	
		Living Zones Sight Distances (m)	Business Zones Sight Distances (m)
50	113	45	113
60	140	65	140
70	170	85	170
80	203	115	203
90	240	140	240
100	282	250	282

E13.2.4 Vehicle Crossing Design and Siting

E13.2.4.1 Vehicle access to any site from any road or service lane shall be by way of a vehicle crossing constructed at the owner's or developer's expense.

E13.2.4.2 For all sites in a Living Zone there shall be a maximum of one vehicle crossing per site.

E13.2.4.3 For sites in the Business 2A Zone with frontage to roads other than State Highway and Arterial roads, there shall be a maximum of two vehicle crossings per site except that:

(a)
- There may be a maximum of three vehicle crossings per site where the road frontage is more than 100 metres in length.

E13.2.4.4 For sites in all other Business zones (excluding B2A zone) there shall be a maximum of one vehicle crossing per site, except where:

(a)
- the site has frontage to roads other than State Highway and Arterial roads, where there may be a maximum of two vehicle crossings per site if each crossing is a single exit or entry (one way flow), or

(b)
- The site has a road frontage of more than 100m in length where there may be a maximum of three vehicle crossings per site.

E13.2.4.5 The maximum spacing and width any vehicle crossing shall comply with Table E13.7.

E13.2.4.6 For the purposes of measuring the distance between crossings specified in Table E13.7, the distance between two vehicle crossings shall be measured along the edge of the carriageway parallel to the road centre line, between the full height kerb or edge of crossing seal and the full height kerb or seal edge of the adjoining crossing.

E13.2.4.7 For the purposes of measuring crossing widths as specified in Table E13.7, the width of a vehicle crossing shall be measured at the property boundary (parallel with the road reserve).

Table E13.7 – Vehicle Crossing Requirements

Zone	Distance Between Crossings (m) on Same Side of Road	Width (m)	
		Minimum	Maximum
Living zones	Vehicle crossing to a shared accessway Greater than 7m; All other vehicle crossings; Less than 1m or greater than 7m	Residential activities — 3.5m Non-residential activities – 4m	Residential activities — 6m Non-residential activities – 7m
All Business zones except the B2A Zone (Izone)	Less than 1m or greater than 7m	5m	7m or 8m for shared crossings
B2A Zone (Izone)	Less than 1m or greater than 7m	5m	12m

E13.2.4.8 Notwithstanding E13.2.4.5 above, for vehicle crossings onto a State Highway or Arterial road with a posted speed limit of 70km/h or greater the distances between crossings shall be taken from Diagram E13.4.

E13.2.5 Standard of Vehicle Crossings

E13.2.5.1 Vehicle crossings shall be constructed to the following minimum standards:

(a)
- Standard vehicle crossings shall be provided to sites capable of containing no more than 6 dwellings or which generate no more than 100 vehicle movements per day.

(b)
- Heavy-duty vehicle crossings shall be provided for all other sites.

E13.3 Road Standards

E13.3.1 New Roads

E13.3.1.1 Any new road shall be laid out and vested in the Council in accordance with the standards contained in Table E13.8. Where stipulated that one parking lane is required the placement of this can alternate between respective sides of the road in the form of parking base.

E13.3.1.2 When determining the carriageway width as shown in Table E13.8 in accordance with E13.3.1.1, the carriageway widths shall be measured kerb face to kerb face.

Table E13.8 — Road Standards

Type of Road	Legal Width (m)		Carriageway Width (m)		Traffic lanes	Parking lanes	Specific provision for cycles (on road or off road)	Pedestrian Provision
	Min	Max	Min	Max	Min. No. of	Min. No. of		Minimum
State Highways	20	25	NA refer to NZTA	NA refer to NZTA	2	2	Yes	Both sides
Arterial	20	25	13	14	2	2	Yes	Both sides
Collector (except in Business 1 zone)	20	25	11	12	2	1	Yes	Both sides
Collector (Business 1 Zone)	20	25	13	14	2	2	Yes	Both sides
Local – Business	20	25	12	13	2	2 Both sides	Optional	Both sides
Local roads – Living								
Local Roads – Living 3 Zone at Rolleston (as shown within the Outline Development Plan at Appendices 39, 40 and 46)	18m	20m	6m	6.5m		Nil		One side only (Holmes) Nil, other than informal on both sides of road within berms (East Rolleston)
Local – Living 2 zone only	18	20	6	6.5	2	NA	NA	Optional but no more than one side.
Local - Major	16	20	8.5	9	2	1	Optional	One side
Local - Intermediate	13	15	7	8	2	1	NA	One side
Local - Minor	10	12	5	6	1	NA	NA	NA
Cycle/Pedestrian Accessway	6	10	2.5	3	NA	NA	Yes	Yes

Notes: The Engineering Code of Practice (COP) includes more detail on the design requirements of roads and cycle/pedestrian accessways.

Approval must be sought from NZTA before any work is carried out within the State Highway road reserve.

Table E13.8 does not apply to roads within the B2A zone formed in accordance with the recommended road cross sections in Appendix E22 (refer to Rule 17.1.1.3).

Where cycling provision is made on street on Collector Roads in the Business 1 Zone, a 14m carriageway must be provided.

E13.3.1.3 Any footpath shall be constructed as a sealed strip within the berm. All areas of berms not sealed in footpath are to be formed in grass, except in the Business zones where the full width of the berm shall be formed.

E13.3.1.4 Cul-de-sacs are permitted on local business roads. Cul-de-sacs are also permitted for local intermediate or local minor roads but shall be restricted to a maximum length of 150 metres.

E13.3.1.5 Any cul-de-sac road must connect to a through road and shall not only connect to another cul-de-sac.

E13.3.1.6 Any local road (living) cul-de-sac shall be constructed with a turning head having a minimum diameter of 22m measured from kerb to kerb.

E13.3.1.7 Any local road cul-de-sac (business) shall be constructed with a turning head having a minimum diameter of 30m measured from kerb to kerb.

E13.3.1.8 Any local road in the Living 3 Zone at Rolleston shall be constructed in substantial accordance with the recommended road cross section shown in the Outline Development Plan in Appendix 39 and 40.

E13.3.2 Road Intersection Spacing (all roads)

E13.3.2.1 The spacing between road intersections shall comply with Table E13.9 below.

E13.3.2.2 In determining intersection spacing from Table E13.9 in accordance with E13.3.2.1, where new roads are proposed as part of any Outline Development Plan, the intersection spacing can be designed for the proposed (future) speed limit (typically 50km/hr) within the Outline Development Plan area and on immediately adjoining roads.

E13.3.2.3 The distance between any two road intersections shall be measured along the centre line of the road which has both the intersections:

(a) From the point where the centre lines of two of the roads intersect;

(b) To the point where the centre lines of the other two roads intersect.

Table E13.9 – Minimum Distance Between Intersections

Posted (Legal) Speed Limit (km/hr)	Road types	Distance (m)
100	All	800
90	All	248

80	All	214
70	All	181
60	All	151
50	State Highways, Arterials, Collector and Local Business Roads	123
50 (or less)	Local roads only	75

Note: *Table E13.9 does not apply to roads within the B2 and B2A zone that are located as shown within Appendix 22 or 32 (refer to Rule 17.1.1.4).*

DIAGRAMS

Diagram E13.1 – Car Parking

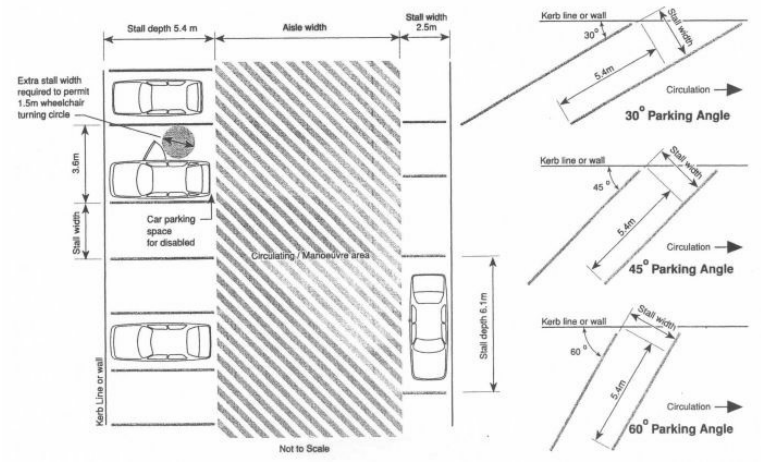


Diagram E13.2 – Sight Distance Measurement and State Highway/Arterial Sight Distance Values

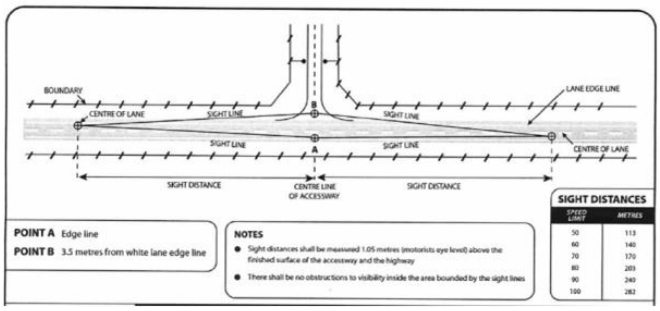
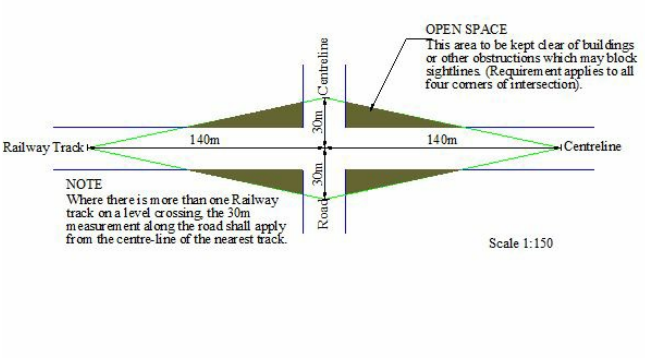


Diagram E13.3 Traffic Sight Lines at Railway Crossings



Note: *E13.3 relates to Rule C5.4 and C17.4*

Diagram E13.4 - State Highways and Arterial Roads - Access Separation From Other Accesses

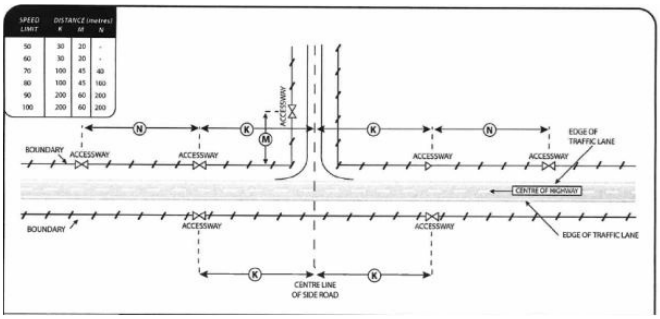
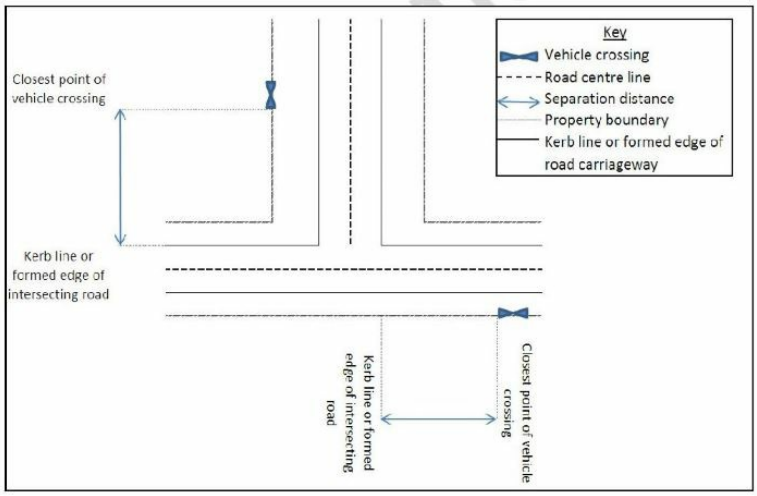


Diagram E13.5 – Access Separation From Intersections



PART E

APPENDIX 14

INFORMATION TO BE SUBMITTED WITH A PLAN CHANGE REQUEST

In making any plan change application to rezone land for a new residential or business area, certain information is required to accompany the request. The requirements are set out in Clause 22 of the First Schedule to the Act. Clause 22 states:

(i) A request made under Clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan.

(ii) Where environmental results are anticipated, the request shall describe those effects, taking into account the provisions of the Fourth Schedule, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement or plan.

The paragraphs below list the information which needs to be submitted with a plan change application, to enable the Council to assess the application. **The information should be treated as a guide;** and in no way a further interpretation of Clause 22 of the First Schedule to the Act. In some cases, not all the information will be required. In other cases, additional information may also be needed.

1 Legal Details

- The location of the land, legal description and owner(s).
- Copies of Certificates of Title so they can be checked for easements, consent notices, designations and other relevant conditions or notations.

2 Physical characteristics of the site

- Any water race, drain, roads or utilities running through the site.
- Any other waterbody or wetland on the site.
- Any areas of indigenous vegetation, or other stands of trees or bush on the site.
- Any buildings or structures on the site and their location, including any stopbanks or other natural hazard protection works.
- If the land contains any site or structure listed in Appendix 3 of the Plan.
- The soil types on the site.
- The depth to groundwater on the site.
- The location of any public or community water supply bores and their protection zones, in proximity to the site.
- If there are any known mineral deposits on the site.
- If the site has been subject to inundation, erosion, land slippage or any other form of land instability.
- If there are any known fault lines running through or in proximity to the site.

3 Surroundings

- The zoning of land surrounding the site.
- The land uses on land in proximity to the site, including any land uses likely to conflict with residential amenity values.

4 Past uses

- Any known past land uses on the site.
- Whether the site has been tested for contamination of the soil.

5 The proposed activity

Residential Density

- For any new Living zone, the proposed allotment sizes, number of houses per allotment.

Water and Waste

- How and to what standard the area shall be supplied with: water; effluent treatment and disposal; stormwater disposal; and solid waste disposal.
- Where any upgrade is required to the public reticulated water, sewerage or stormwater disposal system, the work which is required and a suggested method(s) to carry out the work.
- If a new public or community water supply bore is installed, the protection zone required around the bore and the method to be used to control land uses which may contaminate the water supply, within that protection zone.
- If on-site effluent treatment and disposal is being used, whether a specialist designed system is likely to be required to comply with the Transitional Regional Plan and New Zealand Building Code, and if so whether the proposed allotments are large enough to accommodate these systems.

NOTE: *Irrespective of whether resource consents are required from the Regional Council for taking water, treating and disposing of effluent or disposing of stormwater; a plan change application needs to outline how these services will be supplied and the effects of any such method. The reason is so the Council is satisfied that the land rezoned can be appropriately serviced.*

Roads

- The roads from which allotments will get access.
- Any effects, which the proposed rezoning and associated vehicle movements will have on roads both within the township; and the Arterial Road network between Selwyn District and Christchurch City.

NOTE: *This assessment should be quantitative, not a qualitative statement. It should consider: physical effects on the road network; effects on the safety of pedestrians, cyclists, motorists and stock; and effects on the amenity values of residents when the traffic movements on local roads increase.*

- Any upgrading of the road network required as a result of the rezoning and a suggested method(s) for how this upgrading may be carried out.
- Whether it is intended to provide cycle ways or walk ways, which are separate from the road. If so, the streets or facilities that these walk ways or cycle ways will link. (The layout of the walk way or cycle way may be finalised, along with roads and reserves, when the subdivision plan is approved).

Community Services and Facilities

- The effect of the new residential or business area on community services and facilities in the township: (e.g. schools, reserves and recreational facilities).
- Any consultation undertaken with people managing those services and facilities.
- Whether the services and facilities are likely to need to expand, and whether there are opportunities for them to do so on their current sites or by purchasing surrounding land.
- For any residential development, whether there is likely to be a corresponding growth in associated businesses in the township. If so, where such businesses may be able to locate (should they wish to).

Natural Hazards

- Any measures proposed to avoid or mitigate potential natural hazards, and the effects of any such measures on other people, property or the environment.

Special Sites

- The impact of any proposed residential or business activity on any site identified on the land as a ‘significant site’ under Appendix 3 or listed in Appendices 4 to 5; and how that site shall be protected.

Waterbodies

- Any building line restrictions on esplanade strips recommended to protect the natural character of any waterbody.

- Whether an esplanade reserve is required under the Plan or Section 230 of the Act (until the Plan is operative).

Other

- Any other special rules required.

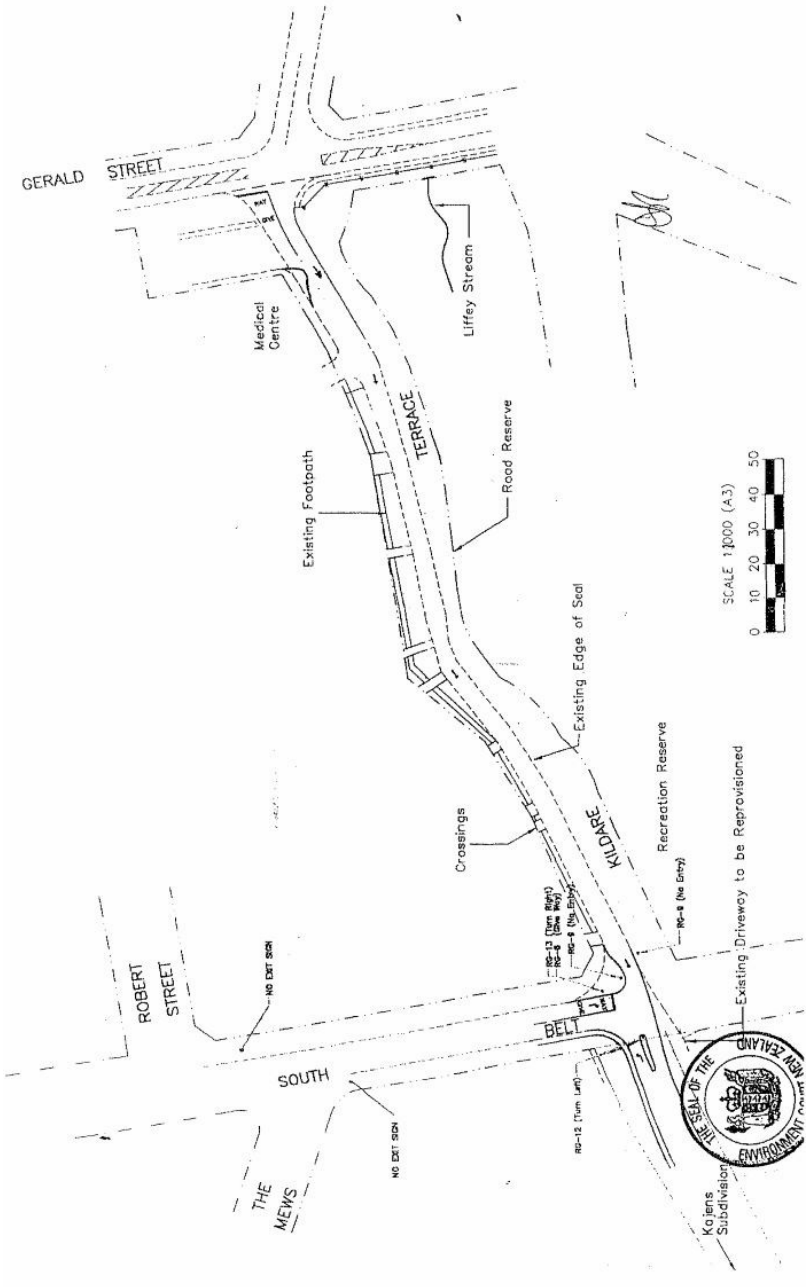
- Any amendments to the Plan provisions required as part of the plan change application.

NOTE: *If the developer wishes to include special conditions relating to the size of buildings, design of buildings, prohibition of relocated buildings or other rules which are different from the general rules in the District Plan, the Council prefers this to be done by another mechanism than District Plan rules, e.g. a covenant on the Certificates of Title. The reason is that these sorts of conditions relate more to personal taste in building design or neighbourhood aesthetic or amenity values.*

PART E

APPENDIX 15

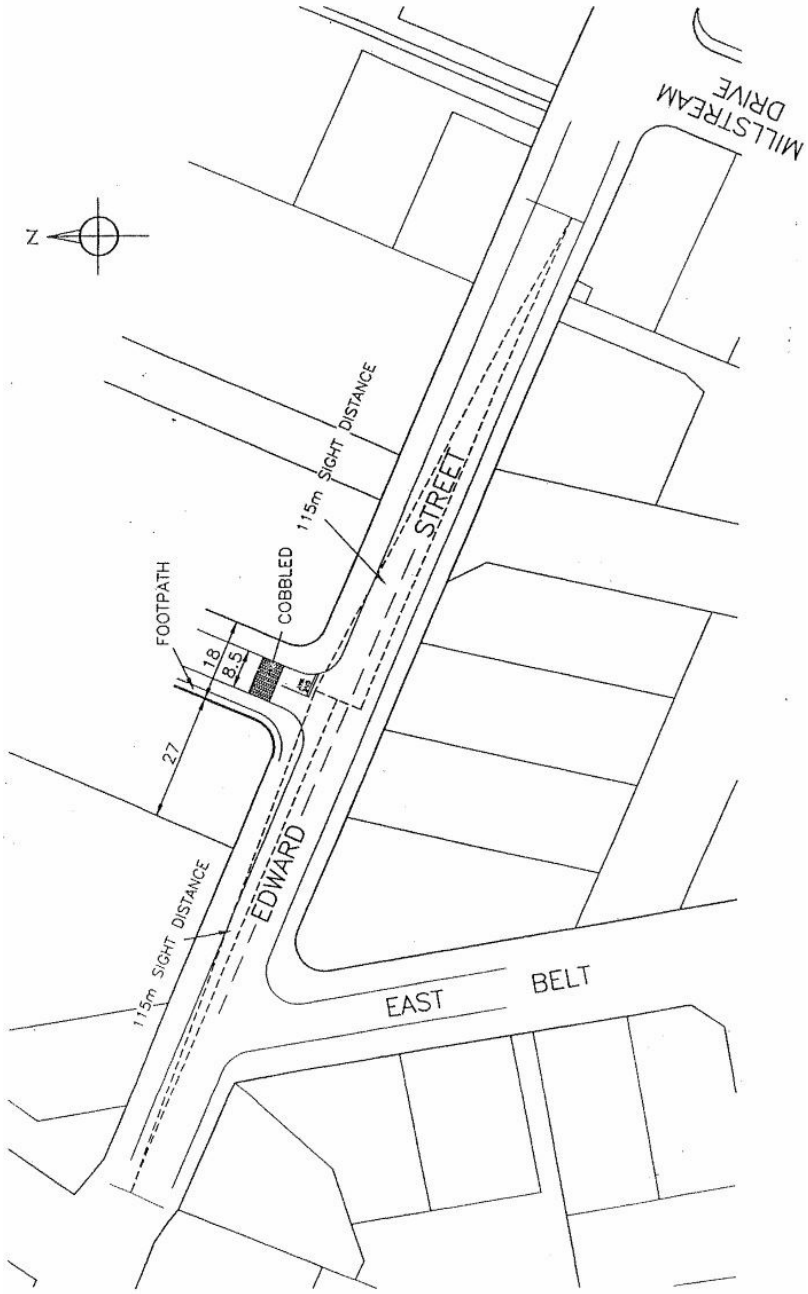
ROAD INTERSECTION DRAWING — LIVING 1A ZONE, LINCOLN



PART E

APPENDIX 16

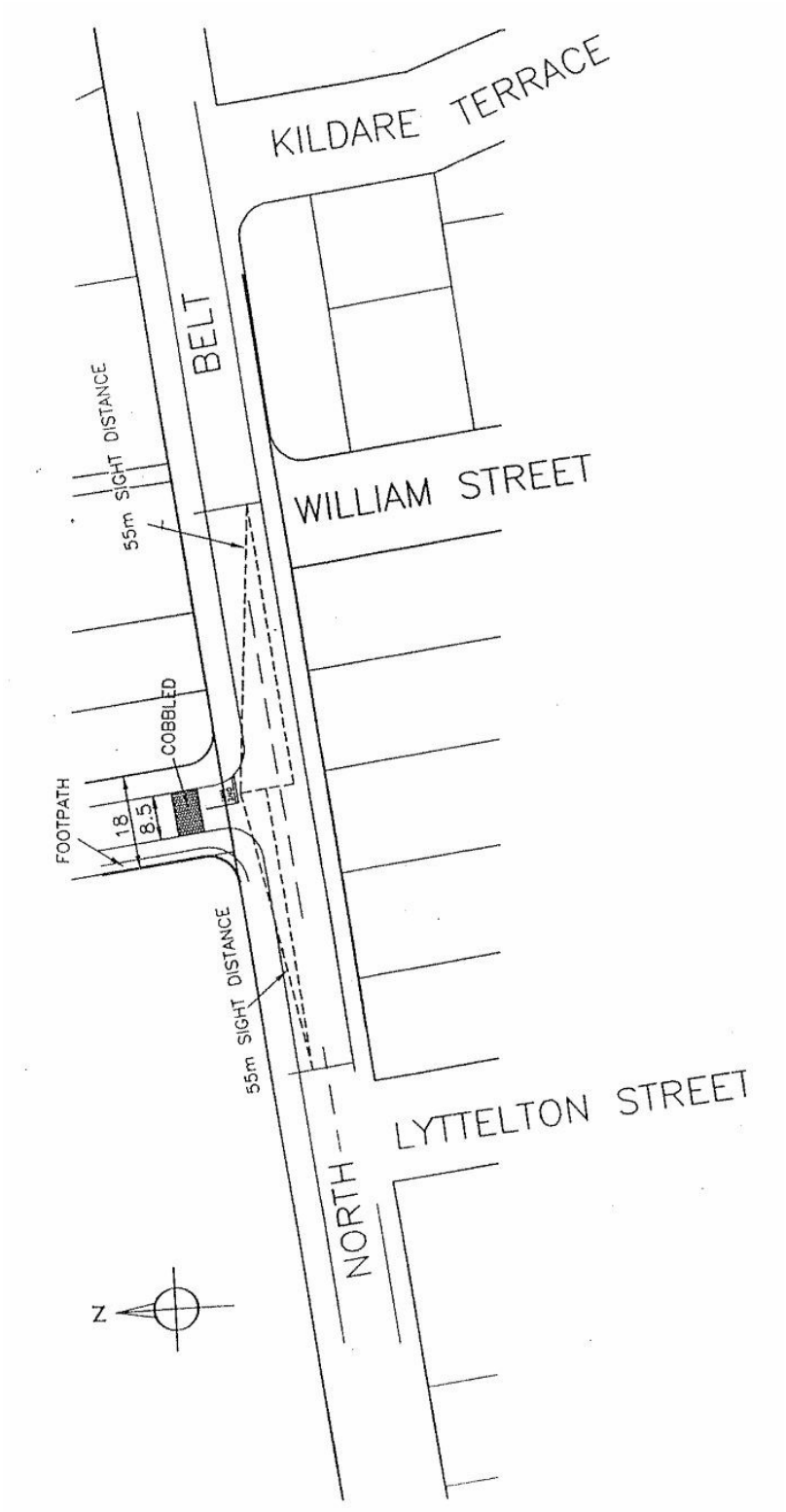
ROAD INTERSECTION DRAWING — LIVING 1A1 ZONE, LINCOLN



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APPENDIX 17

ROAD INTERSECTION DRAWING — LIVING 1A2 ZONE, LINCOLN

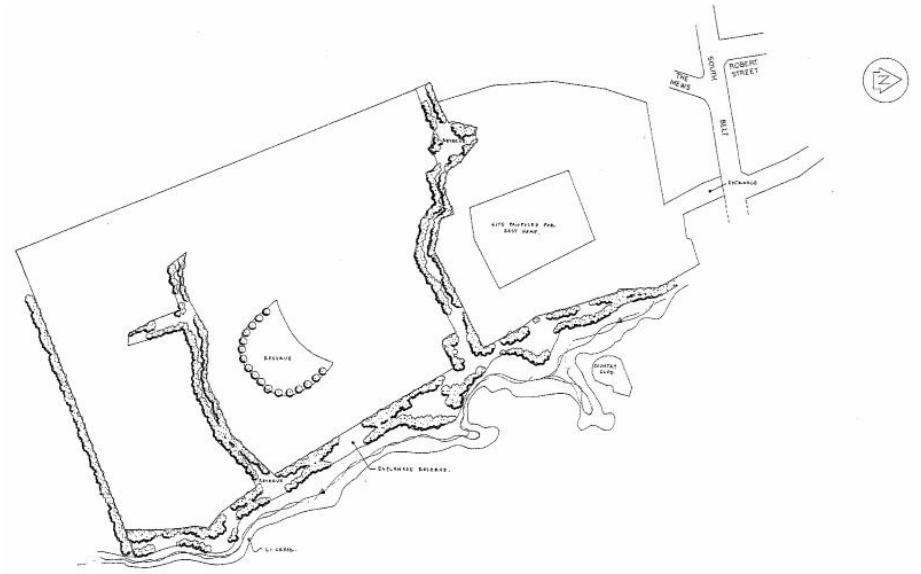


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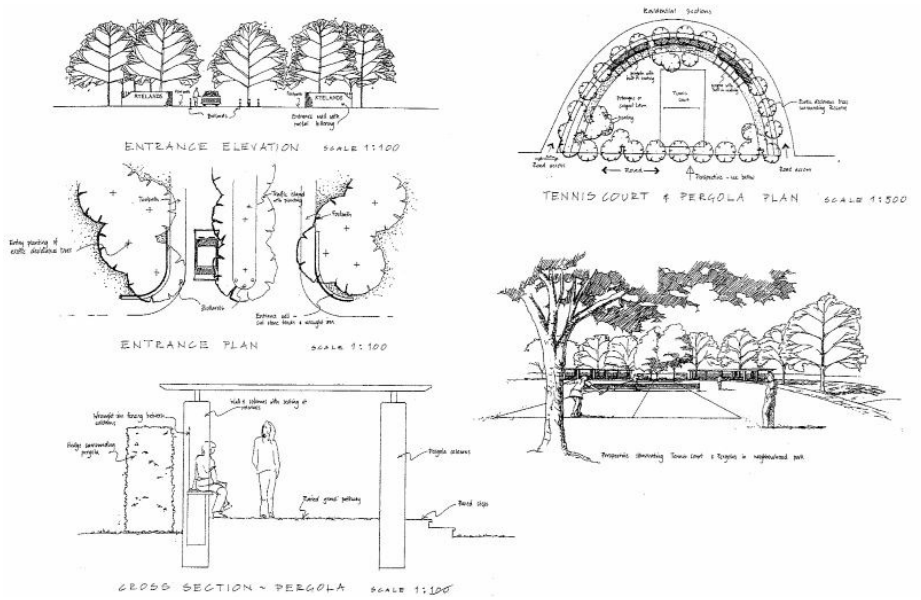
APPENDIX 18

CONCEPT AND OUTLINE DEVELOPMENT PLAN FOR LIVING 1A ZONE, LINCOLN

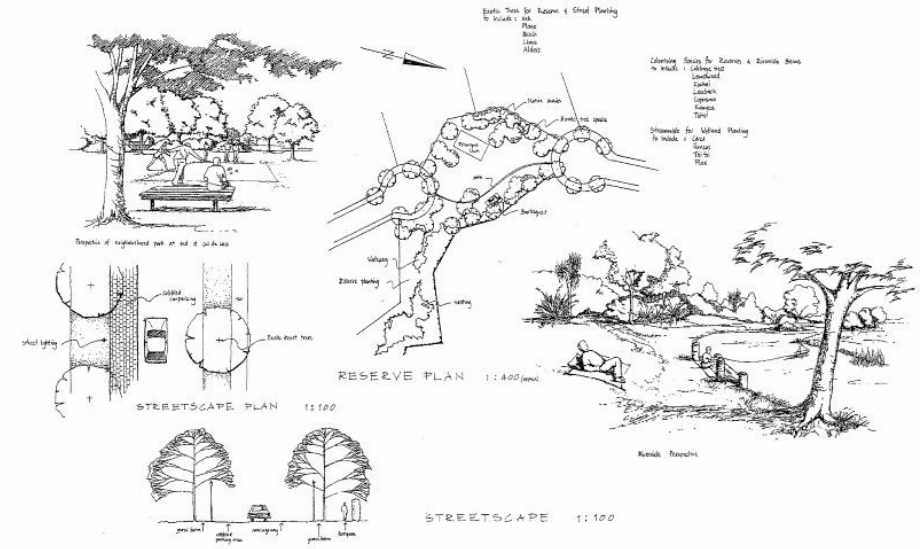
Concept Plan (C1) Drawing



Concept Plan (C2) Drawing



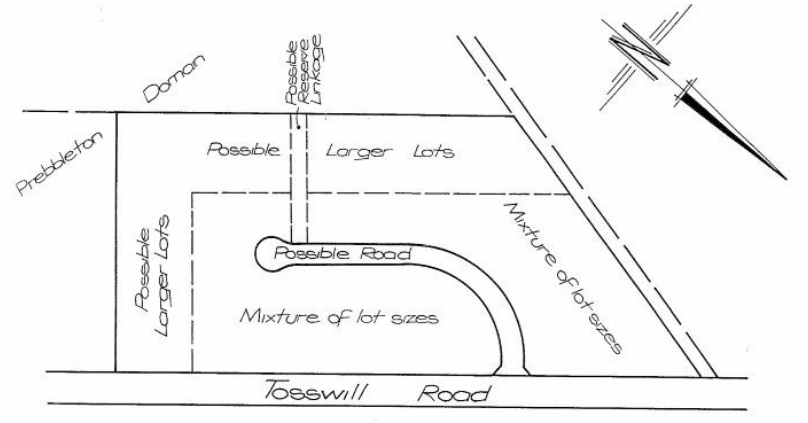
Concept Plan (C3) Drawing


RESERVE PLAN 1:400
STREETSCAPE PLAN 1:100
STREETSCAPE 1:100

PART E

APPENDIX 19

LIVING 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A AND L3 ZONES, PREBBLETON



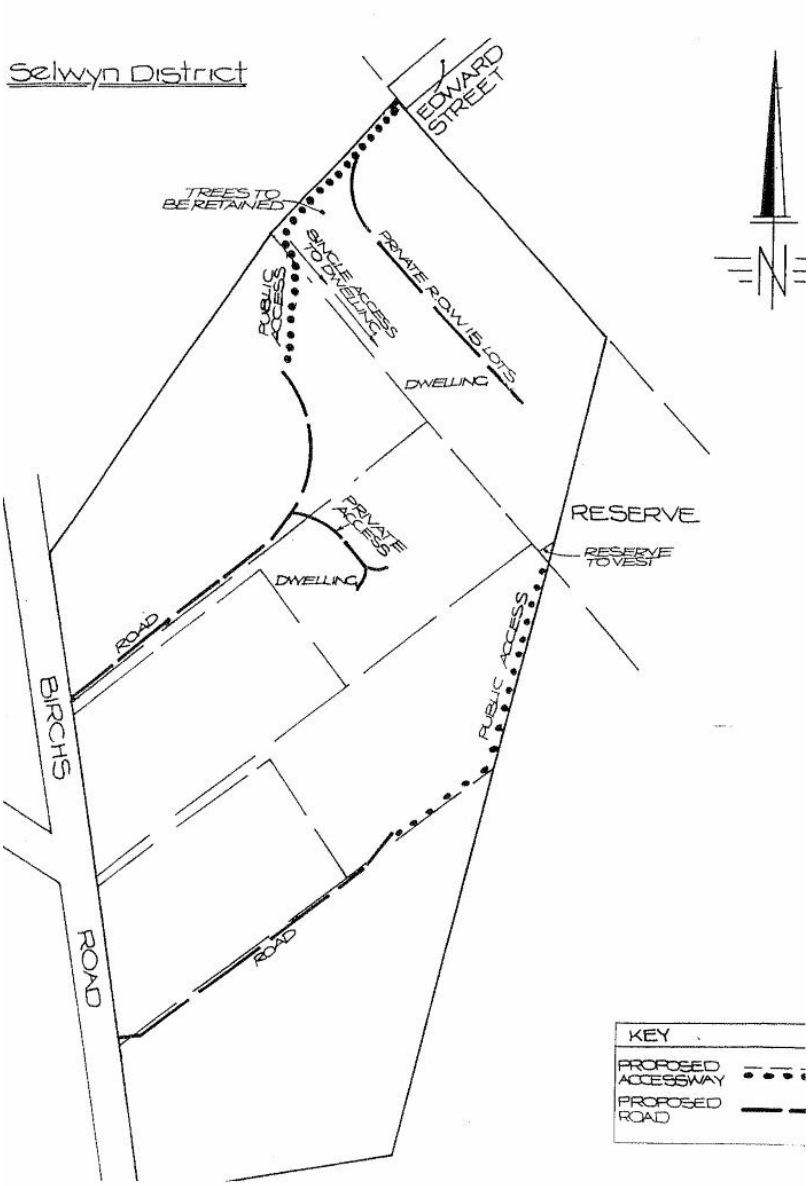
Any subdivision of the land shown on the concept plan shall be designed to meet the following criteria:

- The provision of any necessary internal roading;
- The provision of larger lots adjoining the Prebbleton Domain;
- The provision of a mix of lot sizes;
- The provision of pedestrian and cycle linkages to the Prebbleton Domain and Tosswill Road.

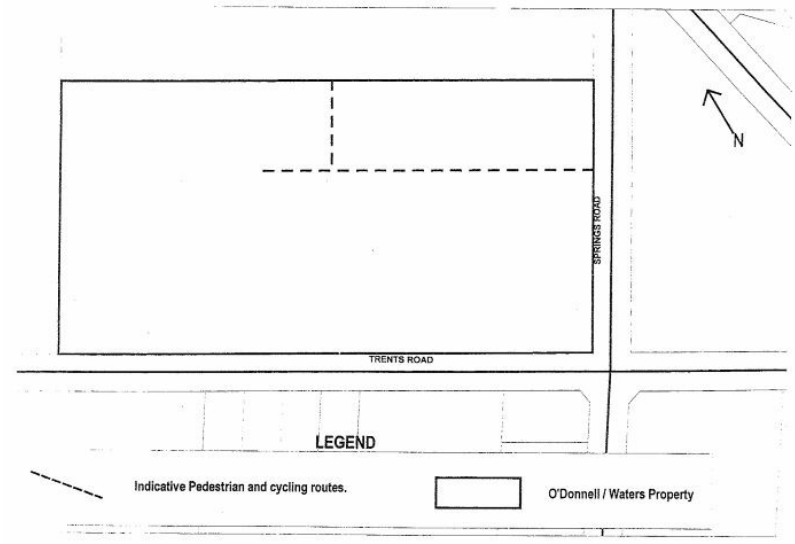
These criteria are illustrated on the concept plan.

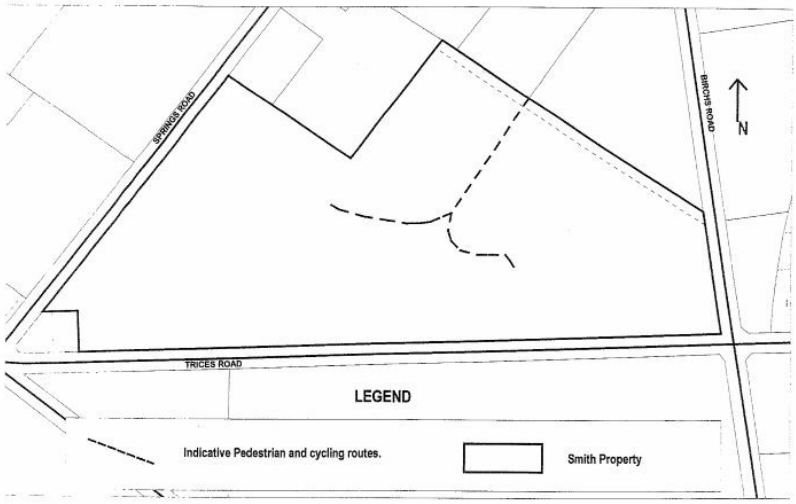
In providing for these matters, the following environmental results are anticipated:

- Provision of adequate buffer between the lots of the subdivision and the Prebbleton Domain;
- Maintenance of the existing low density amenity values of Prebbleton township;
- Energy efficiencies and safety of residents by promotion of walking and cycling alternatives.

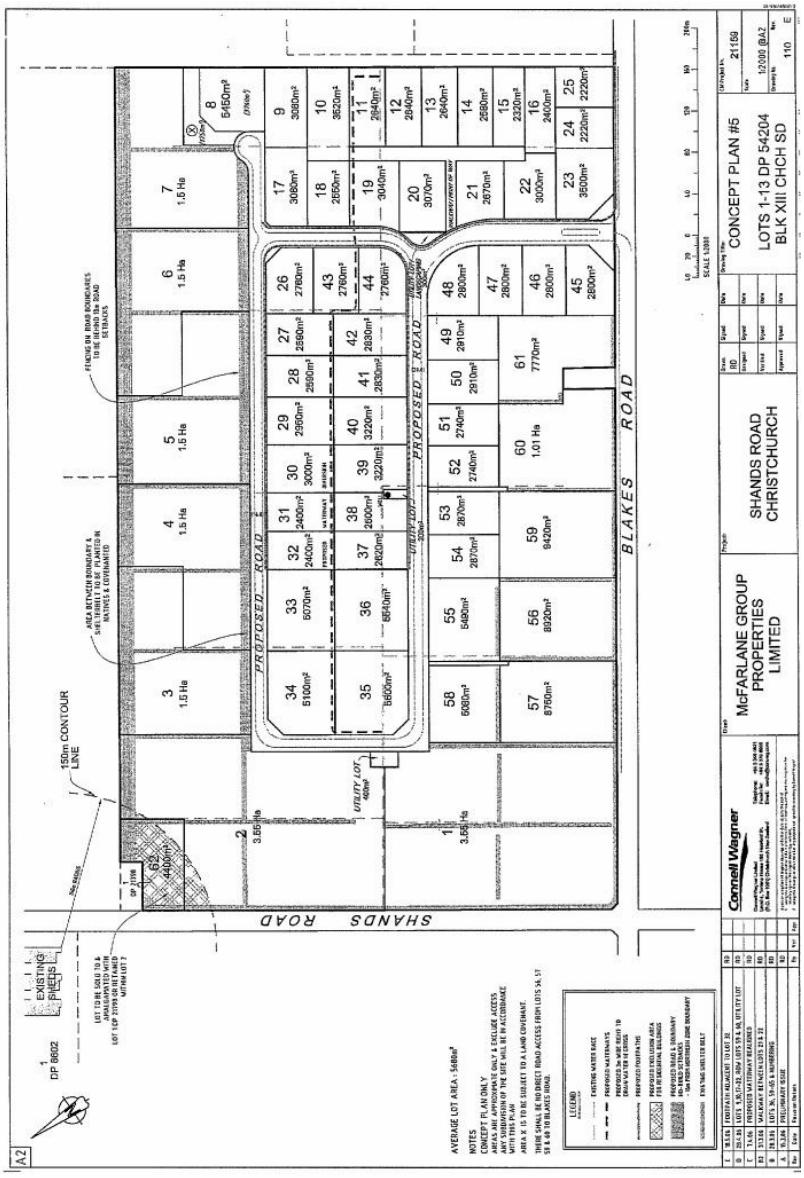


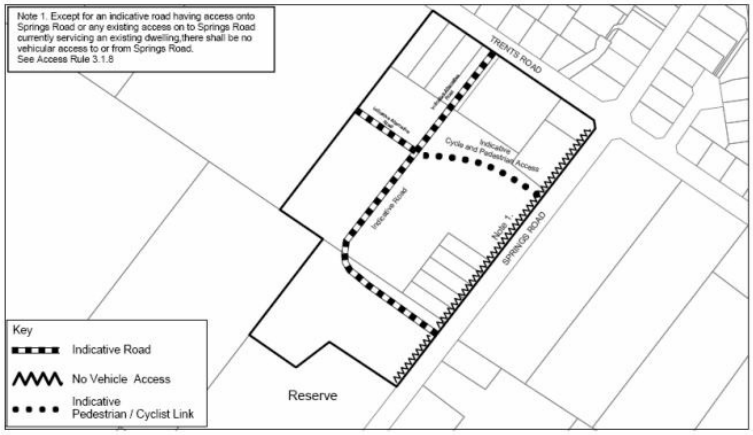
Indicative Pedestrian and Cycle Routes



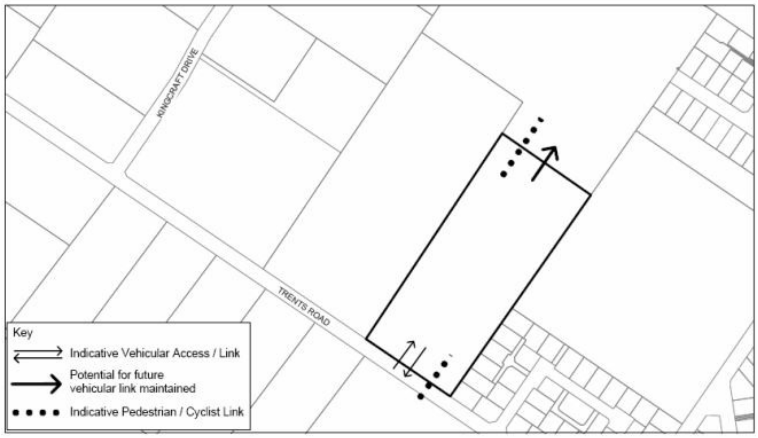


Living 2A (Blakes Road) – Outline Development Plan

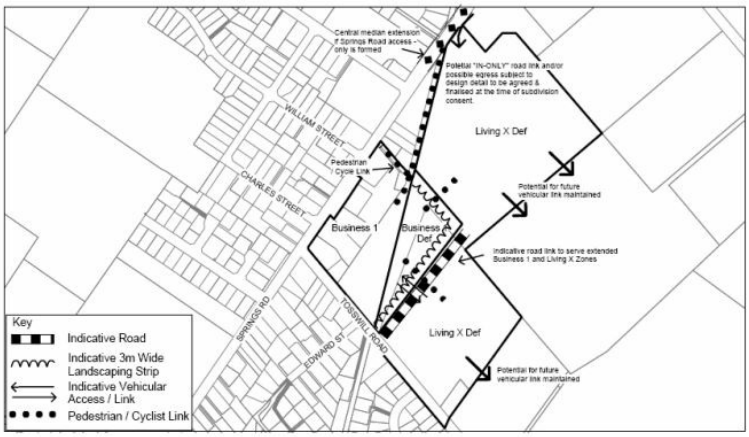




Selwyn District Council Outline Development Plan
Banham & Tapp Appeal 27/04/06



Selwyn District Council Outline Development Plan
Tricat Appeal 27/04/06



Selwyn District Council Outline Development Plan
Bates and Rossendale Wines Appeal 27/04/06

LIVING 1A ZONE OUTLINE DEVELOPMENT PLAN – PREBBLETON

INTRODUCTION

This Outline Development Plan (ODP) applies to the undeveloped balance of the Living 1A zone in Prebbleton. The ODP covers 15.02ha of land comprising seven separate properties that either front or have legal access to either Toswill Road or Trices Road. The development block is contained by the Prebbleton Domain to the north-west, Rural (Inner Plains) zone to the north-east and south, and the Stonebridge Way development (being the developed portion of the Living 1A zone) to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.

- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.

- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Tāngata whenua values and existing built features, such as amenity trees and water races.

- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.

- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.

- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.

- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 8 households per hectare.

Dwellings must front Trices Road and Tosswill Road to enhance passive surveillance and safety, while preserving the semi-rural streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Trices Road and Tosswill Road. An exception is made for the parcels that are affected by the limited access requirements onto Trices Road and Tosswill Road, which will need to be access from the internal road network.

The ODP supports three different densities, which respond to the context of the site and support a range of sections sizes, housing typologies and land use activities. Lower density sections should be established along the Tosswill Road and Trices Road boundaries to support an appropriate scale of development at the sensitive rural/urban interface. A 10m building setback for dwellings and utilities is necessary along Trices Road to provide separation and to distinguish the residential neighbourhood from the rural land holdings to the south.

Appropriate interface treatments, and methods to protect these treatments in the long term, need to be established along the Trices Road and Tosswill Road boundaries, which form a gateway to the township and transition from rural to urban. These treatments are to ensure the development integrates with the wider area and addresses any amenity conflicts that may arise at this sensitive residential/rural boundary. Treatments could include appropriate bunding fencing, retention of a portion of the existing macrocarpa hedgerows or landscaping to avoid long lengths of solid fencing or screening.

Residential housing adjacent to Prebbleton Domain must front the reserve. These lots will be accessed off a Local Minor Road. This will promote passive surveillance, support front yards facing towards the Domain and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the reserve. Suitable methods, such as fencing controls, landscape treatments and set backs, should be formalised to ensure all future residential development that overlooks Prebbleton Domain optimises the high amenity and open space outlook provided by the reserve.

MOVEMENT NETWORK

The overall aim is to create an integrated transport network that incorporates all modes of transport.

A Local Major Road connects Tosswill Road with Trices Road. Provision should be made for walking and cycling within this Local Major Road to support access to Prebbleton Domain and the wider circular pedestrian and cycling network identified in the Prebbleton Structure Plan.

Local Intermediate Roads provide secondary connections to Tosswill Road and Trices Road and support an integrated network to service the south-eastern portion of the development block. There is a limitation on direct access onto Tosswill Road and Trices Road in between the intersection of these roads and the Local Intermediate Roads. This restriction will assist in achieving a safe and transport network, responds to the future upgrades identified for Trices Road and enables a stepped speed reduction as vehicles enter Prebbleton from the south-east. Interface treatments along the portion of Trices Road and Tosswill Road where access is limited will need to be established at subdivision to achieve a high amenity gateway to the township as the land use activities transition from rural to urban. A Local Minor Road supports links to the Prebbleton Domain and adjacent community facilities.

The open space corridor is an important component of the overall movement network within the Township as it provides an off-road walking and cycling connection between the Domain and Trices Road. This corridor secures walking and cycling connections to the existing Domain and the proposed extensions on the opposite side of Tosswill Road, which provides an alternative to the existing alignment of the Christchurch to Little River Rail Trail. Two green link reserves support further connectivity between the Domain and the primary road network within the development block.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a 10m wide green space corridor based around the existing water race and walking and cycling network, connecting Prebbleton Domain to Tosswill Road. A further 10m wide corridor along the alignment of the water race between the future Local Intermediate Road and Tosswill Road protects this amenity feature and establishes an additional walking and cycling connection onto Tosswill Road. The future subdivision scheme should utilise the water race as a focal point to optimise the amenity that it provides and the opportunity it presents in achieving a well connected living environment.

A 2,000m^2 reserve is required to accord with the reserve provision calculations and to ensure the development block is served by sufficient and appropriate open space. The location of this reserve is identified as being indicative only pending confirmation at subdivision of the extent and location of any stormwater treatment areas. The future location of the reserve must ensure people living within the development block have access to an open space reserve within a 400m radius of their homes. Two green space links connect the proposed future development with the existing domain and the town centre to facilitate walking and cycling connections.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Four oak/*Quercus* trees on the frontage of 102 Tosswill Road (Lot 1 DP 71108).

- Various border plantings on the north-western boundary of 104 Tosswill Road (Lot 2 DP 71108) where the section adjoins Prebbleton Domain, which is identified as an appropriate interface treatment between any future development of the property and the high amenity presented by the domain.

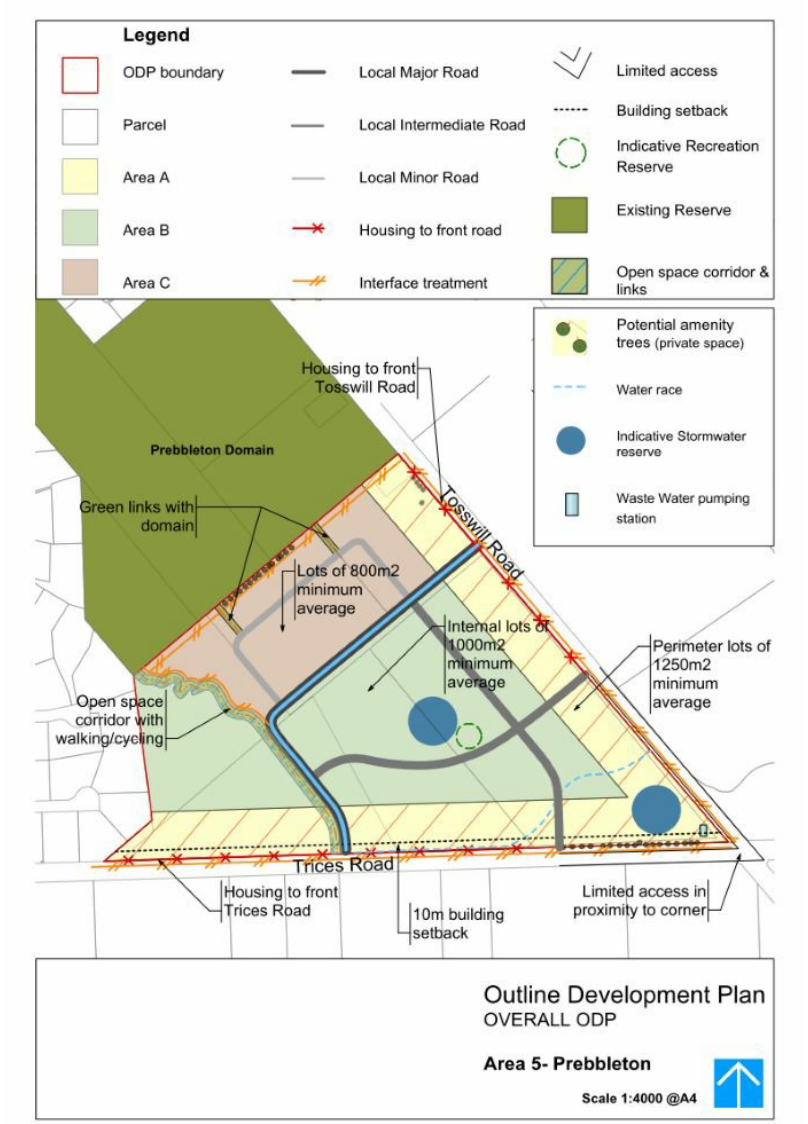
These trees are a link to the historic use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

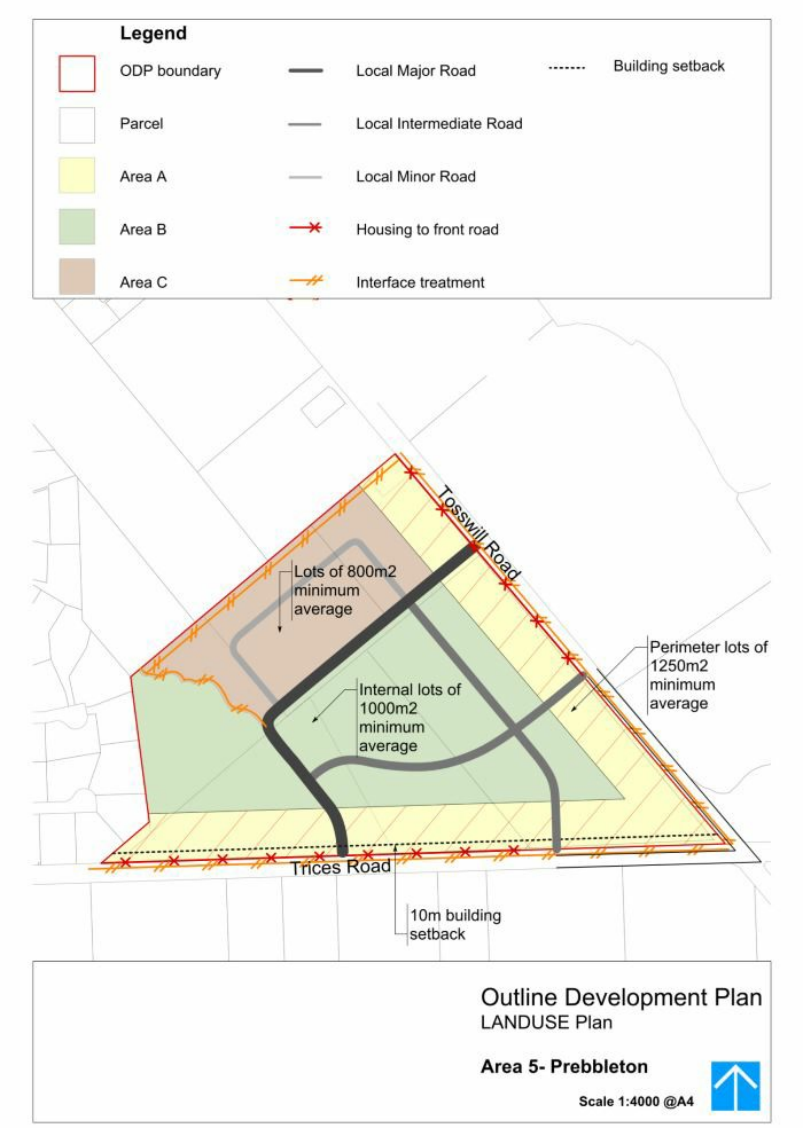
BLUE NETWORK

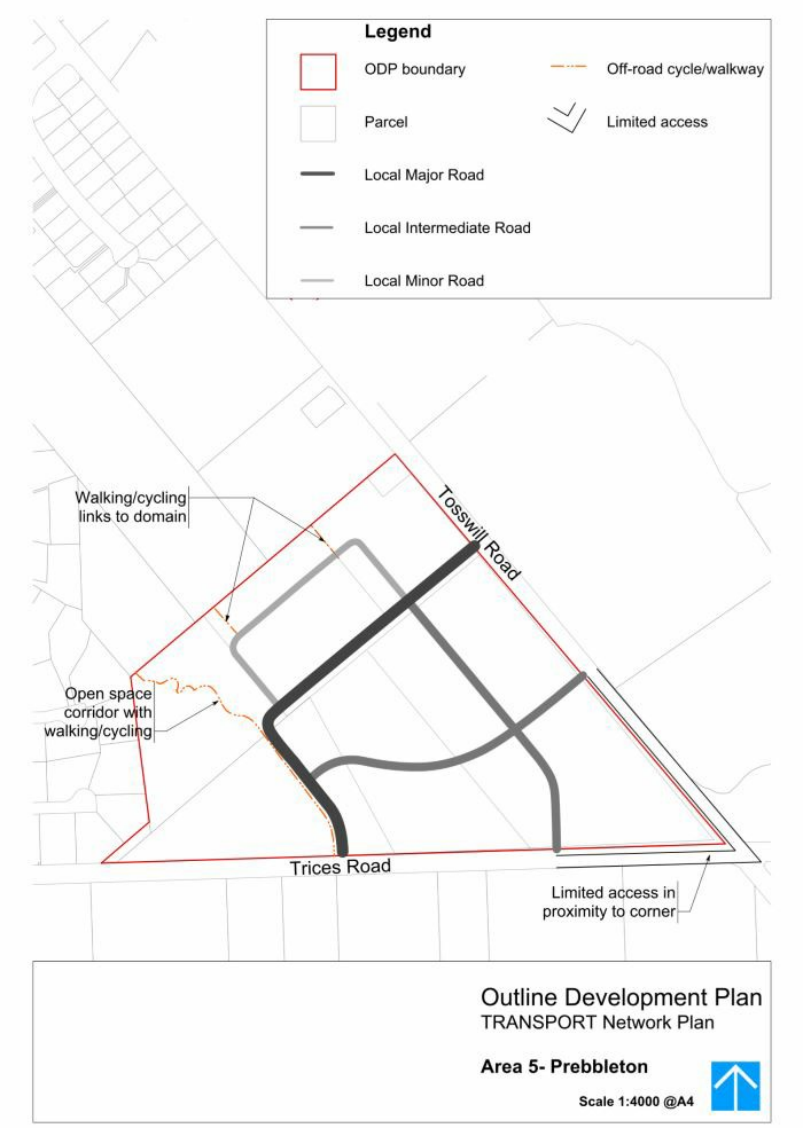
The current 50mm diameter water main that services the general area is identified to be at full capacity. A new 150mm water main will be required to service the development block. There is sufficient capacity in both the Tosswill Road and Trices Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

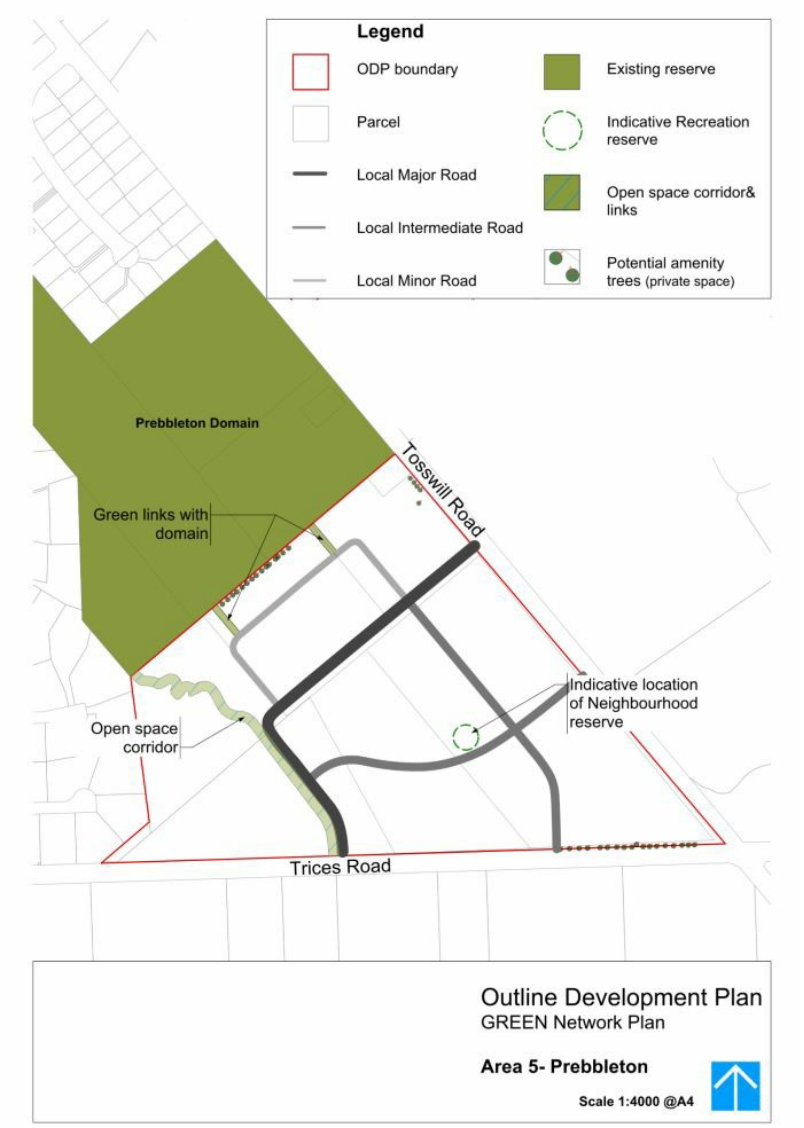
A new pumping station is required to be established at the eastern corner of the development as the Tosswill Road pumping station and sewer main are at full capacity. The developer will need to extend the network to the Springs Road wastewater main.

There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits. Stormwater run-off from the road network is to be directed to basins requiring an estimated area of 1ha. The water race should be developed in an integrated manner that accommodates pedestrian and cycling connections within the site and with Prebbleton Domain. The stormwater reserves referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Tāngata whenua values attributed to the water resource.



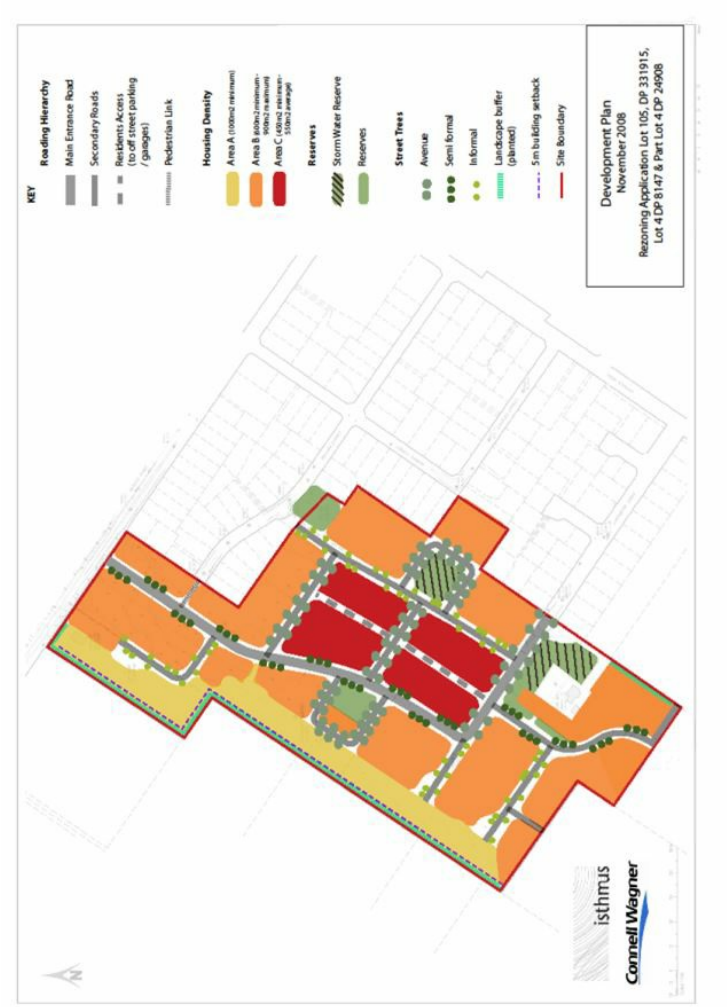

Legend
ODP boundary
Parcel
Area A
Area B
Area C
Local Major Road
Local Intermediate Road
Local Minor Road
Housing to front road
Interface treatment
Building setback
Tosswill Road
Lots of 800m2 minimum average
Internal lots of 1000m2 minimum average
Perimeter lots of 1250m2 minimum average
Trices Road
10m building setback
Outline Development Plan
LANDUSE Plan
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Off-road cycle/walkway
Limited access
Walking/cycling links to domain
Tosswill Road
Open space corridor with walking/cycling
Trices Road
Limited access in proximity to corner
Outline Development Plan
TRANSPORT Network Plan
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Existing reserve
Indicative Recreation reserve
Open space corridor& links
Potential amenity trees (private space)
Prebbleton Domain
Tosswill Road
Green links with domain
Indicative location of Neighbourhood reserve
Open space corridor
Trices Road
Outline Development Plan
GREEN Network Plan
Area 5- Prebbleton
Scale 1:4000 @A4



Living 1A6 Zone Prebbleton, Outline Development Plan



Planting Requirements for Living 1A6 Zone (Appendix 19) at Prebbleton

Deciduous Trees

Scientific Name	Common Name
Alnus sp. (ie. Cordata, glutinosa)	Alders
Betula sp.	Birches
Castanea sativa	Sweet Chestnut
Carpinus Betulus	European Hornbeam
Fraxinus sp.	Ash
Populus sp.	Poplars
Quercus robur	English Oak
Quercus robur fastigata	Upright Oak

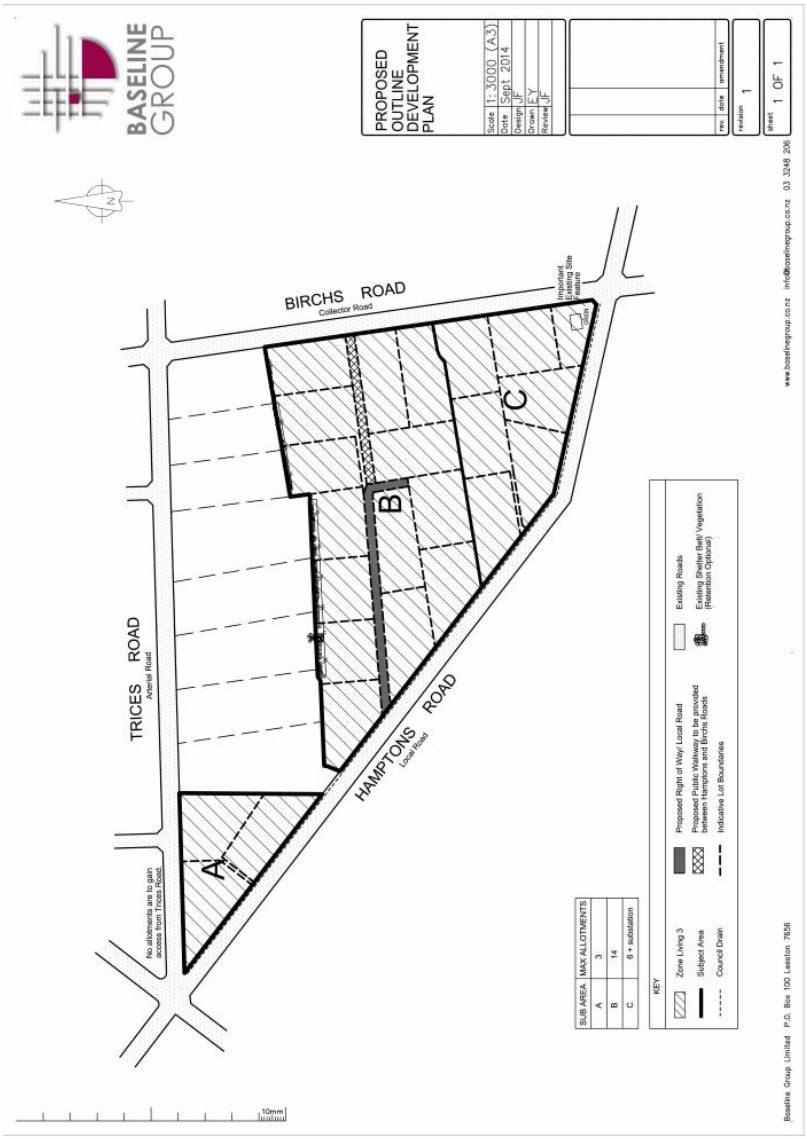
Understorey Planting – Natives

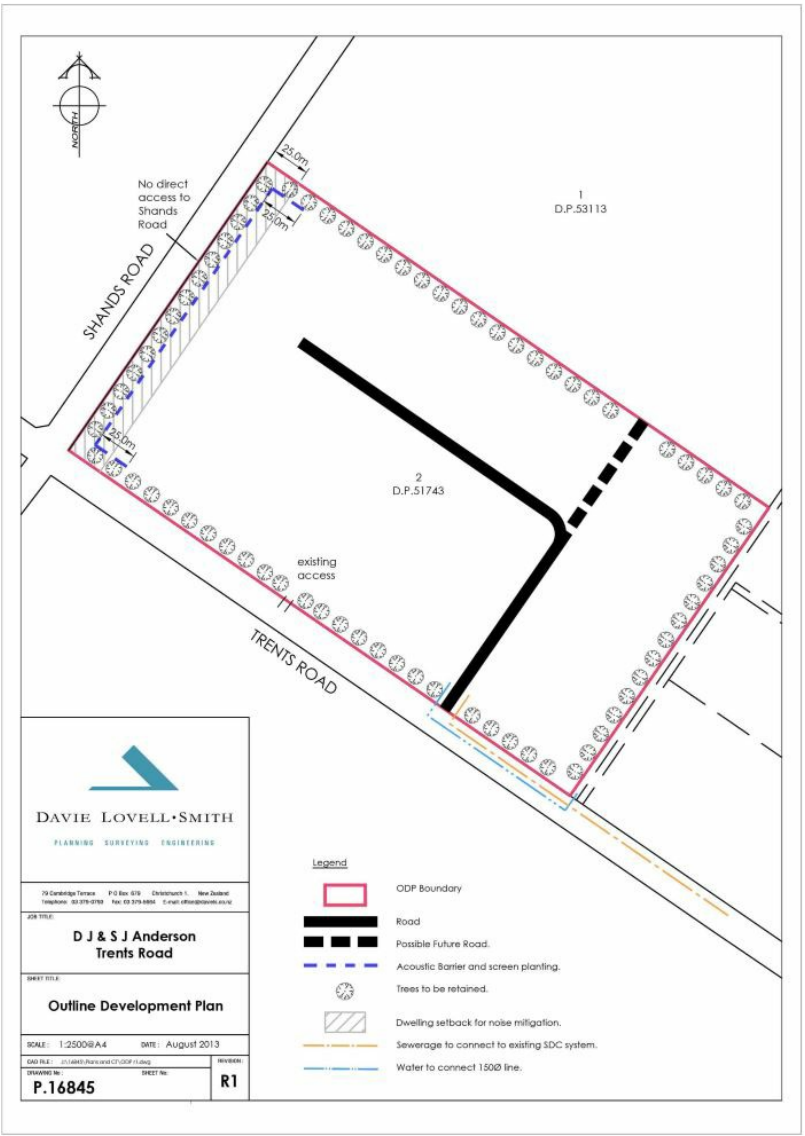
Scientific Name	Common Name
Coprosma sp.	
Cordyline australis	Ti Kouka / Cabbage Tree
Corokia sp.	Korokio
Griselinia littoralis	Kapuka / Broadleaf
Olearia sp.	
Pittosporum sp.	
Sophora microphylla	Kowhai

Understorey Planting – Exotics

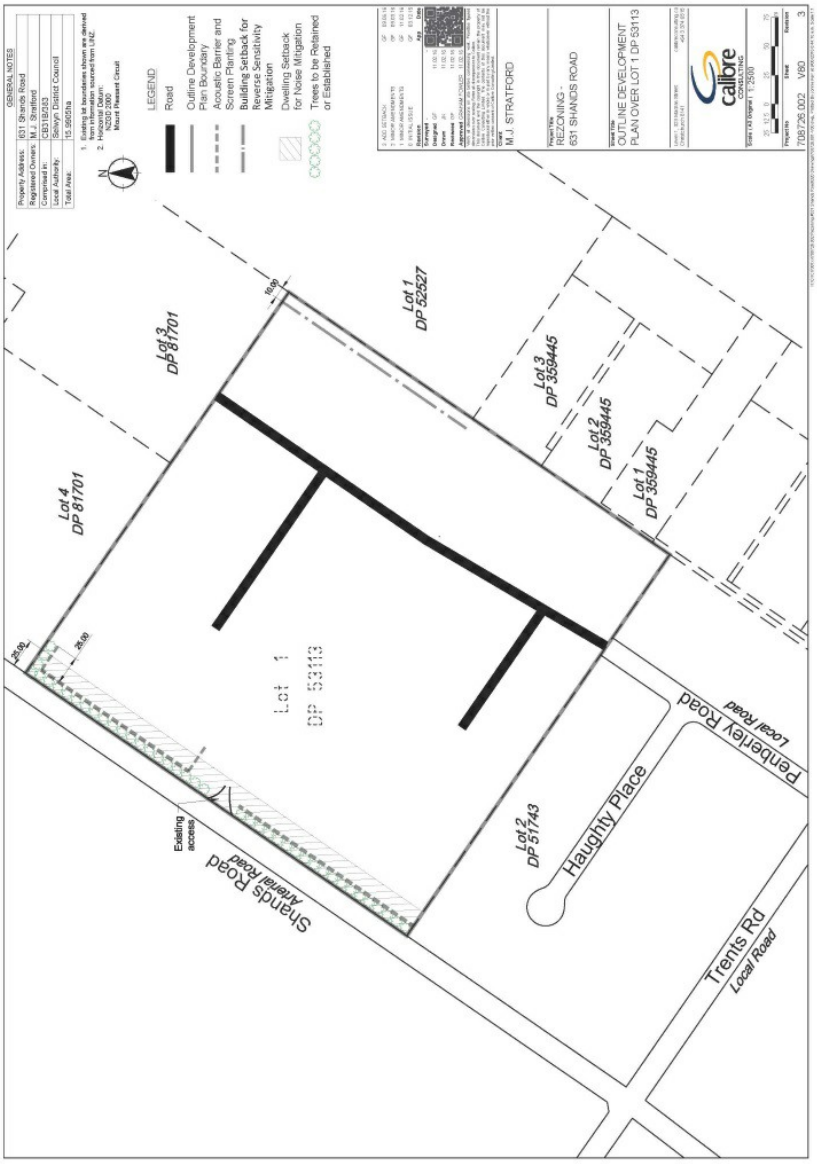
Scientific Name	Common Name
Acacia (shrub species)	Wattle

Lonicera Nitida	Box Honeysuckle
Photinia sp.	
Viburnum tinus	





Rezoning - 631 Shands Road - Outline Development Plan over Lot 1 DP 53113


GENERAL NOTES
Property Address: 631 Shands Road
Registered Owners: M.J. Stratford
Comprised in: CB318/383
Local Authority: Selwyn District Council
Total Area: 15.9905ha
1. Existing lot boundaries shown are derived from survey plan and LINZ.
2. Horizontal Datum: NZGD 2000
Mount Pleasant Circuit
LEGEND
Road
Outline Development Plan Boundary
Acoustic Barrier and Screen Planting
Building Setback for Reverse Sensitivity Mitigation
Dwelling Setback for Noise Mitigation
Trees to be Retained or Established
M.J. STRATFORD
REZONING - 631 SHANDS ROAD
OUTLINE DEVELOPMENT PLAN OVER LOT 1 DP 53113
calibre CONSULTING
708726.002 V80 3
Lot 3 DP 81701
Lot 1 DP 52527
Lot 3 DP 359445
Lot 2 DP 359445
Lot 1 DP 359445
Lot 4 DP 81701
Lot 1 DP 53113
Lot 2 DP 51743
Haughty Place
Pembertley Road
Local Road
Shands Road
Arterial Road
Existing access
Trents Rd
Local Road
20.00
20.00
10.00

PART E

APPENDIX 20

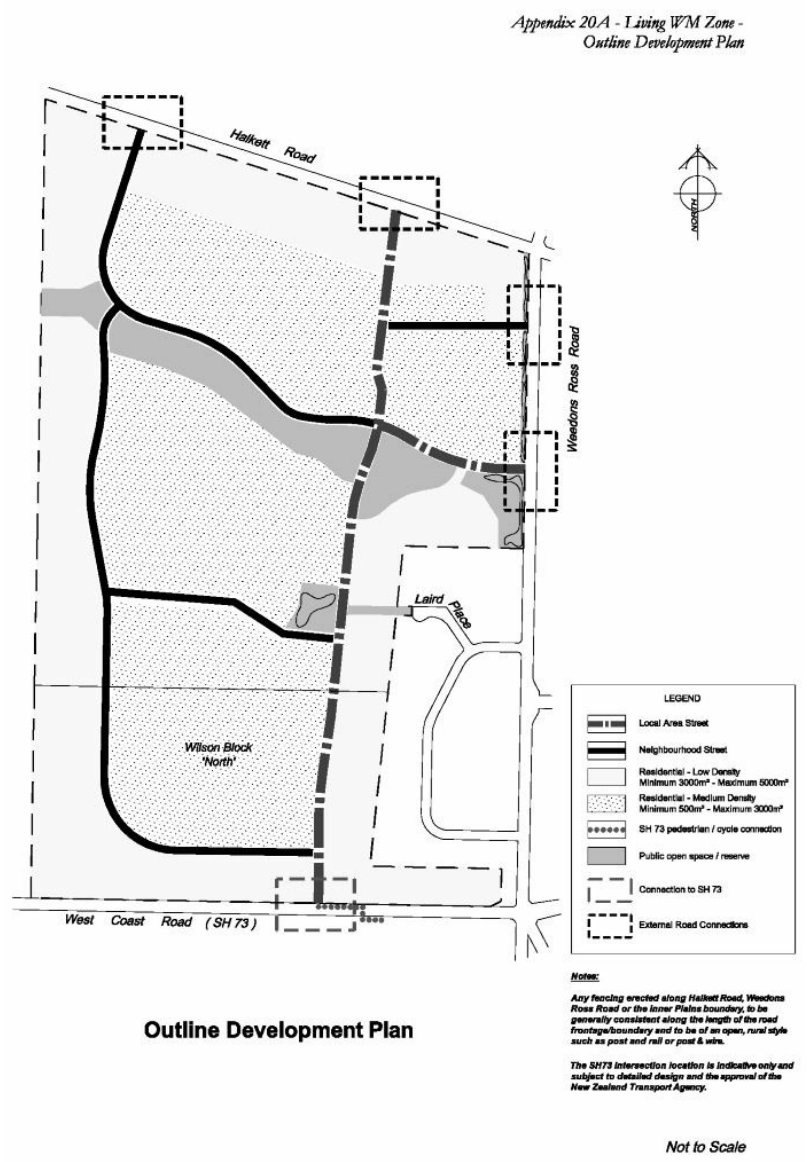
OUTLINE DEVELOPMENT PLAN – WEST MELTON



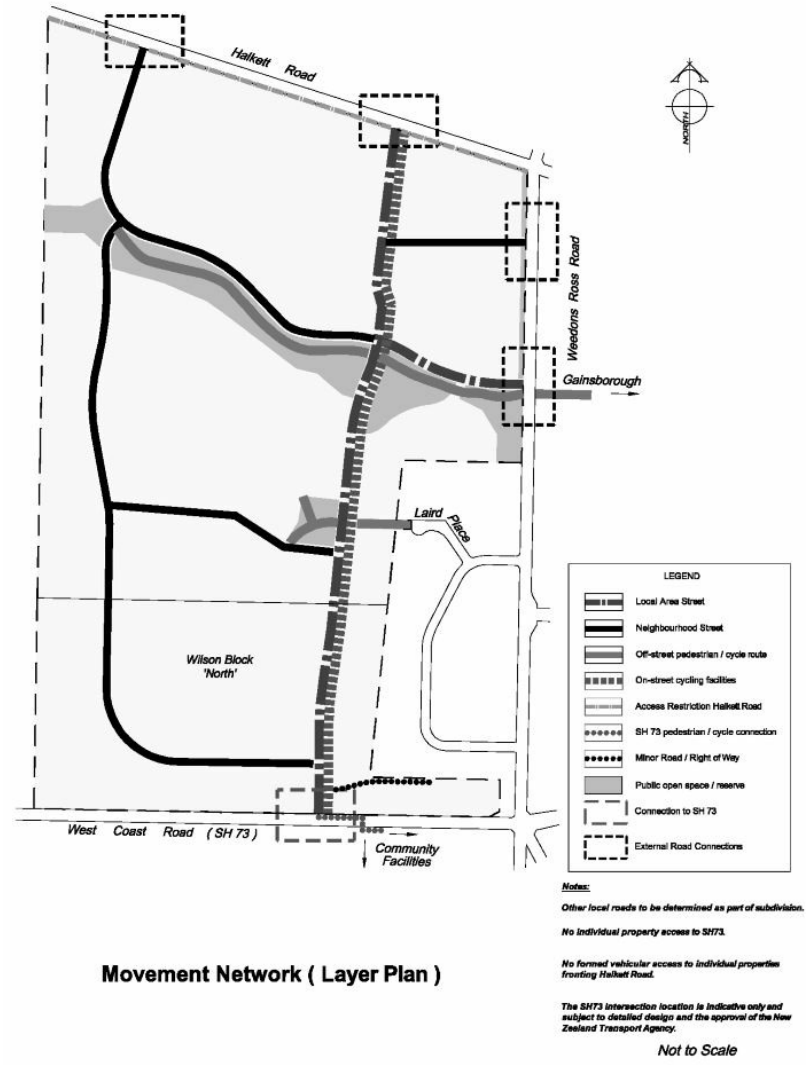
PART E

APPENDIX 20A

OUTLINE DEVELOPMENT PLAN & LAYER PLAN – LIVING WM (WEST MELTON) ZONE



Appendix 20A - Living WM Zone - Movement Network Plan



Movement Network (Layer Plan)

Notes:

Other local roads to be determined as part of subdivision.

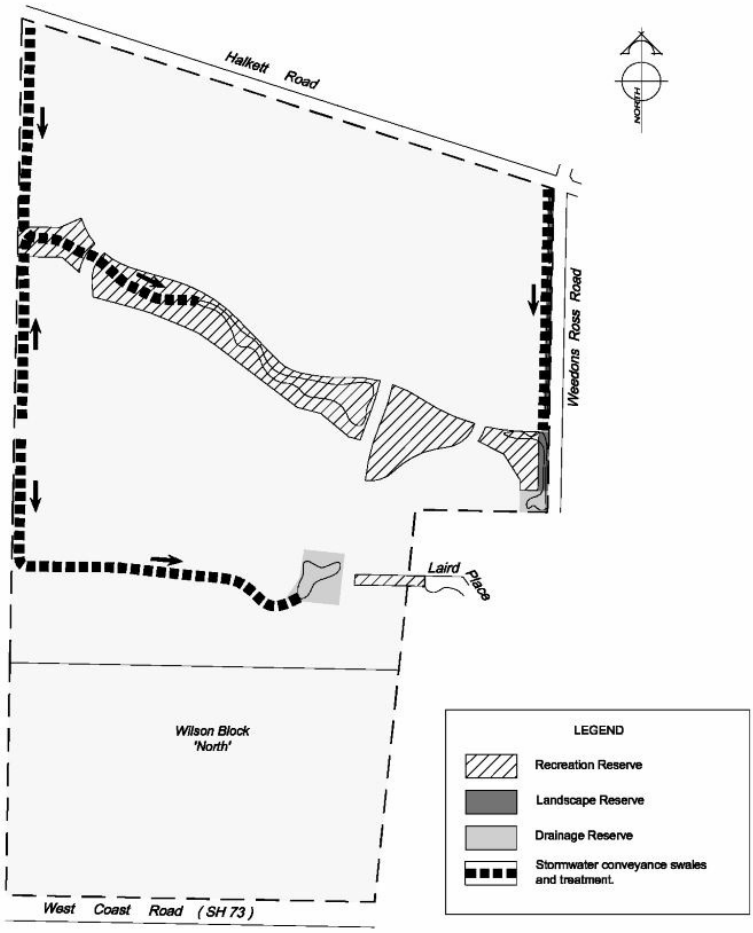
No individual property access to SH73.

No formed vehicular access to individual properties fronting Halkett Road.

The SH73 intersection location is indicative only and subject to detailed design and the approval of the New Zealand Transport Agency.

Not to Scale

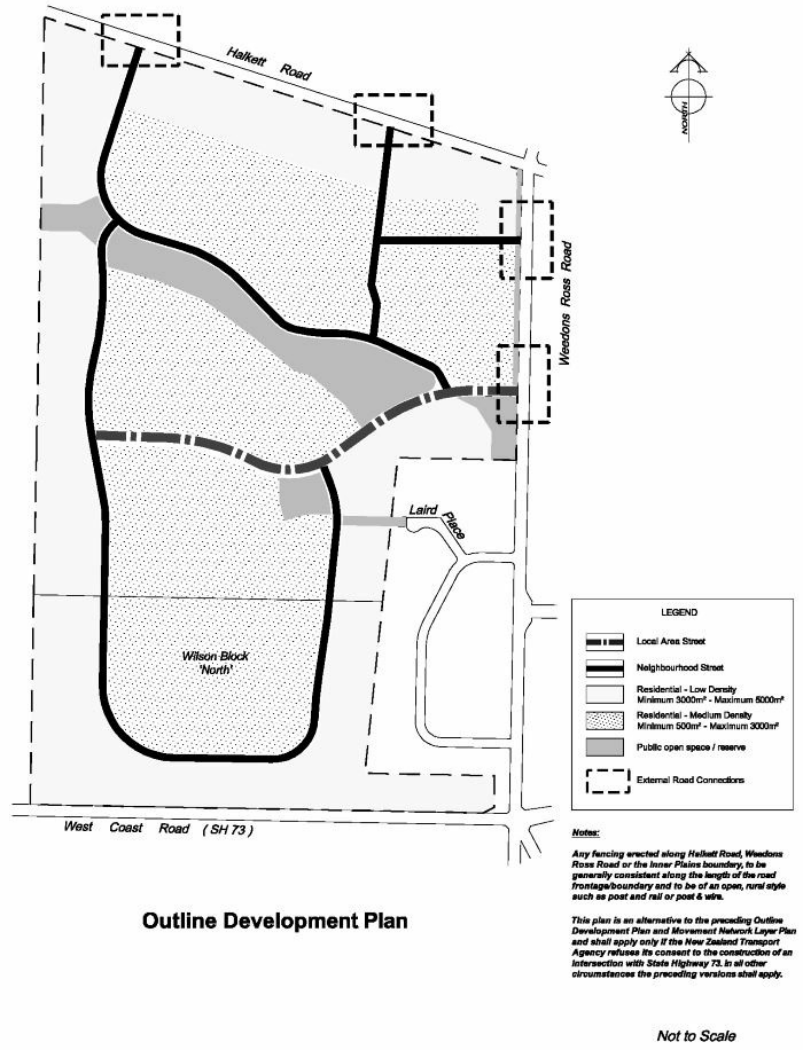
Appendix 20A - Living WM Zone - Green Blue Network Plan



Green Blue Network (Layer Plan)

Not to Scale

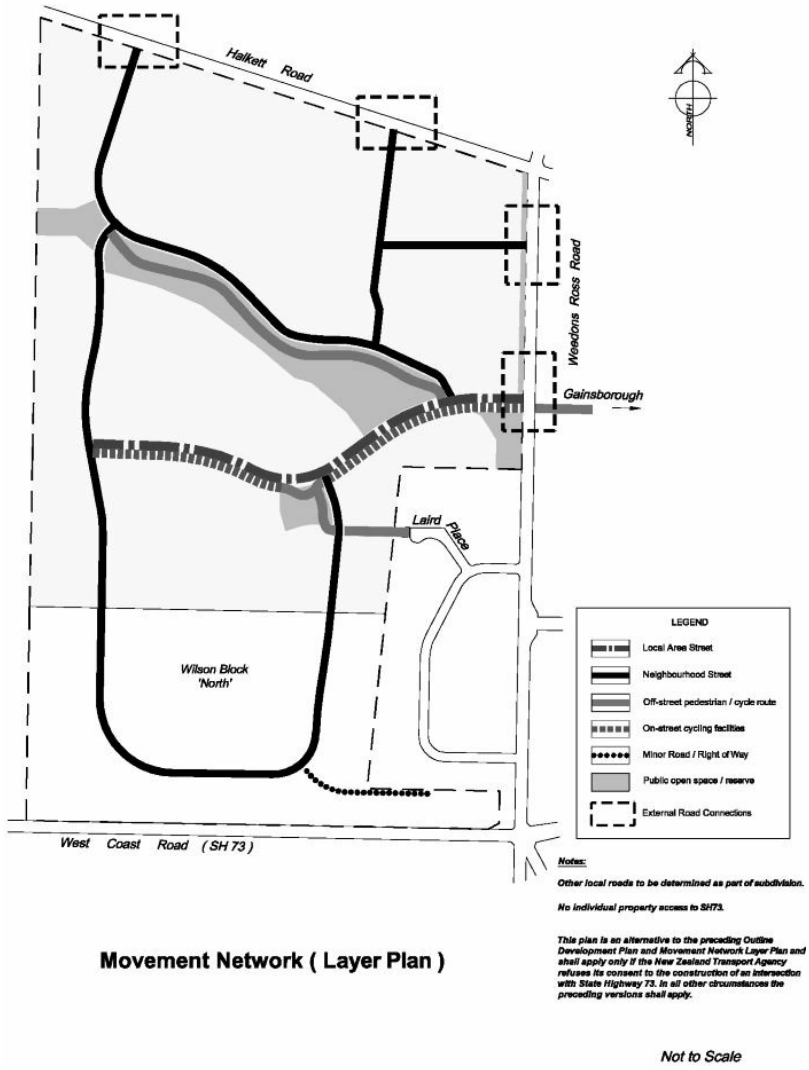
Appendix 20A - Living WM Zone - Outline Development Plan



Outline Development Plan

Not to Scale

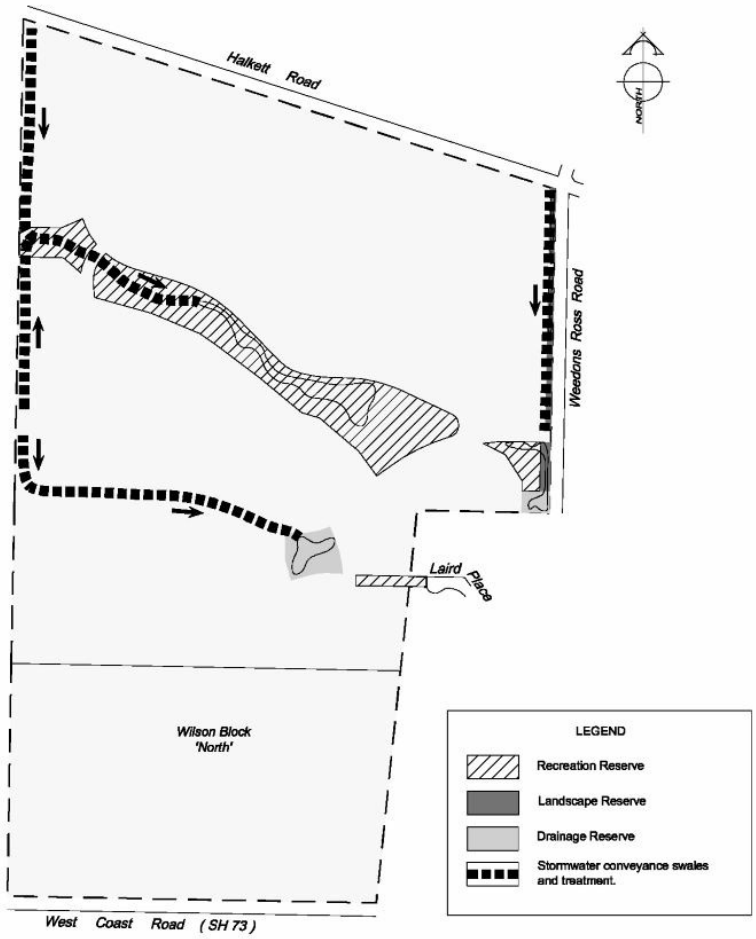
Appendix 20A - Living WM Zone - Movement Network Plan



Movement Network (Layer Plan)

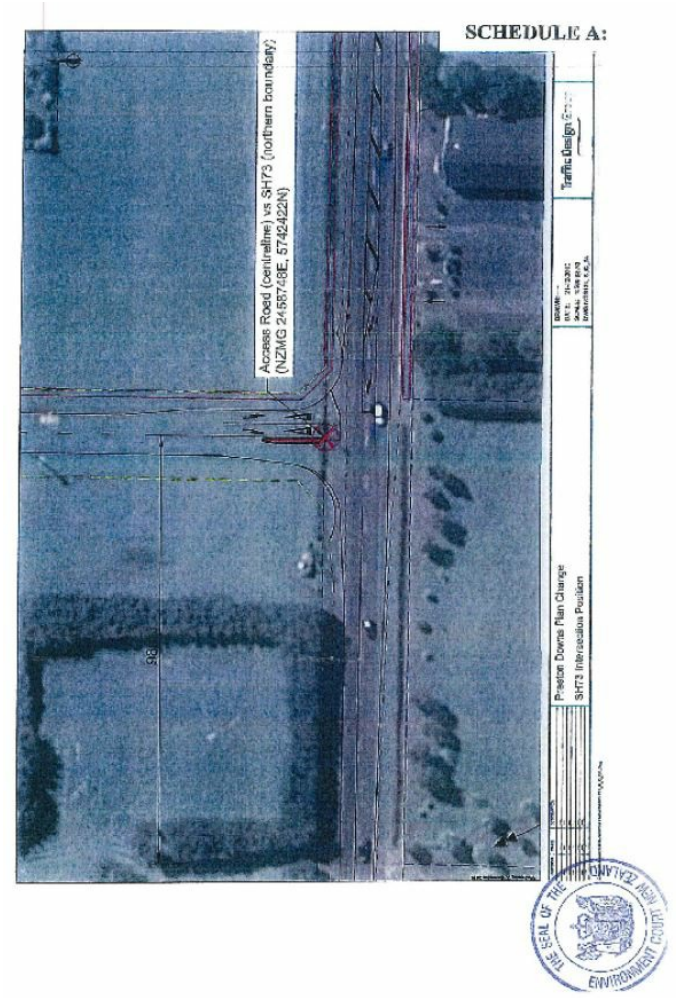
Not to Scale

Appendix 20A - Living WM Zone - Green Blue Network Plan



Green Blue Network (Layer Plan)

Not to Scale


SCHEDULE A:
Access Road (centreline) vs SH73 (northern boundary)
(NZMG 2458748E, 5742422N)
Preston Downs Plan Change
SH73 Intersection Position
Traffic Design
ENVIRONMENT COURT

PART E

APPENDIX 21

PLANTING REQUIREMENTS FOR BUSINESS 2A ZONE (APPENDIX 22 AND APPENDIX 4 AT ROLLESTON

Group A Higher canopy trees with an ultimate height of 6.0m to 10.0m

Scientific Name	Common Name
Cordyline australis	Cabbage Tree/Ti kouka
Hoheria angustifolia	Narrow Leaved Lacebark/Houhere
Hoheria sextylosa	Long Leaved Lacebark/Houhere
Liriodendron tulipferra*	Tulip Tree*
Plagianthus regius	Ribbonwood/Manatu
Platanus orientalis*	Oriental Plane*
Podocarpus totara	Totara
Quercus robur*	English Oak*
Tilia x europaea*	Common Lime*

***Note: These species only to be used in public areas**

Group B Medium canopy trees with an ultimate height of 4.0m to 6.0m

Scientific Name	Common Name
Dodonaea viscosa	Akeake
Kunzea ericoides	Kanuka
Pittosporum eugenioides	Lemonwood/Tarata
Pittosporum tenuifolium	Kohuhu
Pseudopanax arboreus	Fivefingers/Puakao
Pseudopanax crassifolium	Lancewood/Horoeka
Pseudopanax ferox	Fierce Lancewood
Sophora microphylla	Kowhai

Group C Shrub canopy of 1.0m to 4.0m in height

Scientific Name	Common Name
Carmichaelia australis	New Zealand Broom
Cassinia leptophylla	Tauhinu
Coprosma crassifolia	Mikimiki
Coprosma lucida	Shining Karamu
Coprosma propinqua	Mingimingi
Coprosma robusta	Karamu
Coprosma rugosa	Mikimiki
Coprosma virescens	Mikimiki
Corokia cotoneaster^	Korokio^
Cortaderia richardii	Toetoe
Griselinia littoralis^	Broadleaf^
Hebe salicifolia	Koromiko
Hebe stricta	Koromiko
Hebe strictissima	Koromiko
Leptospermum scoparium	Tea Tree/Manuka
Lophomyrtus obcordata	Rohutu
Muehlenbeckia astonii	Pohuehue
Olearia odorata	Scented Shrub Daisy
Olearia paniculata^	Golden Akeake^
Phormium tenax	Flax/Harakeke

^ Note: plant species suitable for hedging

Group D Ground covers

Scientific Name	Common Name
Anemanthele lessoniana	Orizopsis/Windgrass
Astelia fragrans	Bush Flax (green form)/Kakaha

Carex flagellifera	Tussock/Sedge
Carex secta	Tussock/Sedge
Chionochloa conspicua	Tussock/Hunangamoho
Coprosma acerosa	Sand Coprosma
Dianella nigra	Turututu
Dietes grandiflora*	Wild Iris*
Juncus gregiflorus	Rush
Libertia ixioides	New Zealand Iris/Mikoikoi
Melicytus alpinus	Porcupine Shrub
Phormium cookianum	Wharariki
Poa cita	Silver Tussock
Trachelospermum jasminoides*	Star Jasmine*

***Note: These species only to be used in public areas**

PART E

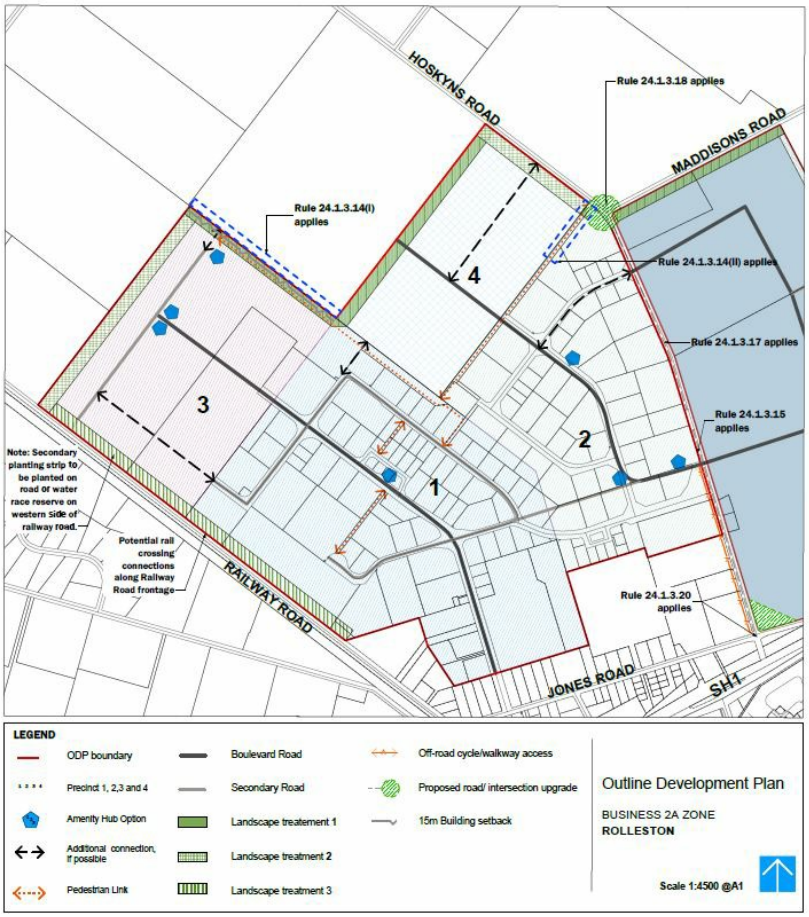
APPENDIX 22

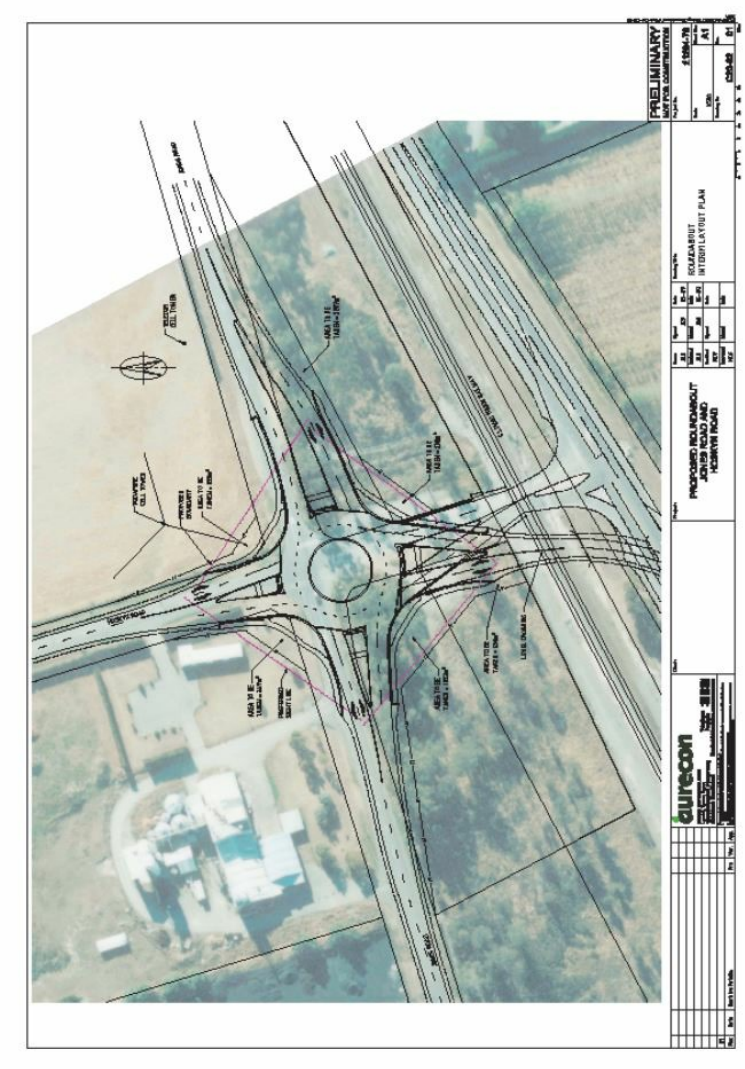
OUTLINE DEVELOPMENT PLAN — BUSINESS 2A ZONE, ROLLESTON

PART E

APPENDIX 22

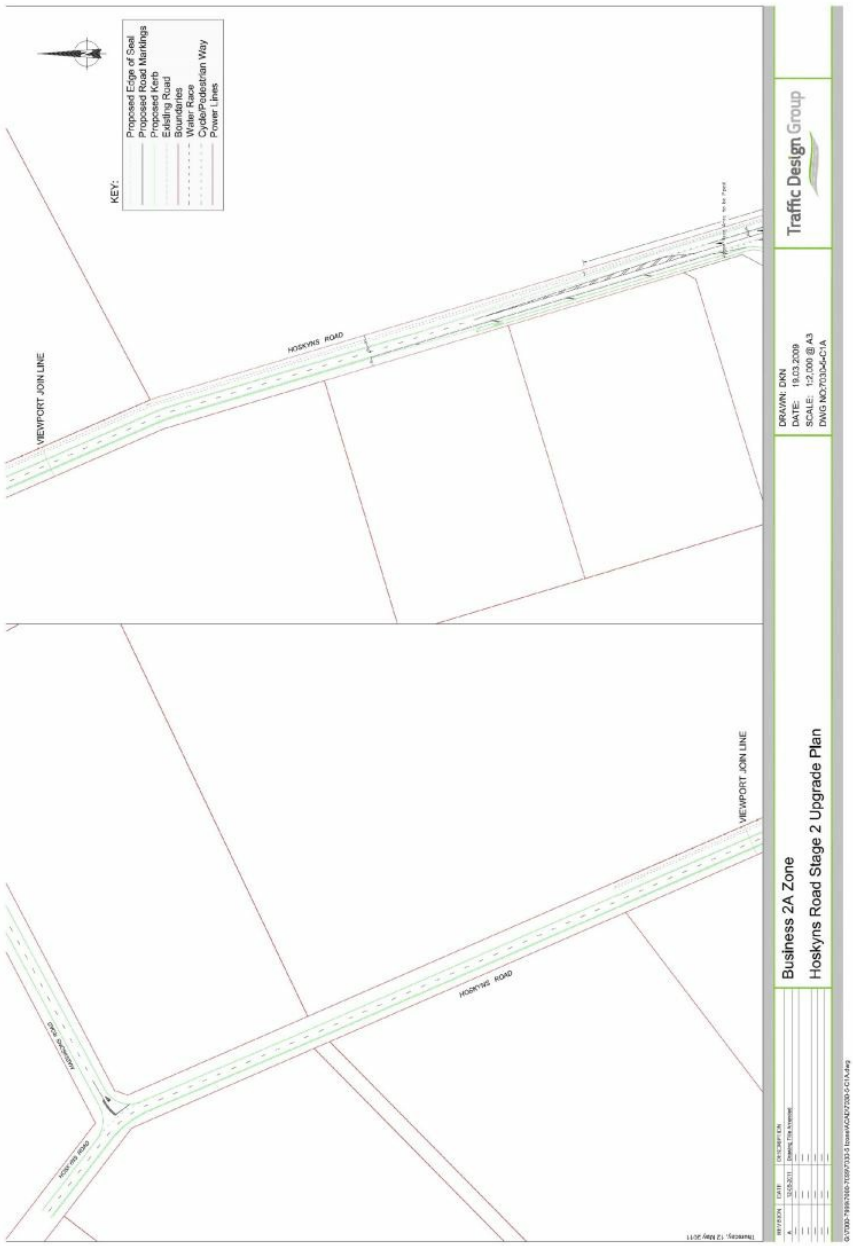
OUTLINE DEVELOPMENT PLAN-BUSINESS 2A ZONE, ROLLESTON




PRELIMINARY
PROPOSED ROUNDABOUT
JUNCTION OF LINCOLN
TRAMWAY ROAD
aurecon


KEY:
Proposed Edge of Seal
Proposed Road Markings
Proposed Kerb
Existing Road
Roundabout
Water Race
Cycle/Pedestrian Way
Power Lines

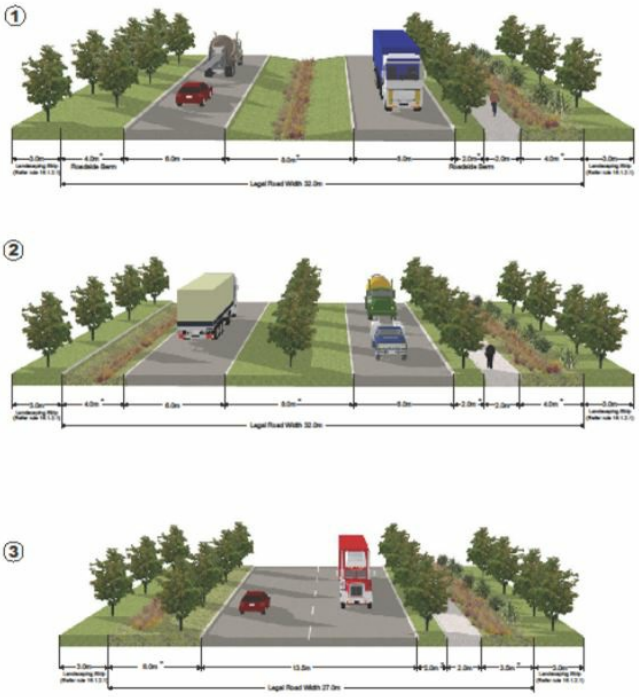

Existing Intersection
Proposed Intersection
Maddisons Rd
Hoskyns Rd
Business 2A Zone
Hoskyns / Maddisons Roads Intersection Upgrade
Traffic Design Group
5


KEY:
Proposed Edge of Seal
Proposed Road Markings
Proposed Kerb
Existing Road
Boundaries
Water Race
Cycle/Pedestrian Way
Power Lines
VIEWPORT JOIN LINE
HOSKYNS ROAD
VIEWPORT JOIN LINE
HOSKYNS ROAD
DRAWN: DKN
DATE: 19.03.2009
SCALE: 1:2,000 @ A3
DWG NO:7030-D4-C1A
Traffic Design Group
Business 2A Zone
Hoskyns Road Stage 2 Upgrade Plan

Recommended Road Cross Sections for the Business 2A Zone Rolleston (Refer Rule 24.1.3.12) - Boulevard Roads

Boulevard Road Options:

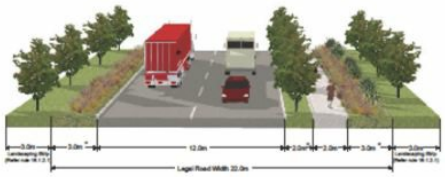
① ② ③



* – Includes planting strip planting (Refer Rule 24.1.3.13)

Selwyn District Plan - Township Volume 1 PART E - Appendix 22
22.10.2009

Recommended Road Cross Sections for the Business 2A Zone Rolleston (Refer Rule 24.1.3.12) - Secondary Roads



Note: Secondary Road treatment to be applied to any roads additional to those shown on the Outline Development Plan

* – Includes planting strip planting (Refer Rule 24.1.3.13)

Selwyn District Plan - Township Volume 1 PART E - Appendix 22
22.10.2009

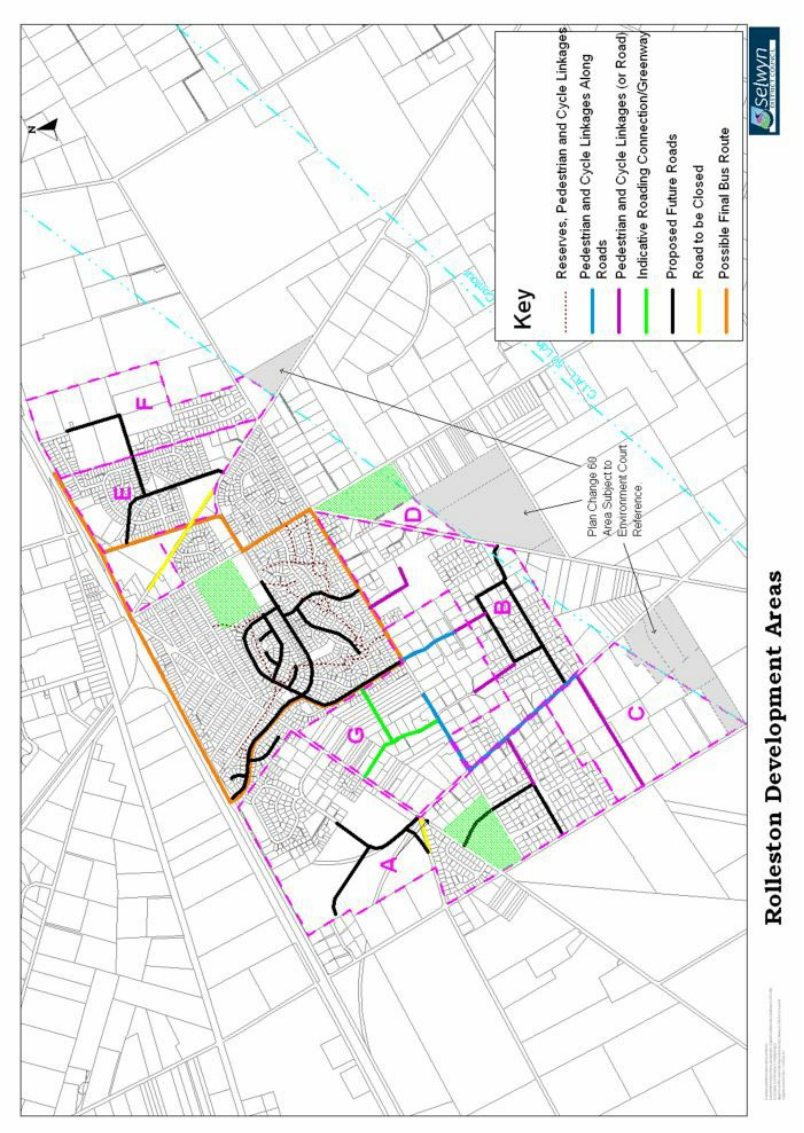
PART E

APPENDIX 23

SUBDIVISION DESIGN GUIDELINES FOR ROLLESTON

The following design guidelines will be taken into account by Council when assessing resource consent applications for subdivision in the areas identified on the Map included in this Appendix. These guidelines are additional to the relevant provisions contained in the subdivision rules for the respective zones. It is envisaged that the following matters will be secured through conditions of consent, including the use of consent notices to ensure on-going compliance as applicable.

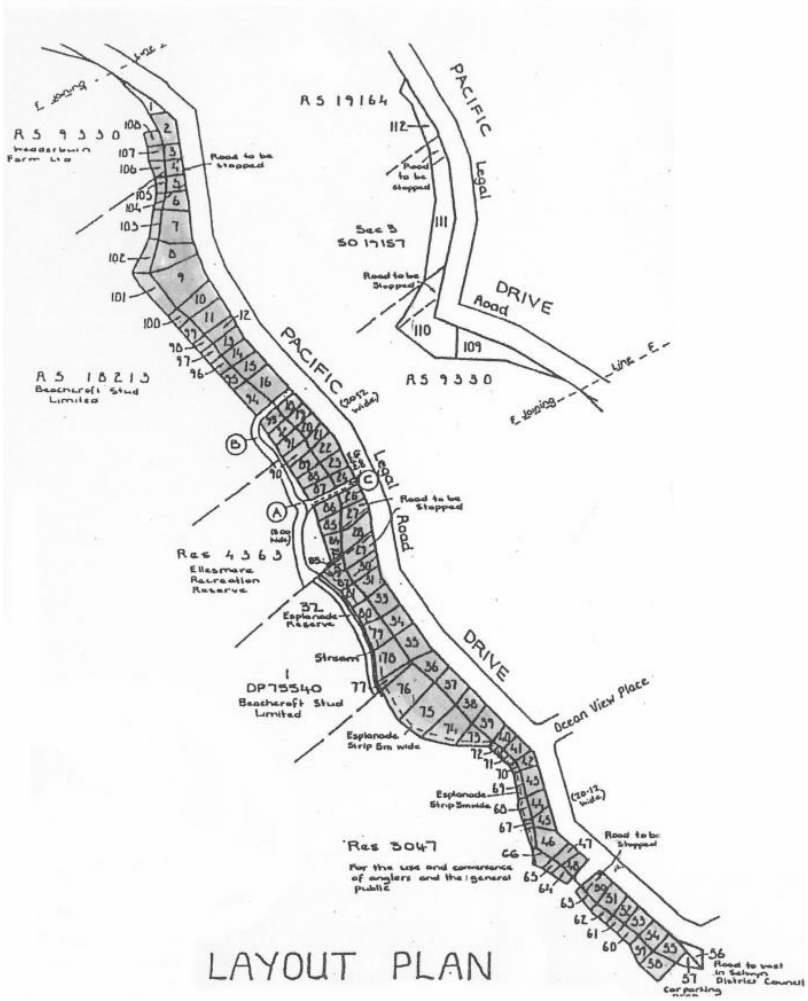
- Walkway areas for pedestrian linkages are to be a minimum of 6 metres in width to allow for suitable landscape amenity to be incorporated.
- Formed paths to be a minimum of 2.5 metres in width, to provide safe access for both cyclists and pedestrians.
- Paths within walkway areas to be paved to a standard compatible with surrounding pavements and footpaths.
- No fences from lots adjoining the walkway areas are to exceed 1.5 metres above natural ground level.
- All lighting and signage to maintain a constant colour and scale (Karaka Green being that colour already in use in Rolleston).
- All neighbourhood entries to maintain a consistency of material and colour. Preferred materials would include river stone and plaster (in a natural grey finish).
- Landscape planting to maintain a consistency through the use of strong native planting in all stormwater areas and utility areas and street trees to be over 6 metres in height, at maturity, so as to produce a neighbourhood scale, appropriate shading and traffic calming


Rolleston Development Areas
Key
Reserves, Pedestrian and Cycle Linkages
Pedestrian and Cycle Linkages Along Roads
Pedestrian and Cycle Linkages (or Road)
Indicative Roading Connection/Greenway
Proposed Future Roads
Road to be Closed
Possible Final Bus Route
Plan Change 60 Area Subject to Environment Court Reference
A
B
C
D
E
F
G
N

PART E

APPENDIX 24

DWELLINGS AT RAKAIA HUTS



PART E

APPENDIX 25

OUTLINE DEVELOPMENT PLAN — AREAS 1-5, DARFIELD

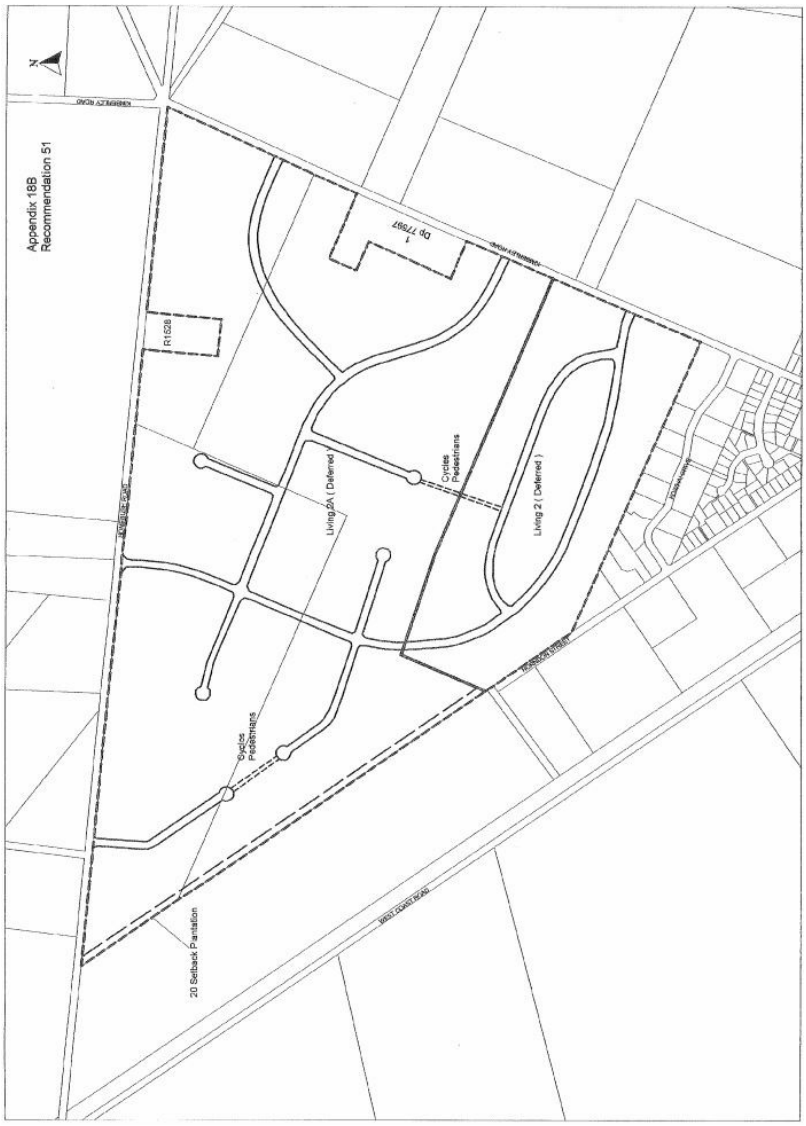
Area 3 - Refer to Appendix 41 & 41A for Outline Development Plans



PART E

APPENDIX 26

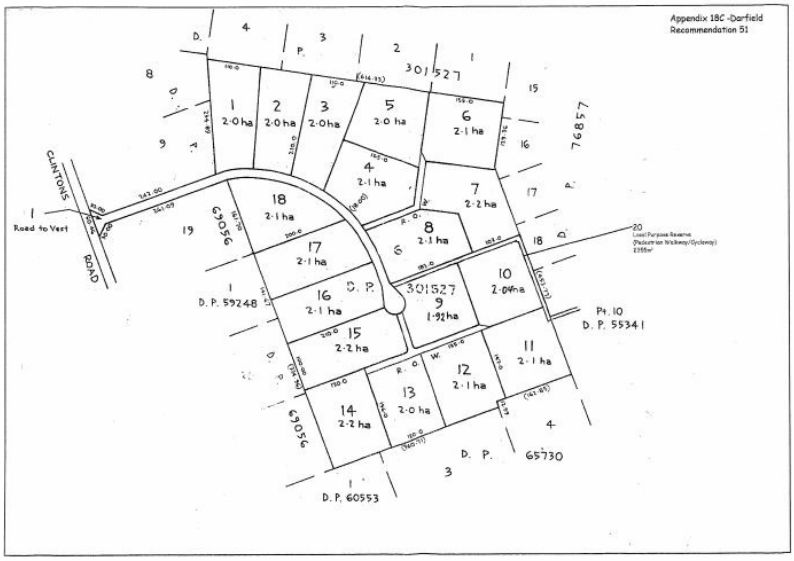
OUTLINE DEVELOPMENT PLAN — AREA 4, DARFIELD



PART E

APPENDIX 27

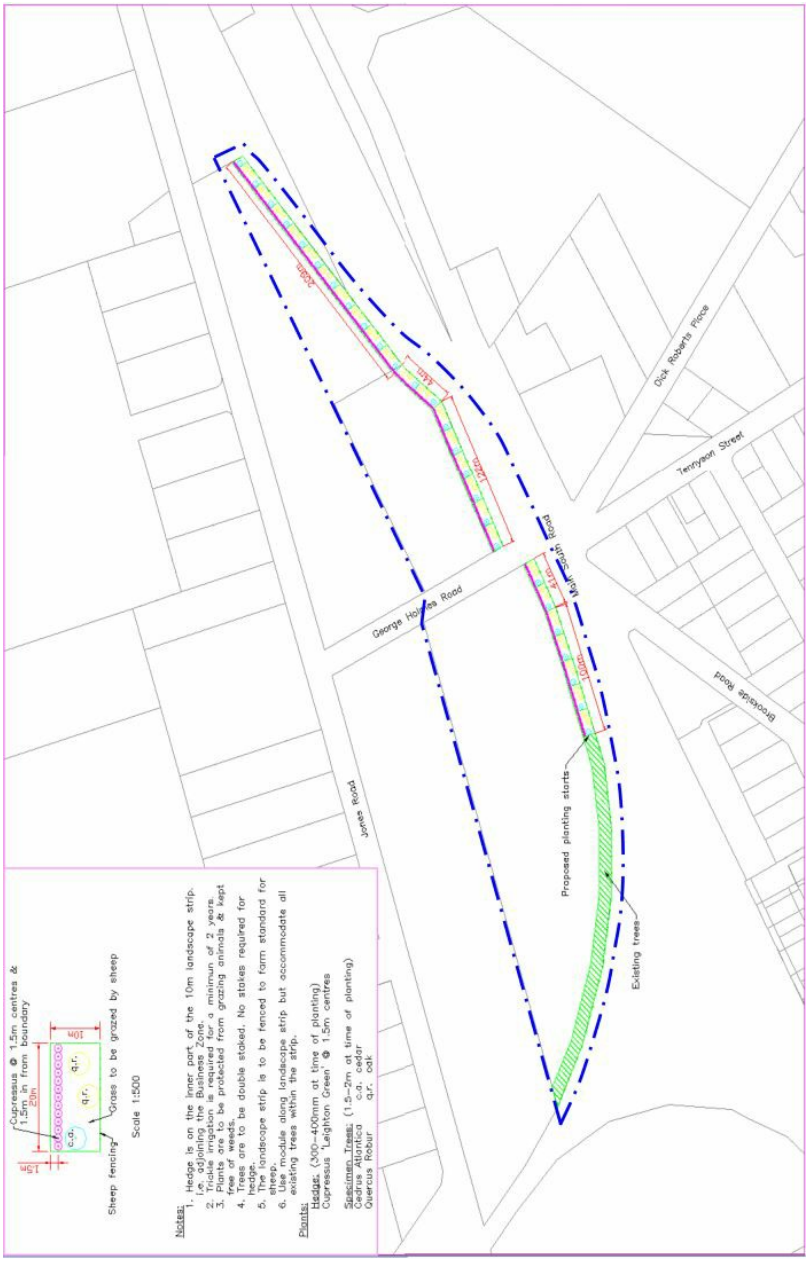
REDFERN SUBDIVISION PLAN, DARFIELD



PART E

APPENDIX 28

BUSINESS 2 LANDSCAPE DEVELOPMENT PLAN, ROLLESTON



PART E

APPENDIX 29

Appendix 29A - Rolleston KAC Precinct Plan

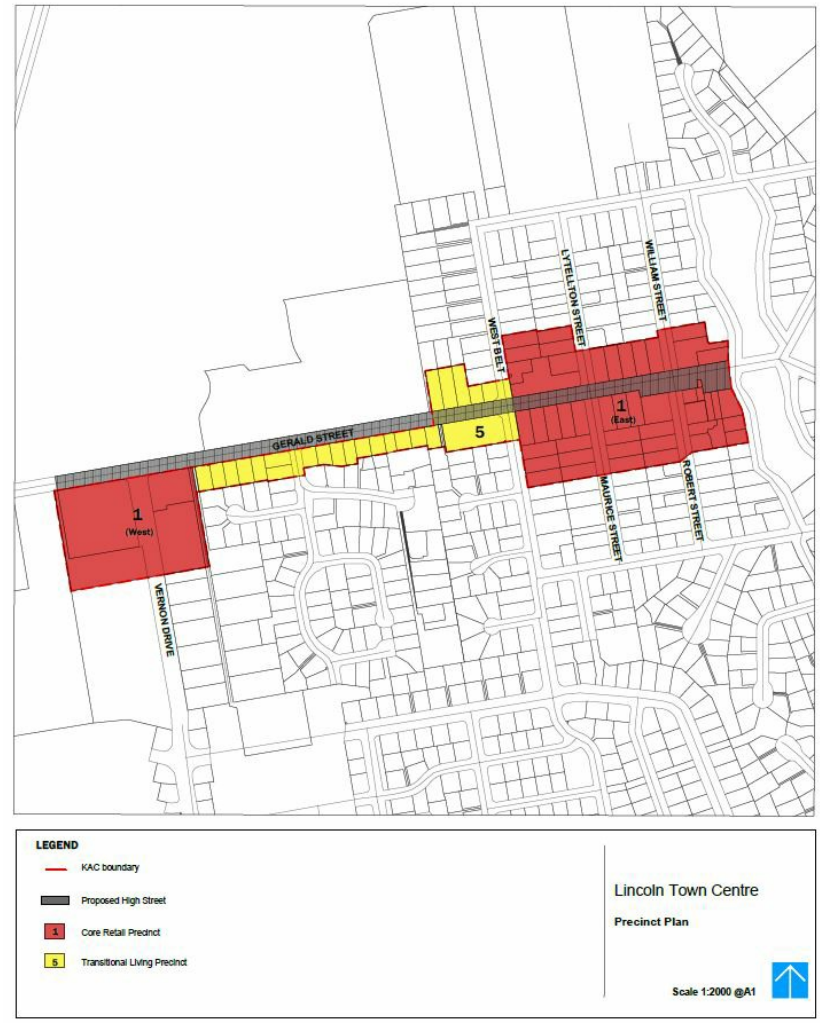


Appendix 29B - Lincoln KAC Precinct Plan

PART E

APPENDIX 29B

LINCOLN KEY ACTIVITY CENTRE (KAC) - Precinct Plan

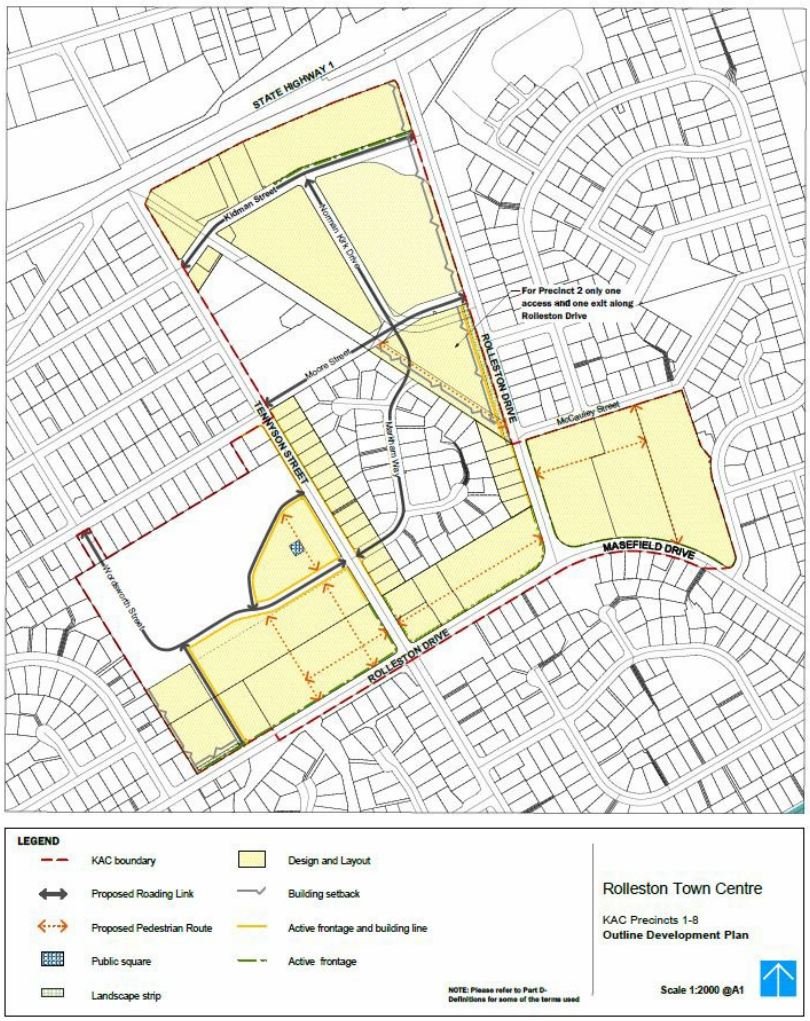


Appendix 29C(i) - Rolleston ODP

PART E

APPENDIX 29C(i)

Key Activity Centres OUTLINE DEVELOPMENT PLAN (ODP)- PRECINCTS 1-8

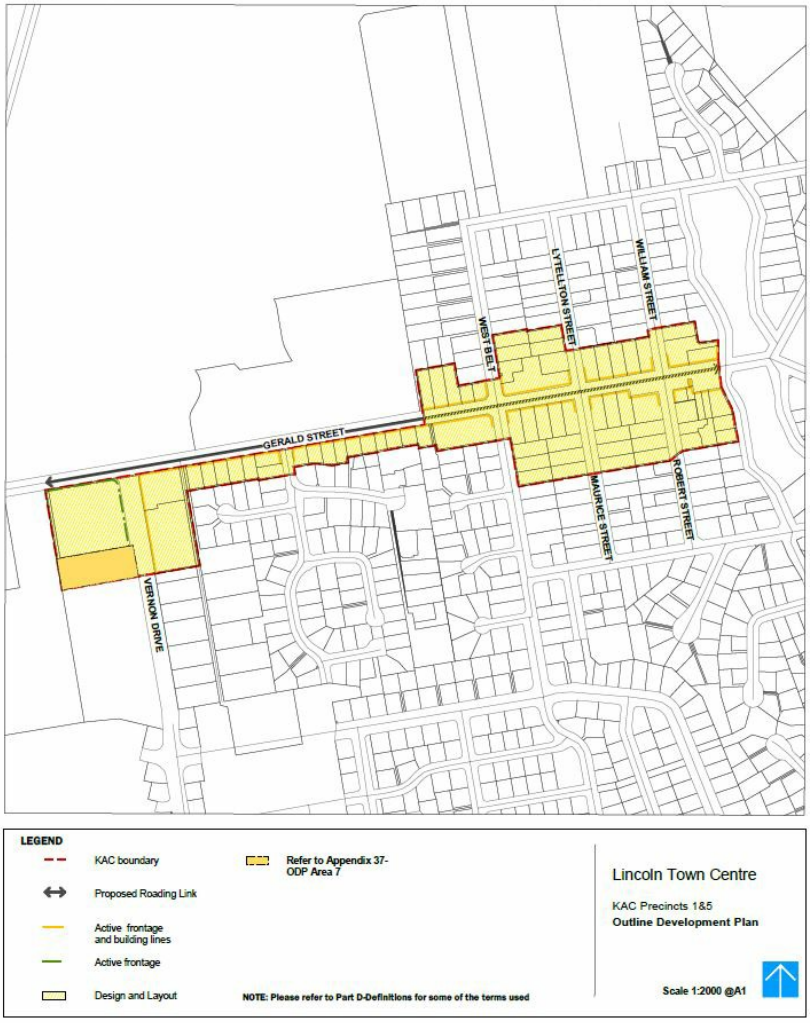


Appendix 29C(ii) - Lincoln ODP

PART E

APPENDIX 29C(ii)

Key Activity Centres OUTLINE DEVELOPMENT PLAN (ODP)- PRECINCTS 1&5

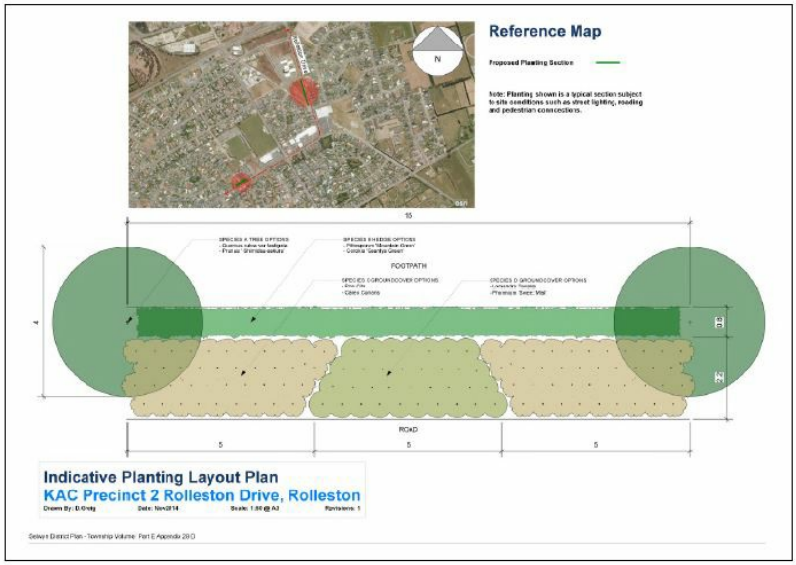


Appendix 29D - Landscape Plan, Rolleston KAC Precinct 2

PART E

APPENDIX 29D

LANDSCAPE PLAN- KEY ACTIVITY CENTRE- PRECINCT 2

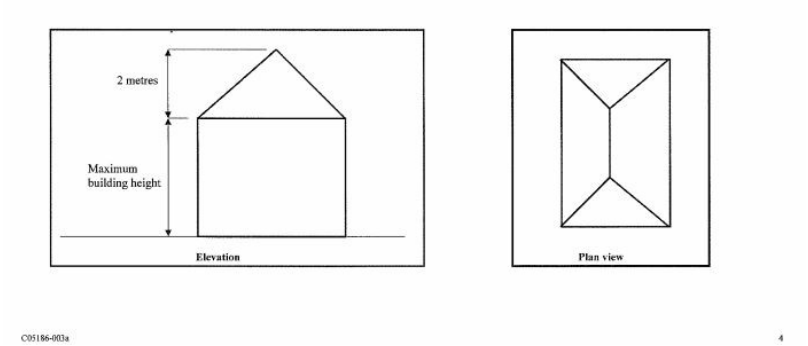


PART E

APPENDIX 30

ROOF PITCH DIAGRAM

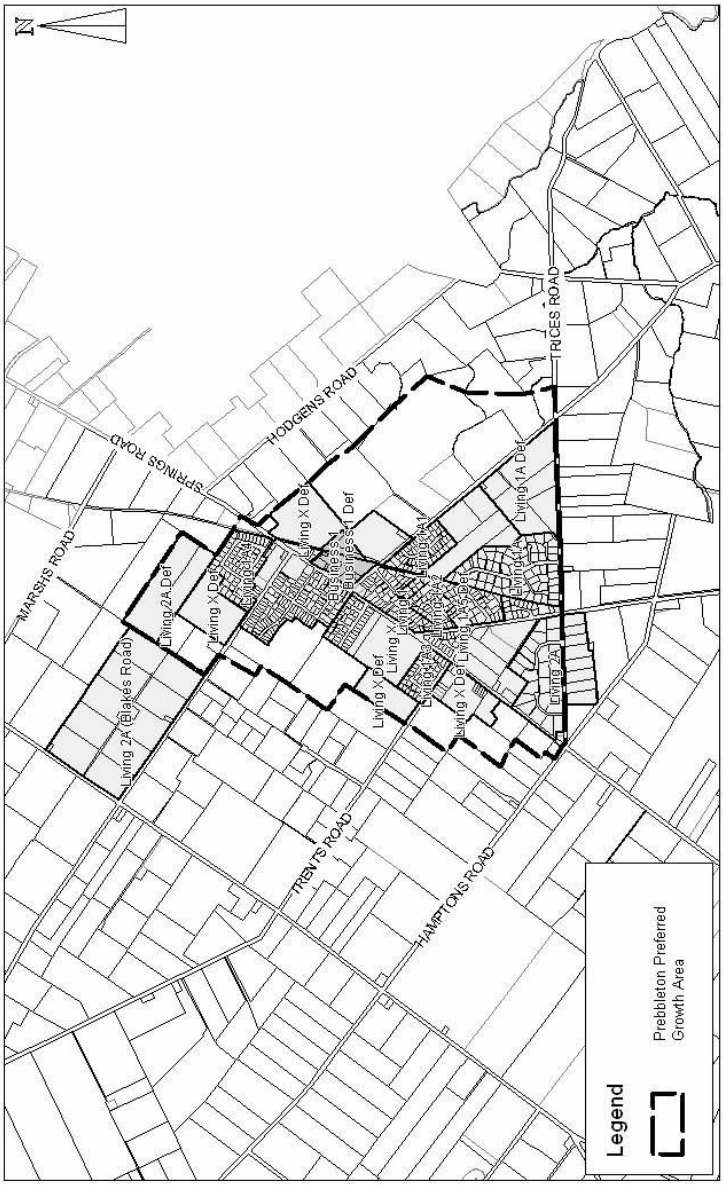
In the Business 1 Zone in Prebbleton the maximum building height shall be measured to the intersection of the walls and roof of the building, provided that there shall be an additional roof allowance where the roof area as measured to the ridgeline may exceed the maximum height by up to 2 metres where the roof is pitched (see diagram below). The roof allowances does not apply to flat roofs, oblique angles (eg slanting or sloping in a way that does not create a clear ridgeline) or curved roofs.



PART E

APPENDIX 31

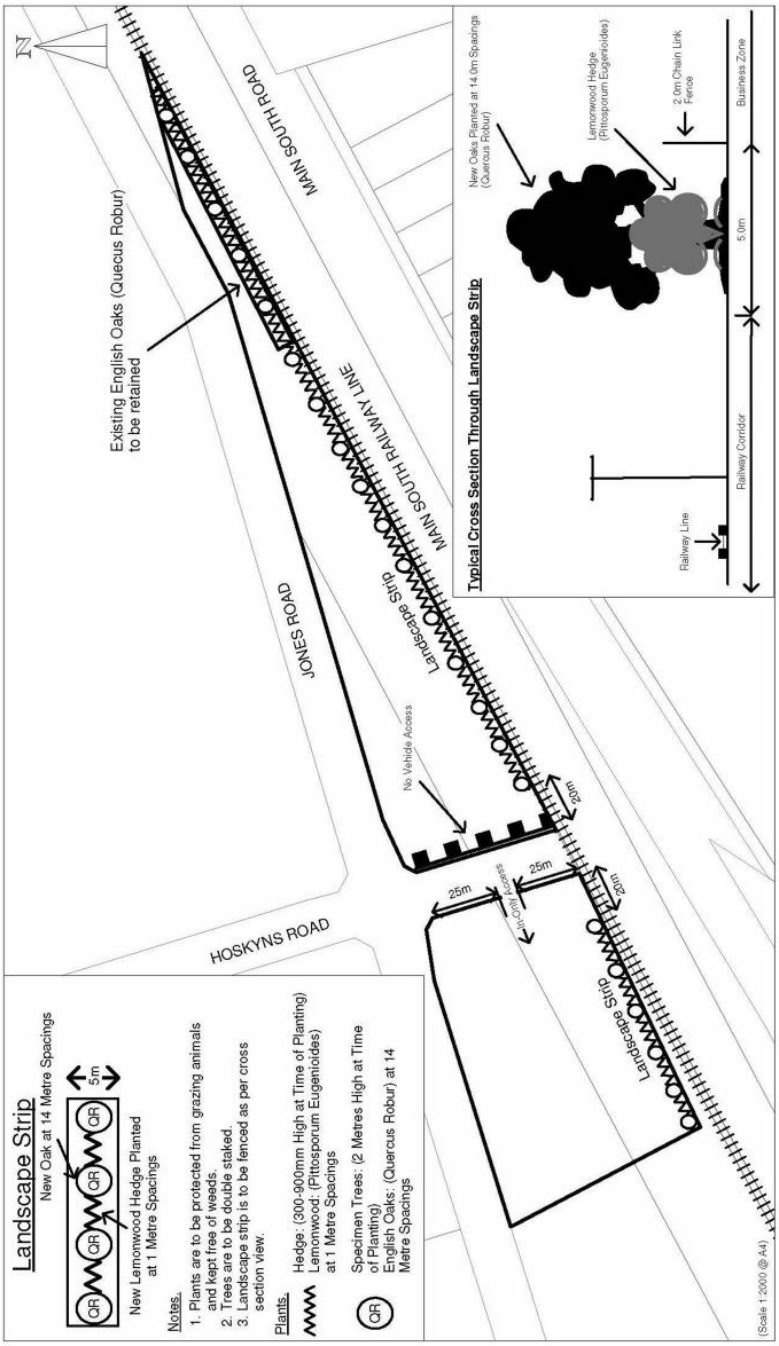
PREBBLETON PREFERRED GROWTH



PART E

APPENDIX 32

BUSINESS 2 ZONE (HOSKYNS ROAD) ROLLESTON



PART E

APPENDIX 33

BUSINESS 2 ZONE (HOSKYNS ROAD) ROLLESTON

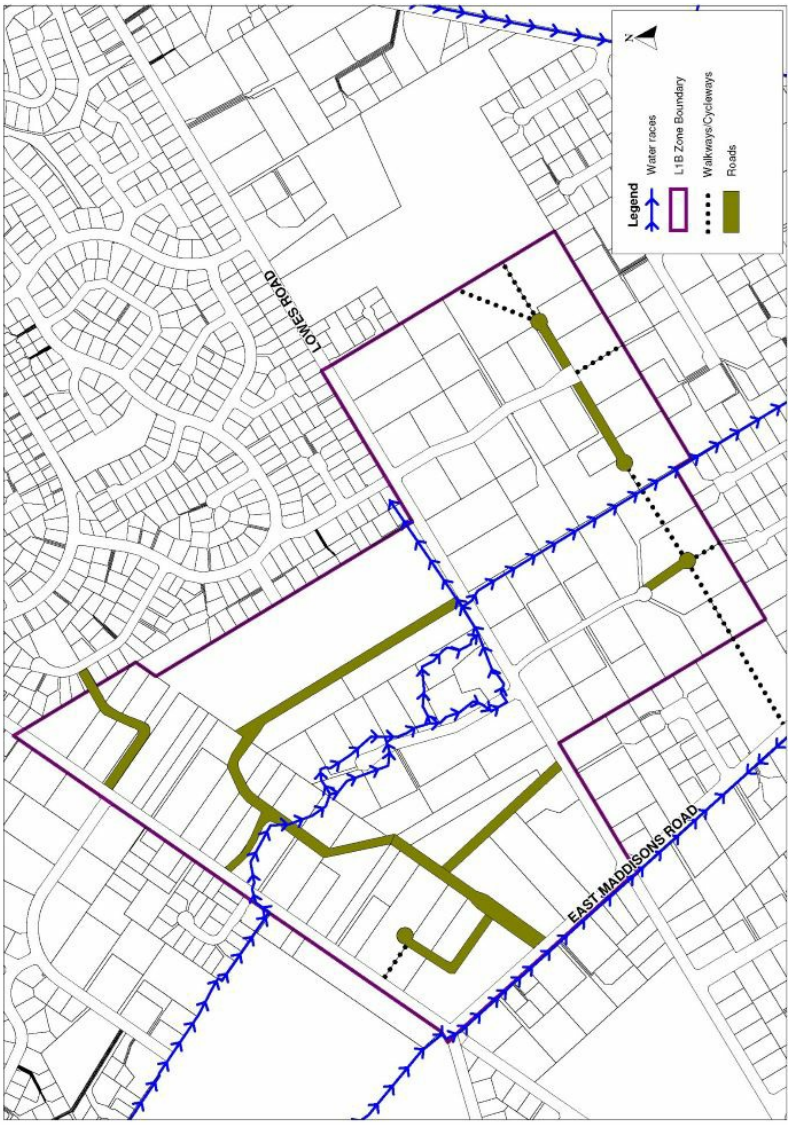
THIS APPENDIX HAS BEEN REMOVED AS PER PLAN CHANGE 10 – IZONE

PLEASE REFER TO Appendix 22

PART E

APPENDIX 34

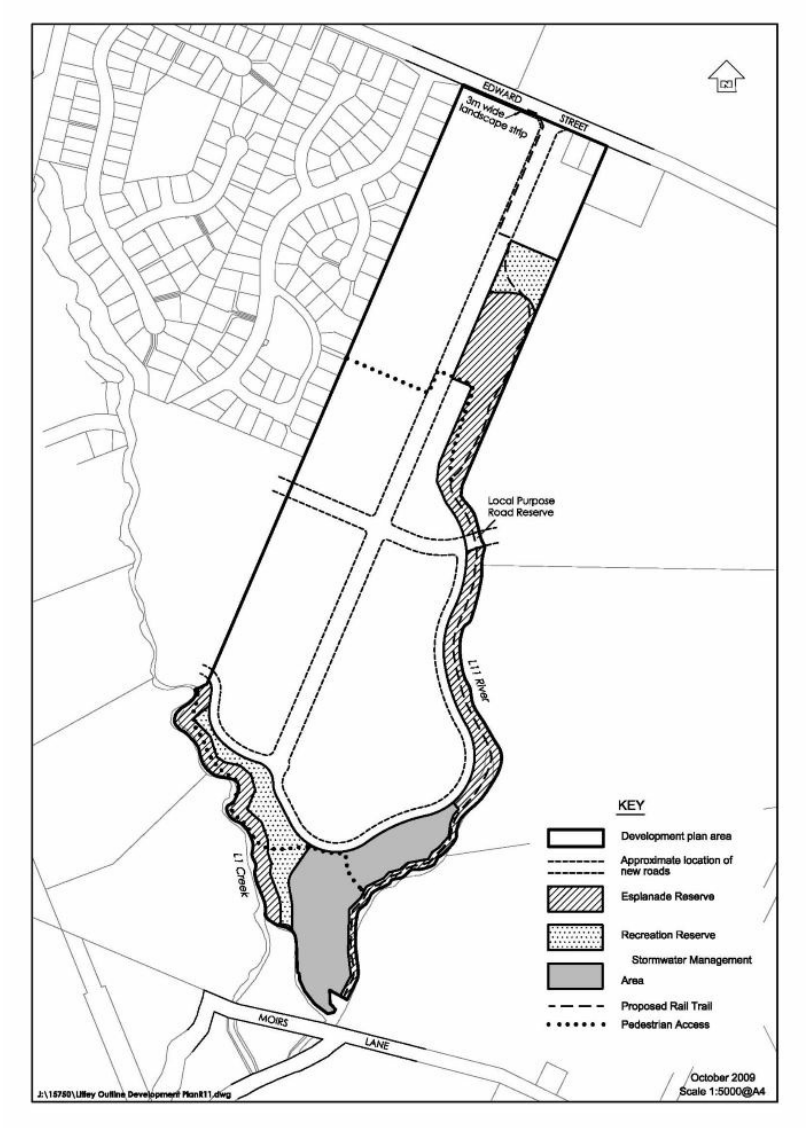
OUTLINE DEVELOPMENT PLAN - LOWES ROAD, ROLLESTON



PART E

APPENDIX 35

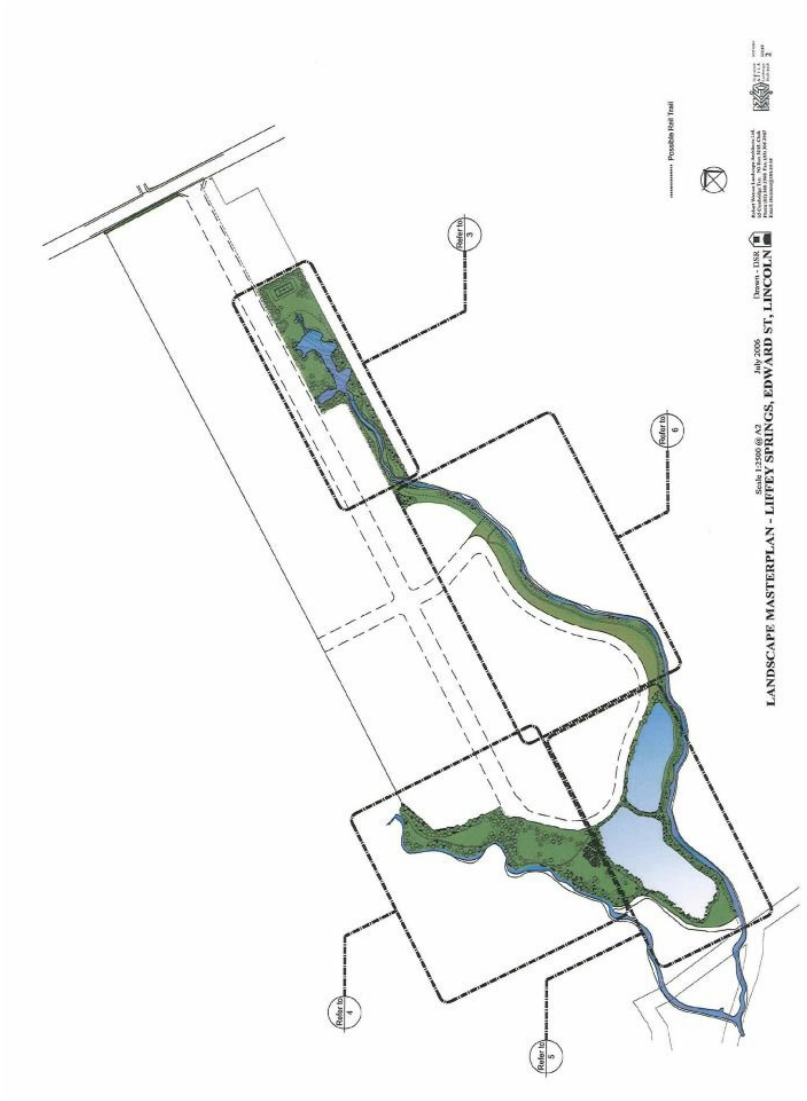
OUTLINE DEVELOPMENT PLAN, LIVING 1 ZONE (LIFFEY SPRINGS) - LINCOLN



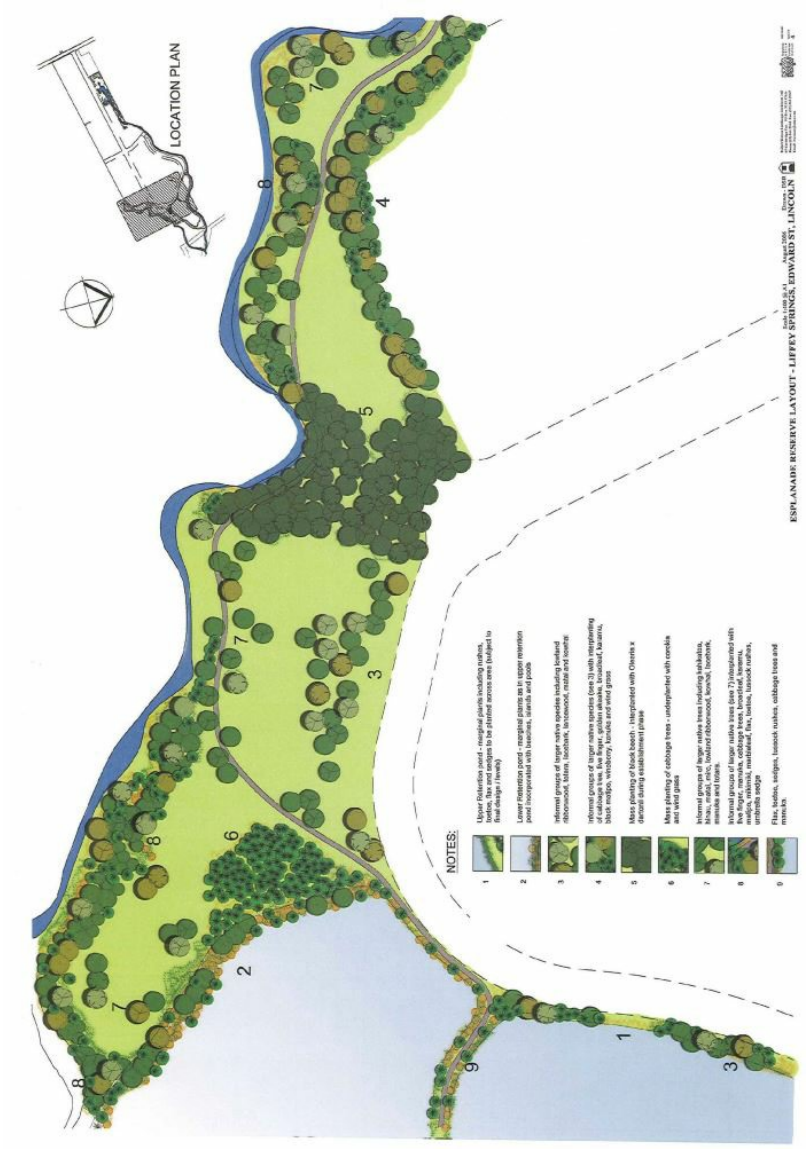
PART E

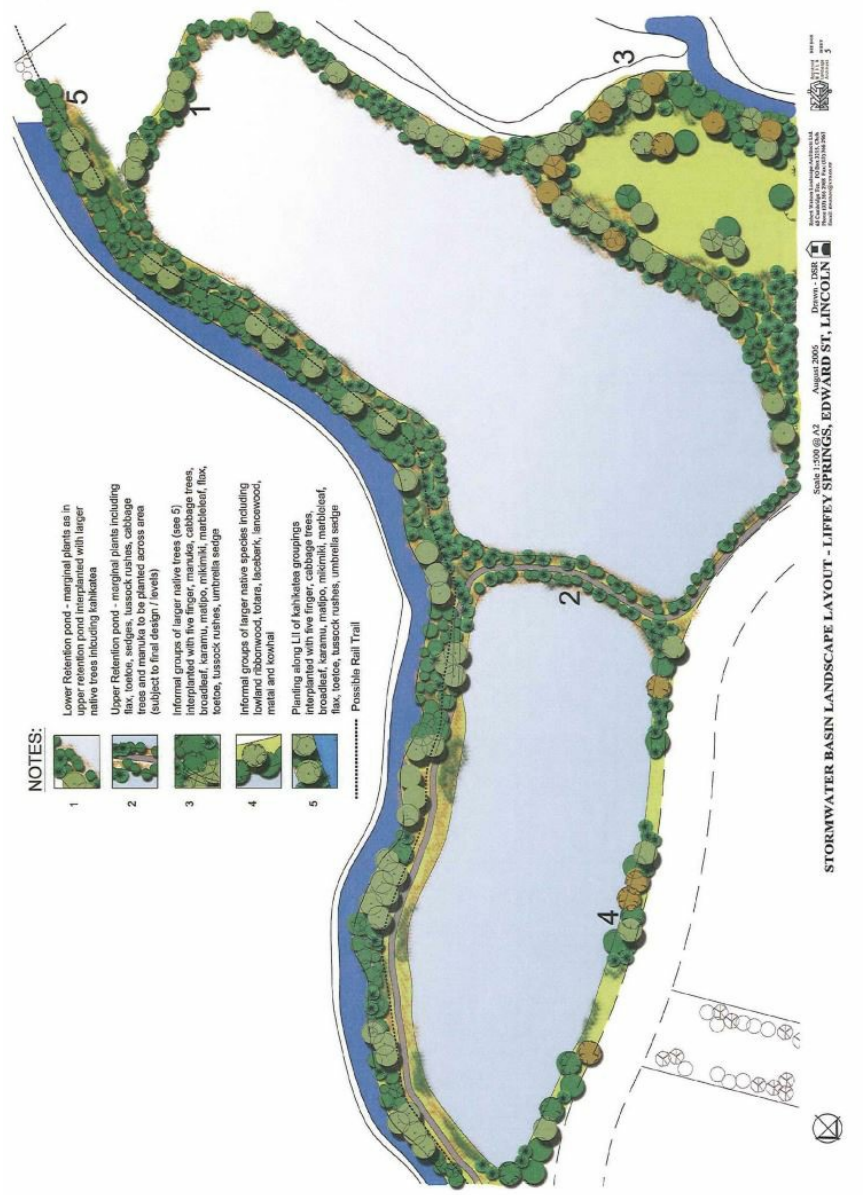
APPENDIX 36

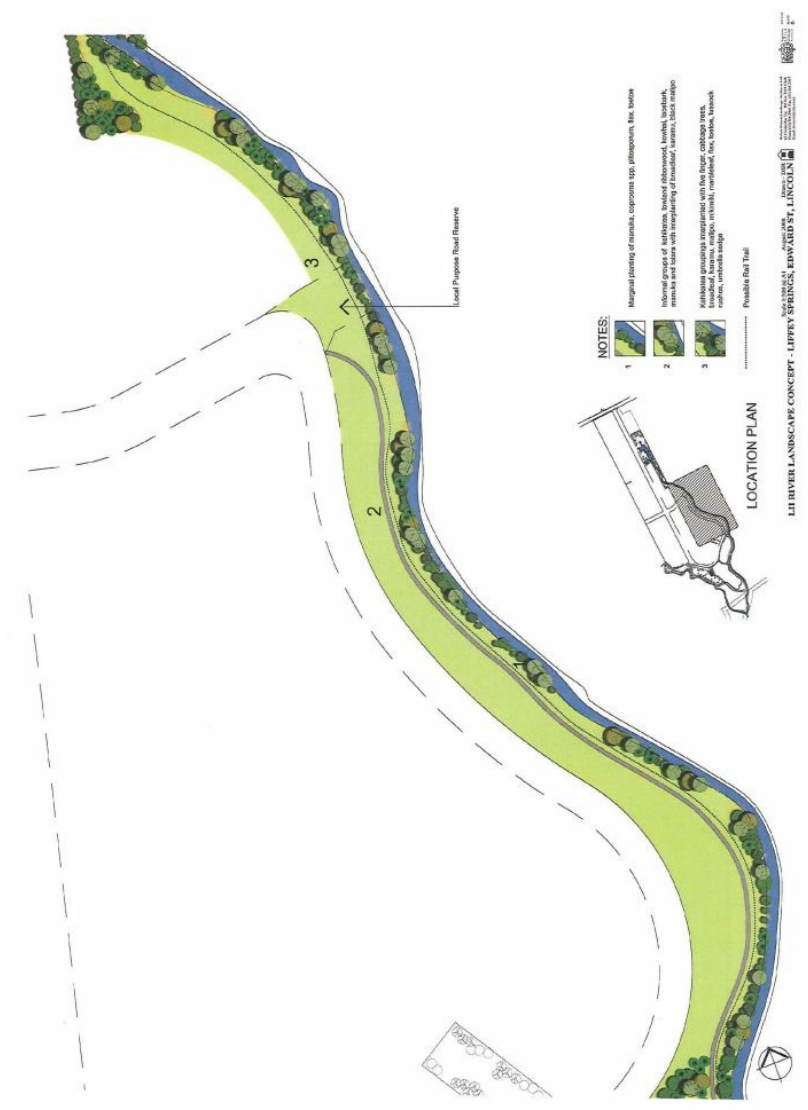
OUTLINE DEVELOPMENT PLAN, LIVING 1 ZONE (LIFFEY SPRINGS) – LINCOLN LANDSCAPE




NOTES:
1
2
3
4
5
6
7
Possible Rail Trail
LOCATION PLAN
SPRINGS RESERVE LANDSCAPE CONCEPT- LIFFEY SPRINGS, EDWARD ST., LINCOLN


LOCATION PLAN
NOTES:
ESPLANADE RESERVE LAYOUT - LIFFEY SPRINGS, EDWARD ST, LINCOLN


NOTES:
1
Lower Retention pond - marginal plants as in upper retention pond interplanted with larger native trees inlcuding kahikatea
2
Upper Retention pond - marginal plants including flax, toetoe, sedges, tussock rushes, cabbage trees and manuka to be planted across area (subject to final design / levels)
3
Informal groups of larger native trees (see 5) interplanted with five finger, manuka, cabbage trees, broadleaf, karamu, matipo, mikimiki, mattelleleti, flax, toetoe, tussock rushes, umbrella sedge
4
Informal groups of larger native species including lowland podocarpwood, totara, lacebark, lancewood, mataI and kowhai
5
Planting along LII of kahikatea groupings interplanted with five finger, cabbage trees, broadleaf, karamu, matipo, mikimiki, marbleleaf, flax, toetoe, tussock rushes, umbrella sedge
Possible Rail Trail
1
2
3
4
5
STORMWATER BASIN LANDSCAPE LAYOUT - LIFFEY SPRINGS, EDWARD ST, LINCOLN
Scale 1:500 @ A2
August 2005
Drawn - DSH


3
2
Local Purpose Road Reserve
NOTES:
1
Marginal planting of manuka, coprosma spp, pittosporum, flax, toetoe
2
Informal groups of kahikatea, lowland ribbonwood, kowhai, lancebark, mānia and totara with overplanting of broadleaf, karamu, black maāpo
3
Kahikatea groupings interplanted with five finger, cabbage trees, broadleaf, karamu, mahoe, mānia, ribbonwood, flax, toetoe, totara, rautini, umbrella sedge
Possible Rail Trail
LOCATION PLAN
LII RIVER LANDSCAPE CONCEPT - LIFFEY SPRINGS, EDWARD ST, LINCOLN

PART E

APPENDIX 37

OUTLINE DEVELOPMENT PLAN - LINCOLN

— for locations of these ODP's see below

— ODP Area 1

— ODP Area 2

— ODP Area 3

— ODP Area 4

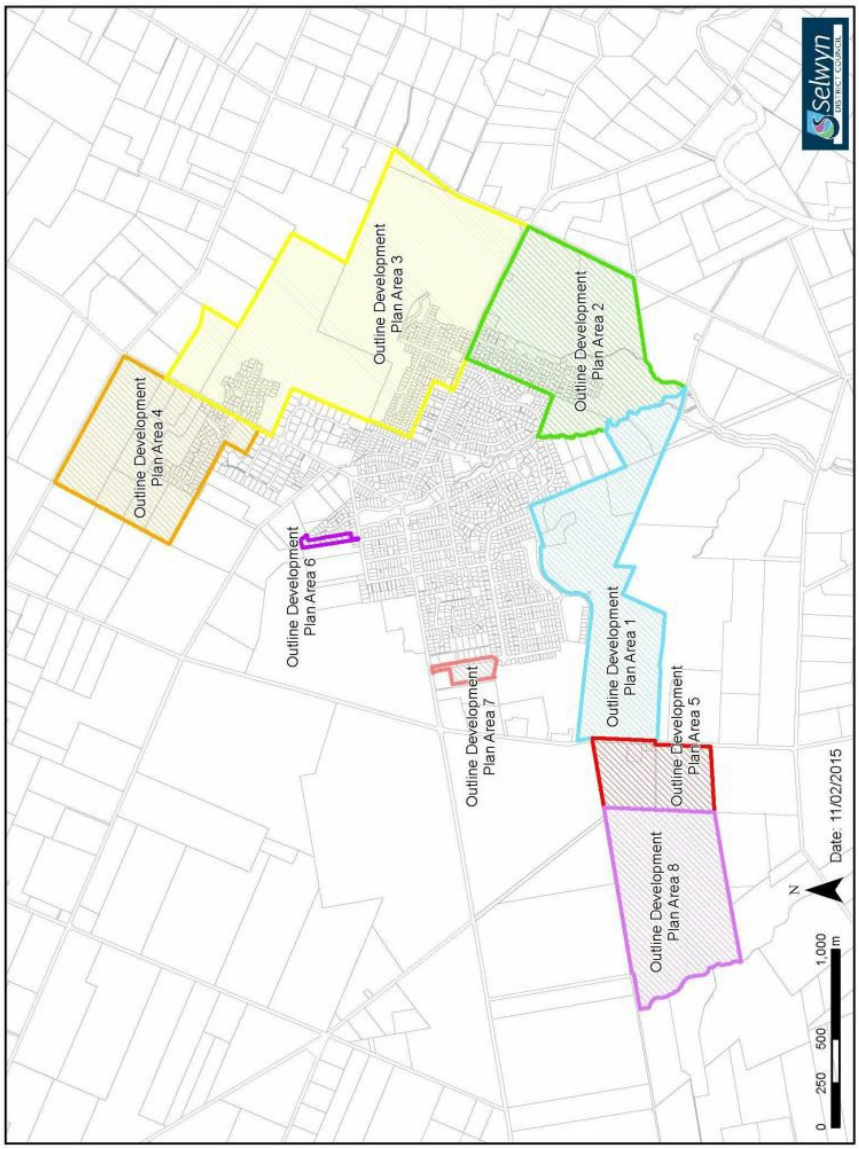
— ODP Area 5

— ODP Area 6

— ODP Area 7

— ODP Area 8

Outline Development Areas for Lincoln



OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for Area 1Area 1 includes 68ha of land comprising the southern half of the "Dairy Block" (a Greenfield site formerly used for educational and research purposes).

The ODP employs sound urban design principles to establish a framework from which future development of the area will be guided. In its formulation, the ODP has considered the provisions of the Selwyn District Plan, the Canterbury Regional Policy Statement, the Lincoln Structure Plan (LSP), and the Ministry for the Environment's

Urban Design Protocol.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

INTEGRATION WITH THE TOWNSHIP

Area 1 is located between Lincoln University and the existing Lincoln Town Centre. The formulation of the ODP has considered the relationship between these two significant features, and in particular how that relationship can be enhanced through the future development of the site. The ODP has likewise been designed to integrate with the surrounding land uses, including the approved residential subdivisions which apply to the northern “half” of the Dairy Block.

DENSITY PLAN

The ODP Area shall achieve a minimum net density of 10 households per hectare. Higher density residential uses will be located within ‘Medium Density’ areas adjacent to key open space linkages having access to Primary and Secondary Roads to provide increased housing choice for future residents.

MOVEMENT NETWORK

The primary aim of the overall movement network is to move away from a car-orientated development to a scheme that allows for safe provision of a range of transport options. This has resulted in the creation of short interconnected blocks to encourage connectivity and inter-block permeability, both within the site, and to neighbouring areas.

Streets run generally east-west where possible to allow for correct solar orientation of buildings. The overall network has been designed to accommodate public transport in the event that local services are expanded in the future.

Primary and secondary routes have been identified which form the “backbone” of the network. The Primary Road - which provides for cycle lanes, footpaths, and parking - functions as a collector road, catering to the large proportion of through traffic. It will connect Springs Road in the west to Southfield Drive in the east, and integrate with the road network created by the subdivisions in the Northern Dairy Block. Secondary Roads will also offer footpaths and parking, however their chief function is to provide local access to residences.

The area will include Tertiary Roads to cater solely to local property access; however most of these have not been shown on the ODP. This will allow for appropriate design flexibility at final subdivision stage.

Provision has been made under the LSP for a potential bypass road in the vicinity of the Dairy Block; however no formal plans for the road have been made to date. Nevertheless, should the Council eventuate a bypass road via the Dairy Block the landscape buffer shown could potentially accommodate such a use and a linkage road could be formed to provide a connection through to Gerald Street.

Active transport options are encouraged by the overall network design. Blocks are designed to be short in length, but where larger blocks occur, provision for mid-block pedestrian linkages should be made.

In addition to the footpaths provided along the road network, off-road pedestrian routes will be available through reserve spaces, including the integrated stormwater management network.

Cycle lanes shall be provided on both sides of the Primary Road. Secondary Roads will be designed to achieve lower overall speeds, creating a safe, comfortable environment for cyclists and pedestrians alike. Off-Road cycle opportunities should be provided within the stormwater network.

The net result of the active transport network will be a neighbourhood which is well integrated internally, and which connects to and links the University, Town Centre and other neighbouring residential, community-based and employment areas.

GREEN NETWORK

Green open spaces will provide amenity for existing and future residents in Lincoln. Key locations and linkages have been shown on the ODP. These spaces should maintain the “open” character of Lincoln and ensure that local residents (particularly those in higher density areas) have adequate provision of and access to quality outdoor spaces. Council’s open space requirements cited in the LTP and Activity Management Plans should be adhered to during subdivision design and as such, these open space areas may be retained in private ownership.

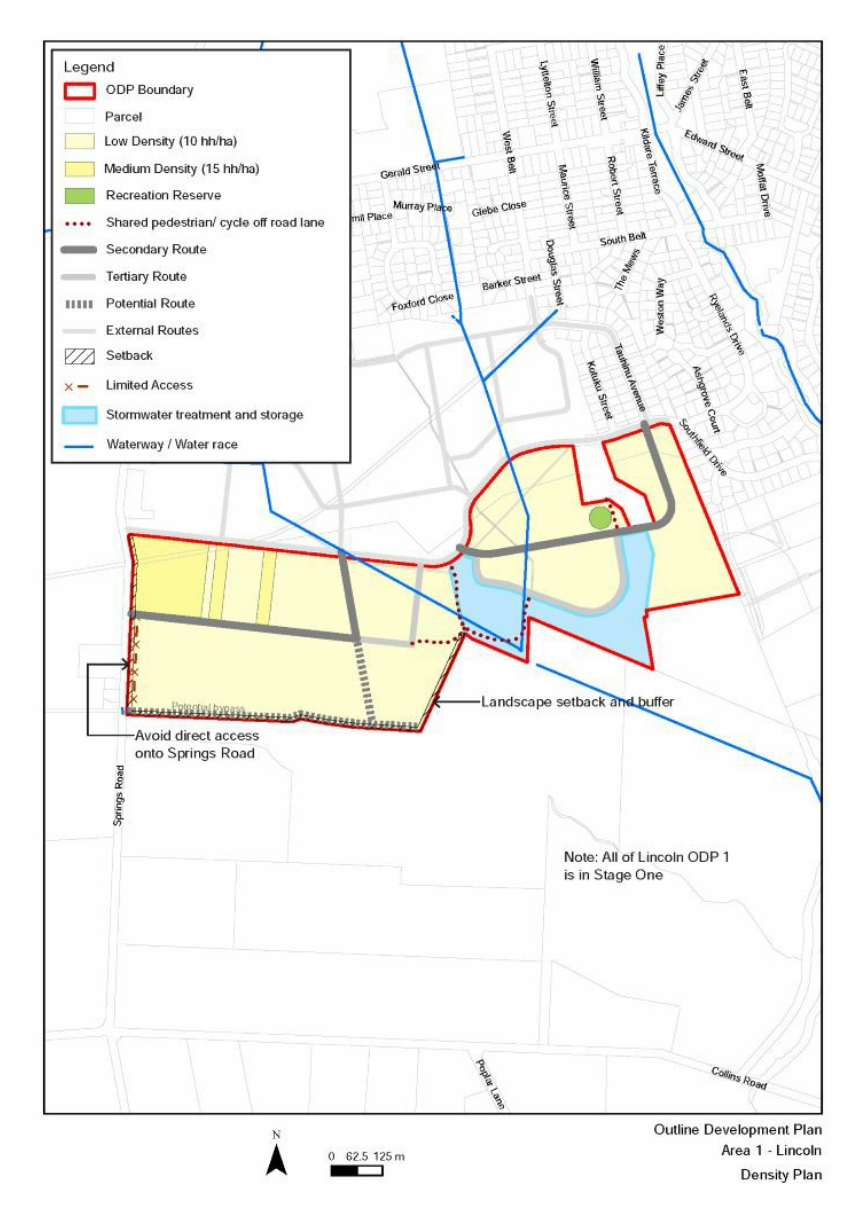
Landscaped buffer areas are proposed in certain areas along the periphery of the ODP Area where it adjoins non-residential activities. This will ensure effects arising from conflicting land uses are minimised, particularly reverse sensitivity with rural neighbours. Unless otherwise specified by Council, buffers will remain in private ownership.

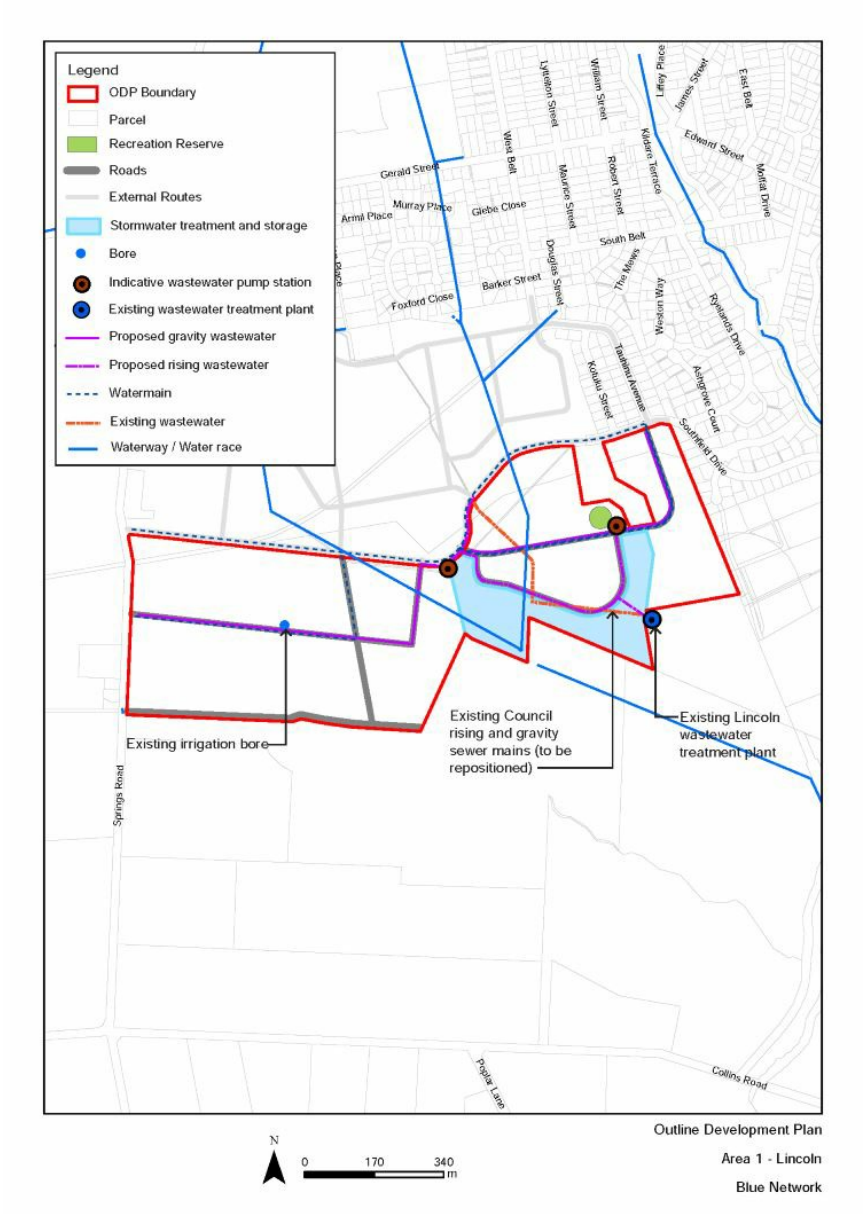
BLUE NETWORK

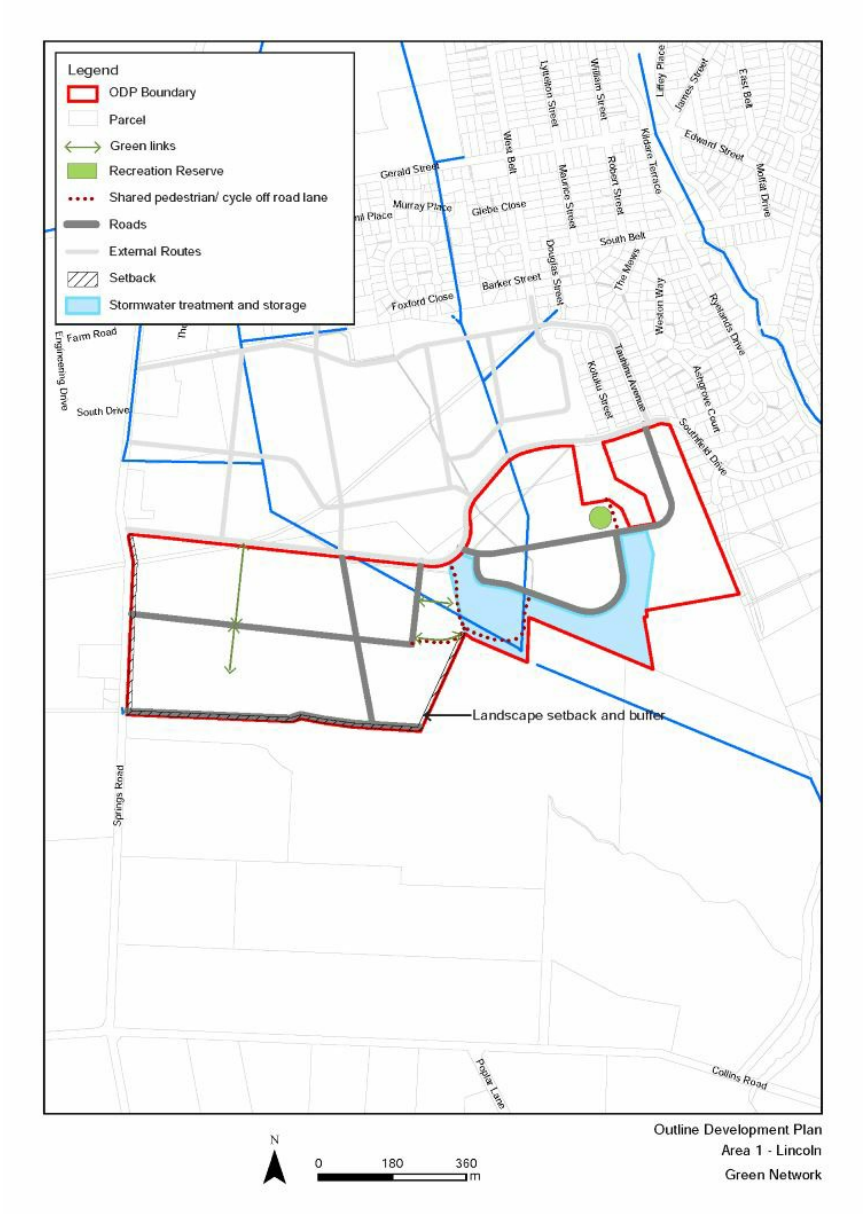
Area 1 provides for an innovative stormwater management network. This system uses five levels of treatment to ensure that discharge quality to the LII (and eventually to Te Waihora) are equal to or better than pre-development levels. This includes a network of swales, sumps, wetponds, wetlands, and attenuation basins. Where appropriate, educational materials should be integrated into the design of the network to raise local awareness about the importance of the system and the effects that local residents can have on its efficient operation.

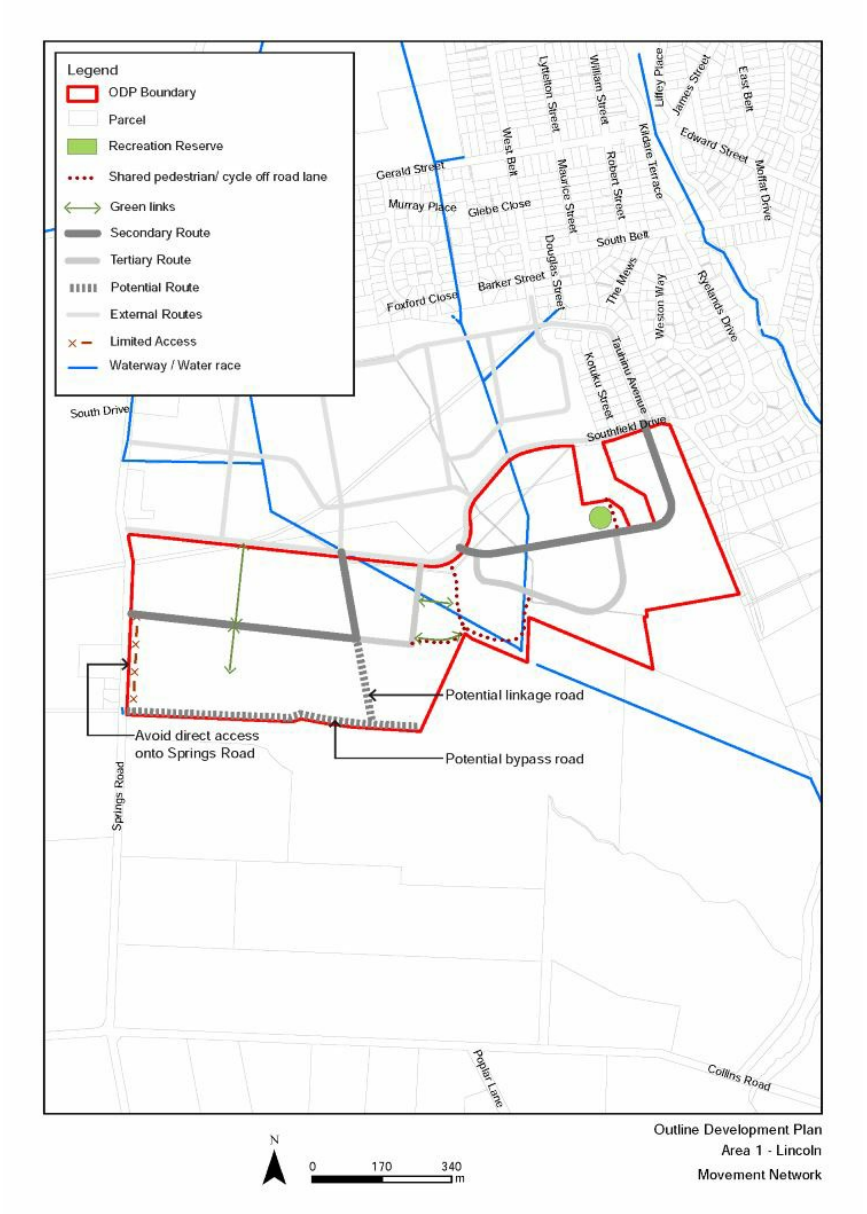
The proposed wastewater network will include a system of gravity mains and pump stations to convey wastewater off-site. This network will integrate with the system which services the Northern Dairy Block subdivisions and includes the relocation of the existing Lincoln Township rising mains. The land to the east of the Dairy Block should gravity feed wastewater toward the south-eastern extent of the ODP area, where it would then be pumped to the existing rising main shown. Indicative locations of pump stations have been shown; however, the final number and precise location of these assets will be finalised at subdivision stage.

The subdivisions to the north also include the provision of a freshwater bore which could be sized to provide potable water to future dwellings in the ODP area. An existing irrigation bore in the south-western portion of the ODP area could be converted for residential use if required. Water mains in the land to the east of the Dairy Block should align with the future tertiary road configuration.


Legend
ODP Boundary
Parcel
Low Density (10 hh/ha)
Medium Density (15 hh/ha)
Recreation Reserve
Shared pedestrian/ cycle off road lane
Secondary Route
Tertiary Route
Potential Route
External Routes
Setback
Limited Access
Stormwater treatment and storage
Waterway / Water race
Landscape setback and buffer
Avoid direct access onto Springs Road
Note: All of Lincoln ODP 1 is in Stage One
Springs Road
Collins Road
Poplar Lane
Gerald Street
Murray Place
Glebe Close
Foxford Close
Barker Street
South Belt
Edward Street
Outline Development Plan
Area 1 - Lincoln
Density Plan
N
0 62.5 125 m


Legend
ODP Boundary
Parcel
Recreation Reserve
Roads
External Routes
Stormwater treatment and storage
Bore
Indicative wastewater pump station
Existing wastewater treatment plant
Proposed gravity wastewater
Proposed rising wastewater
Watermain
Existing wastewater
Waterway / Water race
Existing irrigation bore
Existing Council rising and gravity sewer mains (to be repositioned)
Existing Lincoln wastewater treatment plant
Springs Road
Poplar Lane
Collins Road
Gerald Street
Murray Place
Armit Place
Glebe Close
Foxford Close
Barker Street
Douglas Street
Maurice Street
Robert Street
West Belt
South Belt
East Belt
Edward Street
Kildare Terrace
Lyttelton Street
William Street
Lefevre Place
James Street
Melita Drive
The Mews
Ryelands Drive
Ashgrove Court
Southfield Drive
Kotuku Street
Taunahi Avenue
N
0
170
340
m
Outline Development Plan
Area 1 - Lincoln
Blue Network


Legend
ODP Boundary
Parcel
Green links
Recreation Reserve
Shared pedestrian/ cycle off road lane
Roads
External Routes
Setback
Stormwater treatment and storage
Landscape setback and buffer
Springs Road
Collins Road
Poplar Lane
Farm Road
South Drive
Engineering Drive
Foxford Close
Barker Street
Gerald Street
Murray Place
Glebe Close
Douglas Street
Maurice Street
Robert Street
West Belt
South Belt
East Belt
Lyttelton Street
William Street
Leigh Place
James Street
Edward Street
Kildare Terrace
Moffat Drive
The Mews
Wyvern Way
Rylands Drive
Ashgrove Court
Southfield Drive
Kobata Street
Tauhinu Avenue
N
0
180
360
m
Outline Development Plan
Area 1 - Lincoln
Green Network



OUTLINE DEVELOPMENT PLAN AREA 2

INTRODUCTION

This Outline Development Plan (ODP) is for Area 2.The ODP employs sound urban design principles to establish a framework from which future development of the area will be guided. In its formulation, the ODP has considered the provisions of the Selwyn District Plan, the Canterbury Regional Policy Statement, the Lincoln Structure Plan (LSP), and the Ministry for the Environment's Urban Design Protocol.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

DENSITY PLAN

The ODP Area shall achieve a minimum net density of 10 households per hectare.

MOVEMENT NETWORK

Overall objectives:

- Design primary roading layout in general accordance with Lincoln Structure Plan.
- Connect Southfield Drive to provide a connection between Lincolndale and Ryelands subdivisions at the western end of ODP Area 2, and Ellesmere Road at the eastern end.
- Provide efficient through-road linkages between properties within ODP Area 2.

- Construct a road bridge across the LII creek to provide the “southern linkage” to Ellesmere Road

- Align main north-south road with adjoining ODP Area 3.

The Road Network Plan is consistent with the roading network in the Lincoln Structure Plan and shows predominantly the Primary Roading layout through ODP Area 2The location of the secondary road network has already been designed in some parts of ODP Area 2, but not across the entire ODP Area. The location of secondary routes will be determined at a later stage in conjunction with detailed urban design for specific areas.

The primary route layout shows connections to major arterial roads (Edward Street and Ellesmere Road) with intersections, and corner splays in those locations.This includes the bridging across the LII creek which will enable a primary east west route across the area to be created (Southfield Drive to Ellesmere Road).This will connect southern areas of Lincoln township to Ellesmere Road providing another main vehicular route to supplement the existing Edward Street route.

The proposed east west connection will also allow an alternative route for public transport services in a logical manner rather than requiring a focus on Edward Street.

The main north-south primary route through Property 4 has been positioned so that it lines up directly with the main entry road servicing land directly to the north of Edward Street (ODP Area 3).

No roading is shown through Property 3 as this property is only part of the ODP Area 2 for stormwater treatment, retention, and disposal reasons.No residential development will occur on this property and therefore no road connections are required.

The ODP provides efficient and well connected on-road and off road cycle and pedestrian linkages within the site with connections to existing surrounding residential areas such as Lincolndale and Ryelands, together with adjoining ODP areas such as ODP Area 3 to the north. Other characteristics include:

- Provision for the Christchurch to Little River Rail Trail alongside the LII Creek from Edward Street to Moirs Lane within planned esplanade and other reserves. This includes linkages to other internal pedestrian and cycle routes developed in the ODP area and wider connections to the Lincoln University and other southern growth areas of the township via Southfield Drive.

- Providing an integrated network of off street pedestrian and cycling facilities alongside the LI and LII Creeks, and within planned stormwater treatment areas capitalising on any amenity opportunities as may be provided by Council as part of this. On road cycling will be provided on primary roads using cycle lanes where appropriate.

OPEN SPACE NETWORK

Overall objectives:

- Utilise the existing natural features of ODP Area 2 and integrate these features into the Open Space Network.

- Integrate the stormwater management system with the Open Space Network System.

- Provide an Open Space Network centred on the LI and LII creeks, stormwater management area in Property 3, and an additional reserve area in the centre of Property 4.

- Provide a landscape setback and buffer along Ellesmere Road.

- Provide local reserves with in ODP Area 2 within an approximate 400m walking radius.

The esplanade reserve system along the LI and LII creeks will be reinforced by additional open space areas alongside the esplanade reserves.The additional areas will be contributed as part of the reserve contribution required for residential subdivision.

A reserve will be provided in the centre of Property 4. This reserve will be pedestrian accessible from all parts of Property 4 i.e. within a maximum of 380 metres from all parts of Property 4.

A walkway system will be provided between the central reserve area on Property 4 and the reserve system along the LII creek.

The stormwater management system treatment system on Property 3 will be integrated into the reserve system and allow public access to the LII creek.

BLUE NETWORK

Overall objectives:

- Ensure that an integrated and efficient services network is provided across the entire ODP Area 2.

- Design the location of services on the basis of an efficient “ODP wide” system rather than on an individual property or subdivision only basis.

- Provide a sewer pump station adjacent to the “east-west primary road” with sufficient capacity to accommodate residential development on all of ODP Area 2.

- Design the primary stormwater management system in general accordance with the Lincoln Integrated Stormwater Management Plan (ISMP).

- Provide on-site stormwater management where ISMP system is not available.
- Where possible, utilise natural drainage patterns and swales for stormwater management.
- Stormwater management areas will be designed to be integrated with reserves and open spaces, pedestrian walkway, and cycling networks.
- Provision of a comprehensive stormwater / wetland system, including stormwater wetland areas where required to accommodate necessary flows and secondary flow paths or flood capacity measures away from residential property.
- Provide a ‘springs reserve’ to separate spring water from stormwater flows through the wetland into the Ararira/LII River to protect the Tāngata whenua values of the spring water.
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary.

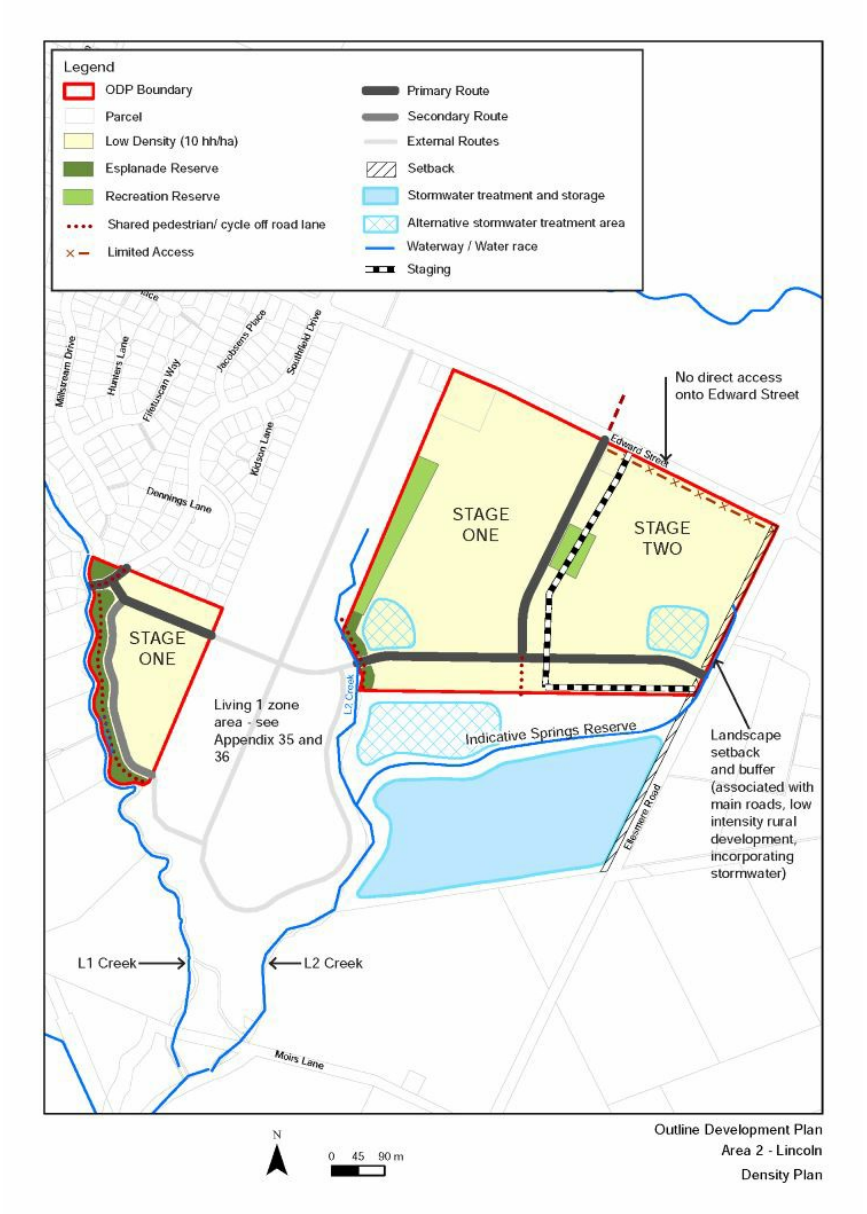
The sewer system in ODP Area 2 will provide sufficient capacity to accommodate flows from within the ODP Area 2.This will provide an efficient, integrated, and cost-effective sewer system for eastern Lincoln.

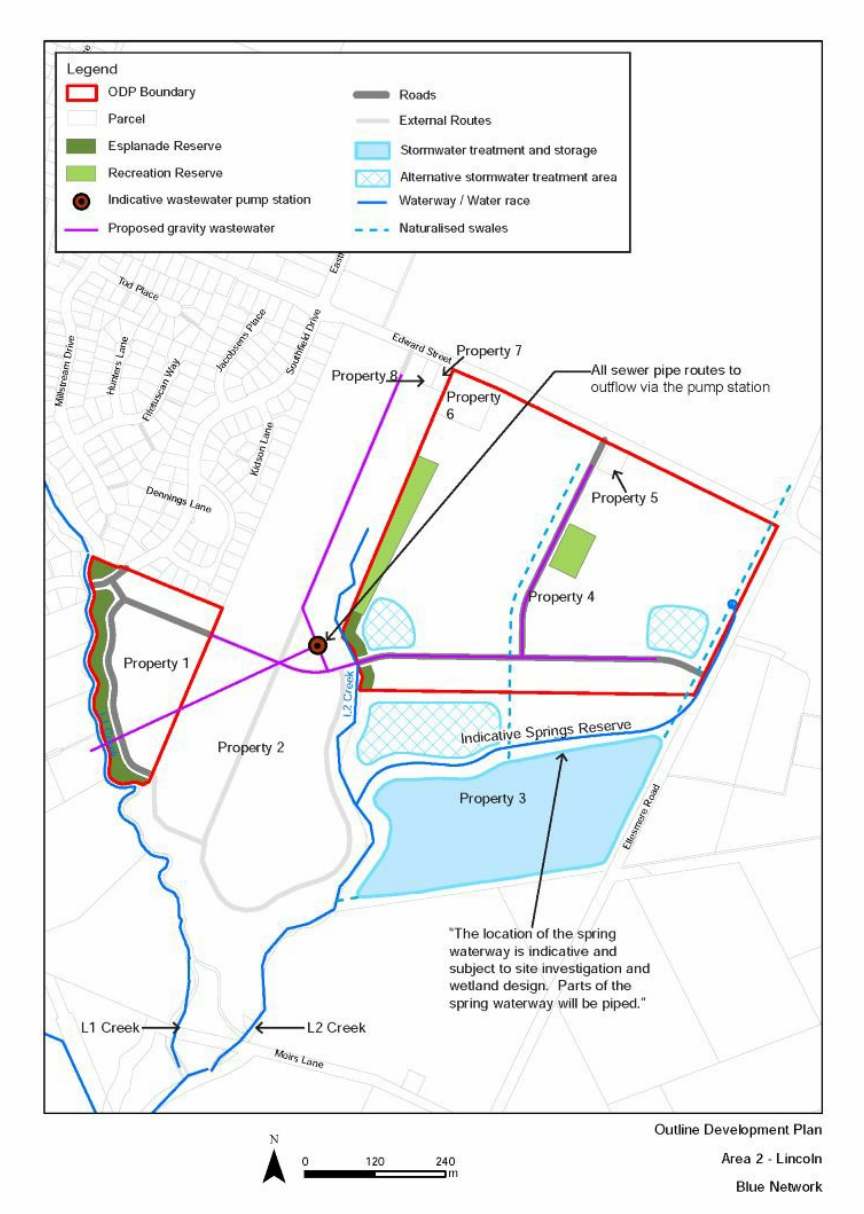
A sewer pump station will be provided in the southern part of the proposed Liffey Springs subdivision to accommodate flows from all of ODP Area 2.

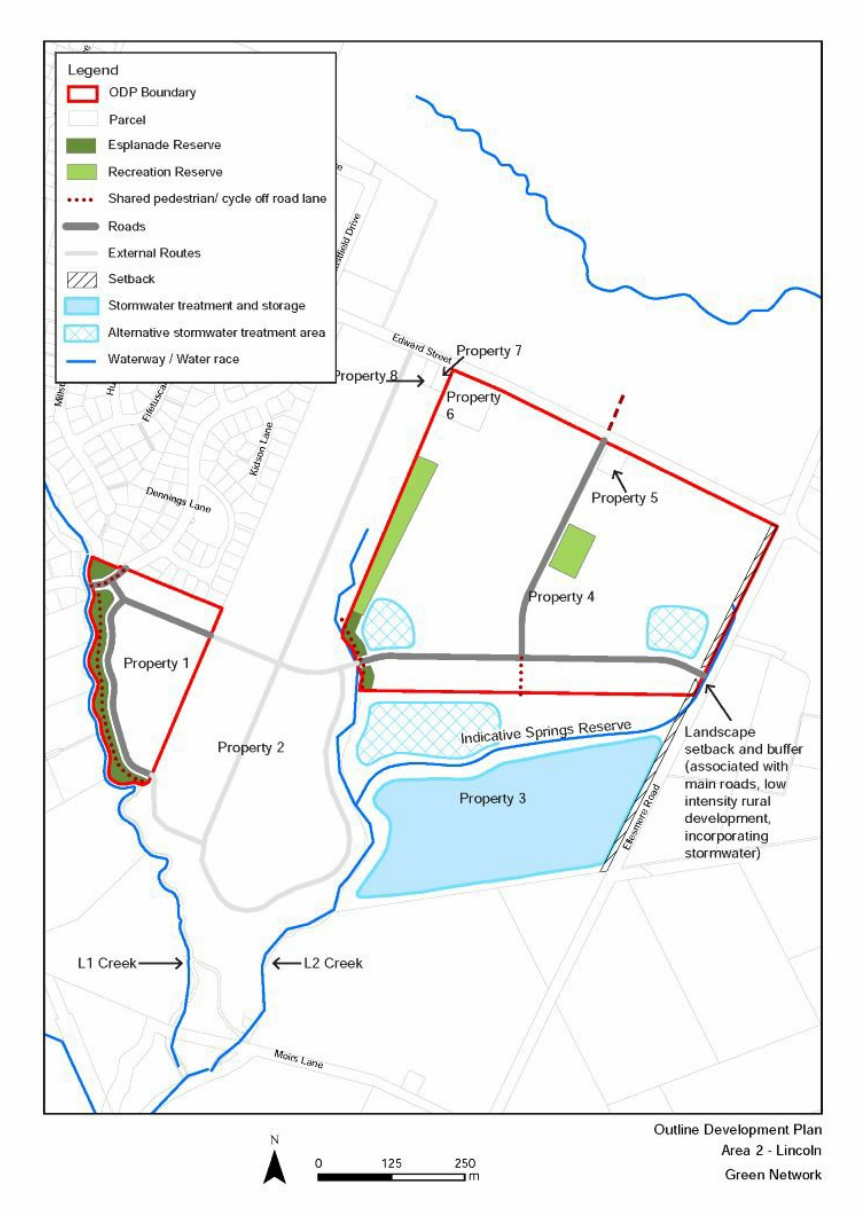
Esplanade reserves and open space areas will be provided along the LI and LII creeks and provide a duel purpose of stormwater management and public open space and recreation.

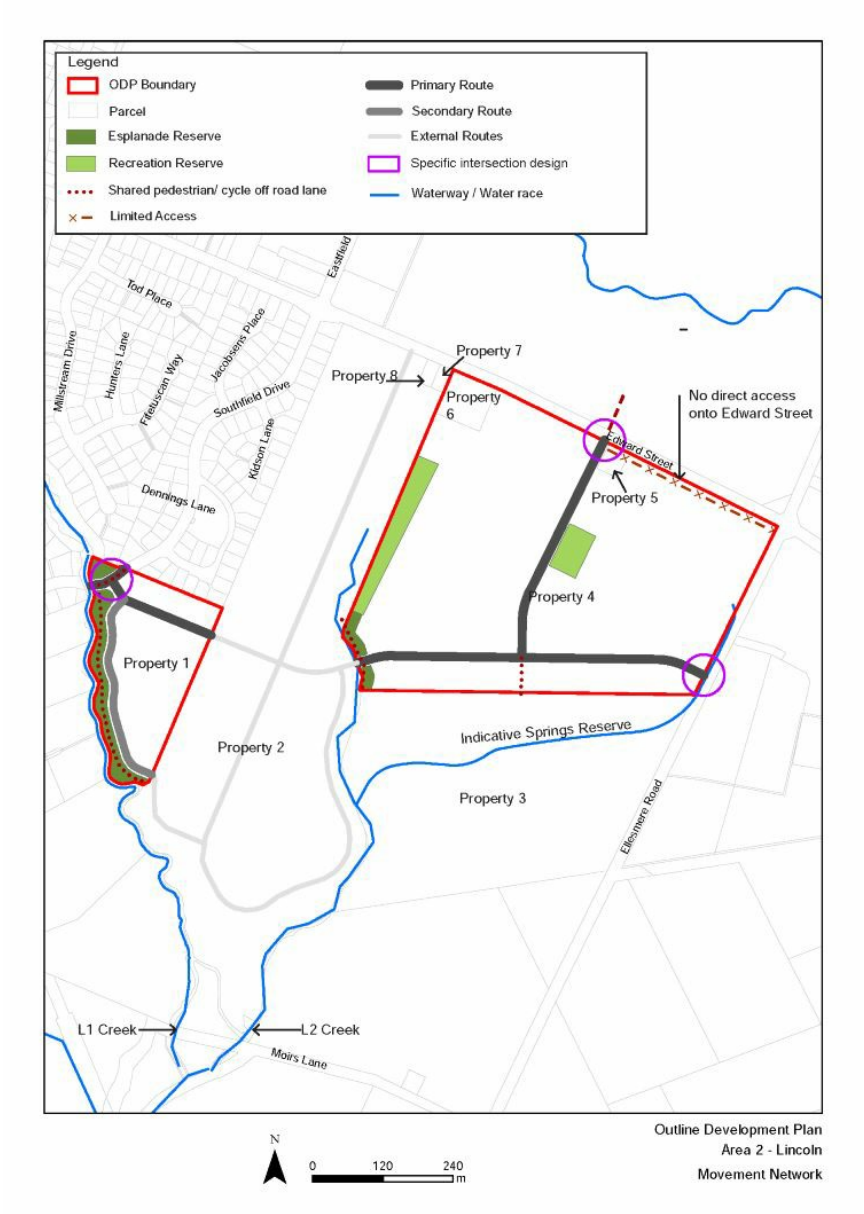
Stormwater management for Properties 1 and 2 will be provided at the southern end of the Liffey Springs and be integrated with the confluence of the LI and LII creeks.

A stormwater management and storage area will be provided on Property 3, the storage area will be designed to manage flows from residential development on Property 4 and from urban development on ODP Area 3, north of Edward Street.These flows may be conveyed via a newly constructed SW drain alongside Ellesmere Road through Property 4.


Legend
ODP Boundary
Parcel
Low Density (10 hh/ha)
Esplanade Reserve
Recreation Reserve
Shared pedestrian/ cycle off road lane
Limited Access
Primary Route
Secondary Route
External Routes
Setback
Stormwater treatment and storage
Alternative stormwater treatment area
Waterway / Water race
Staging
Millstream Drive
Hunters Lane
Flintstream Way
Jacobsens Place
Southfield Drive
Kelson Lane
Dennings Lane
No direct access onto Edward Street
Edward Street
STAGE ONE
STAGE TWO
STAGE ONE
Living 1 zone area - see Appendix 35 and 36
L2 Creek
Indicative Springs Reserve
Landscape setback and buffer (associated with main roads, low intensity rural development, incorporating stormwater)
Ellesmere Road
L1 Creek
L2 Creek
Moirs Lane
N
0 45 90 m
Outline Development Plan
Area 2 - Lincoln
Density Plan


Legend
ODP Boundary
Parcel
Esplanade Reserve
Recreation Reserve
Indicative wastewater pump station
Proposed gravity wastewater
Roads
External Routes
Stormwater treatment and storage
Alternative stormwater treatment area
Waterway / Water race
Naturalised swales
Toxi Place
Millstream Drive
Hunters Lane
Flintstream Way
Jacobsens Place
Southfield Drive
Edward Street
Dennings Lane
Kebon Lane
Property 1
Property 2
Property 3
Property 4
Property 5
Property 6
Property 7
Property 8
All sewer pipe routes to outflow via the pump station
L2 Creek
Indicative Springs Reserve
Ellesmere Road
"The location of the spring waterway is indicative and subject to site investigation and wetland design. Parts of the spring waterway will be piped."
L1 Creek
L2 Creek
Moirs Lane
N
0
120
240
m
Outline Development Plan
Area 2 - Lincoln
Blue Network


Legend
ODP Boundary
Parcel
Esplanade Reserve
Recreation Reserve
Shared pedestrian/ cycle off road lane
Roads
External Routes
Setback
Stormwater treatment and storage
Alternative stormwater treatment area
Waterway / Water race
Property 1
Property 2
Property 3
Property 4
Property 5
Property 6
Property 7
Property 8
Indicative Springs Reserve
Landscape setback and buffer (associated with main roads, low intensity rural development, incorporating stormwater)
L1 Creek
L2 Creek
Edward Street
Dennings Lane
Kidson Lane
Moirs Lane
Ellesmere Road
N
0
125
250
m
Outline Development Plan
Area 2 - Lincoln
Green Network



OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3. This provides an overarching urban design framework to guide future development of the land. It provides the principles and design intent that will underpin development of the masterplan.

Consistent with the Lincoln Structure Plan, the ODP supports the principles of strong connectivity to Edward Street, Birchs Road and Ellesmere Road, protection of valued drainage paths through the site and the provision for a neighbourhood centre.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

URBAN DESIGN PRINCIPLES

The design principles that underpin this ODP are in line with the Ministry for the Environment's design guide for urban New Zealand "People Places Spaces" which is endorsed by the 'New Zealand Urban Design Protocol'.

Principle	Elements	Purpose
Consolidation and dispersal	• Development patterns • Intensity	To promote higher-intensity development around existing or new nodes and lower density on the periphery. This allows local communities, businesses and public transport to be strengthened and resource efficiencies achieved, while reducing environmental impacts on peripheral areas.
Integration and connectivity	• Movement networks • Building interfaces	To promote development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.

Diversity and adaptability	• Mixes of uses • Flexibility of buildings	To promote choice through the provision of a diverse mix of compatible activities and uses, so built environments can adapt over time. This facilitates the ability to respond efficiently to social, technical and economic changes.
Legibility and identity	• Town form • Visual character	To promote environments that are easily understood by their users, and that display a strong local identity and appropriate visual character. This facilitates an enhanced usage, enjoyment and pride in local places.
Environmental responsiveness	• Ecosystems • Green network • Urban water • Waste • Energy	To promote urban environments that are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production, and balance the spatial needs to achieve this with those required for urbanisation. This facilitates improved ecological outcomes.

DENSITY PLAN

Higher intensity residential development with smaller lots, should be located near proposed open space areas that intersect with primary roads, and in close proximity to walkway / cycleway links to Edward St, which in turn provides access to the town centre. This allows for more compact development in the areas where services and amenities are accessible. Lower intensity with larger lots on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

More intensive density development concentrated around a central open space network will provide greater amenity and high quality development in these areas.

The neighbourhood centre (new commercial/ retail node) should be located with frontage onto the primary route, and in close proximity to Edward Street to maximise potential patronage from existing surrounding residential areas.

The ODP area shall achieve a minimum net density of 10 households per hectare.

MOVEMENT NETWORK

A legible hierarchy should be created for roads within Area 3, providing integrated connections to adjacent neighbourhoods and future development blocks. The primary routes should be consistent with the Lincoln Structure Plan and support strong connectivity to Edward Street, Birchs Road and Ellesmere Road. The road network should provide efficient and convenient connections between destination points such as community facilities, including the proposed neighbourhood centre and school, and allow for public transport. A logical choice of direct routes should be provided to disperse traffic volumes and reduce travel distances.

Provision of primary and secondary routes will enable safe pedestrian and cycle movements through the site, movement paths for stormwater, and green corridor connections with large centralized areas of open space. Design strategies for these roads should be integrated while minimising conflict between vehicles, pedestrians and cyclists. Primary routes will create a 'spine' for the site with commercial and community areas having direct frontage to these routes.

The north-south oriented primary routes will cross the drainage corridor, while other routes will follow the edges of the centralised reserve areas, providing safe, memorable and legible movement patterns that relate to natural site features and vistas.

All other local streets are not included in the ODP to ensure that the layout remains flexible and responds to built form.

The length, location, geometry, width and overall design of these streets should reduce traffic speeds to allow for safe, pedestrian accessible environments. The patterns created by the streets and open space network should connect neighbourhoods, and in general this will mean that most roads will be through-routes, and any cul-de-sacs should be limited in number and length.

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network. Safe and convenient access for pedestrians and cyclists should be provided for all routes, including footpaths and in some cases cycle lanes. Footpaths should be provided on all roads, and widths may vary depending on the road hierarchy and anticipated use. Barrier free access should be provided along and across all roads for all users including those with mobility restrictions. Along Ellesmere Road and Edward Street additional road reserve may need to be vested in council to accommodate infrastructure positioning such as footpath / cycleway in relation to the appropriate design of these frontages.

Dedicated on-street cycle lanes should be provided for all primary routes. All other streets should be slow speed, low traffic volume environments which are pedestrian and cycle friendly, and create liveable public spaces for the community. In some cases these may be shared surfaces.

Roads edging open spaces should provide safe and direct alternative routes for night use that complement open space movement patterns. These roads also provide passive surveillance and multiple entry and exit points to open space areas. These roads should adequately provide for walking and cycling and have good lighting.

The street pattern should provide direct and convenient access so that a maximum 400m walking distance is provided between all dwellings and open space areas within the site. An off- street cycle path is proposed along Edward Street in accordance with the Lincoln Structure Plan. Other off-street walkways and cycleways are proposed through Browns Lane (which will be deferred until such time as the Duncan Block is developed for residential purposes) and the connected open space network, including the central drainage reserve, as well as along Ellesmere Road. Pedestrian links should be provided from Edward Street and Ellesmere Road to connect to the street network, and pedestrian access should be provided to an existing walkway on the western boundary of the site. Any paths crossing the Liffey Fields stormwater facility should be avoided as far as practicable.

Along the lane from Edward St (Browns Lane) as indicated on the plan fencing is to be restricted to a maximum height of 1m max height for a solid fence, or maximum 1.5m for a semi-transparent fence (i.e. pool style fencing) to provide for surveillance opportunities. Fencing will be along the rear of the adjoining properties so there is a need to retain some flexibility to design for privacy and security in outdoor yards as well as to maintain surveillance.

GREEN NETWORK

The existing natural drainage patterns within the southern portion of the site underpin the connected system of accessible open space. Utilising and enhancing the natural features of the site will contribute to overall character and sense of place, offer more varied recreational experiences, and create a focal point for the community. Reserves should be consolidated around this central core to create large, well proportioned areas for a range of active and passive recreational activities.

In terms of the northern portion of the site, neighbourhood reserves will be developed as part of the overall subdivision design. These will integrate with drainage channels and natural features to provide for a high level of connectivity, recreational value and neighbourhood character.

For the site as a whole, open space areas (including the stormwater reserves) should be accessible from primary and secondary routes within the site, and within a 400m walking distance of all new dwellings. In general, open space areas bounded by roads are more secure because of informal surveillance from passers-by and overlooking from windows and outdoor areas of nearby houses. Reserves that are clearly visible are likely to attract more users and be more valued by the community.

The design of streets will contribute to the overall character and connectedness of the public network of open space. Wide berms with footpaths and avenues of trees can create a boulevard effect to assist with navigation to open space areas. Vistas and key road junctions that terminate with open spaces and landscape features provide opportunities for good user legibility within the site. The junctions between primary routes should also be considered to ensure that long vistas terminate with landmark features such as trees within a landscape setback, and/or landmark buildings.

Integration with the surrounding green network should be provided, including the existing reserve to the west of the site. Appropriate landscape setbacks should be provided along Edward Street and Ellesmere Road for trees and buffer planting, and to facilitate an off-road cycle and pedestrian connection.

BLUE NETWORK

Additional water supplies will be obtained from the installation of new bores. These bores will be located to suit the required pressures and flows. All water mains will follow the road network or pedestrian routes. There are a number of existing bores over the site that could be upgraded to potable standard.

The stormwater network incorporates existing natural drainage patterns that meander east-west through the site, reserves and streets with above- ground stormwater management devices such as swales. Any requirements for stormwater detention and attenuation in the southern catchment should generally be accommodated within the Integrated Stormwater Management Plan (ISMP). The northern catchment is in the Halswell catchment and subject to specific other parameters dictated by Environment Canterbury. The southern catchment discharges to Lake Ellesmere.

Stormwater reserves should also be designed and used for recreational purposes such as walking and cycling, and integrated with the open space network. Along with riparian management techniques, these reserves can create valuable ecological corridors and habitats, as well as significant amenity and localized character for the neighbourhood.

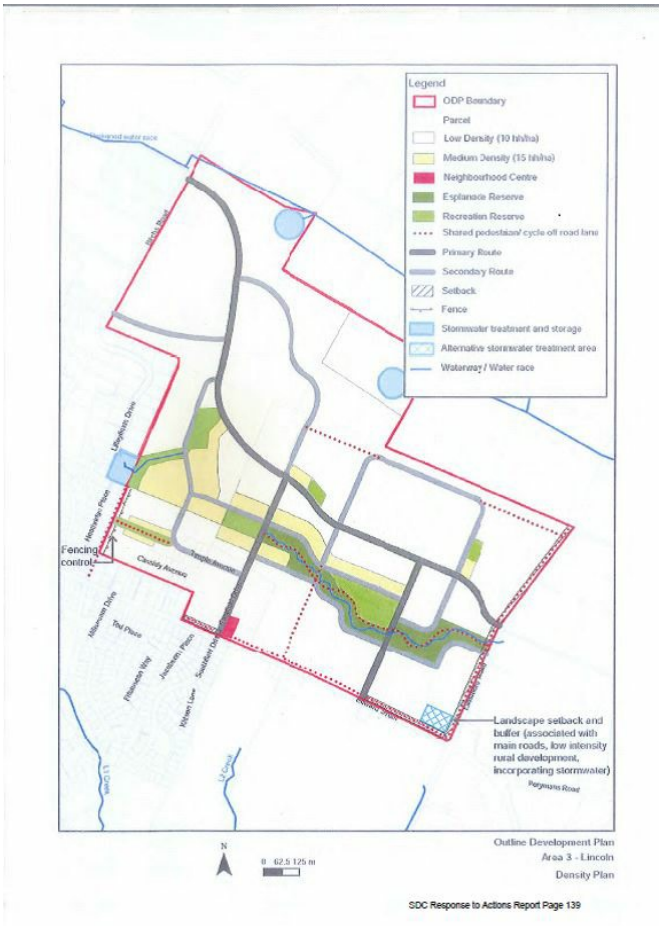
An alternative facility may be available for the southern catchment of Area 3 at the corner of Edward Street and Ellesmere Road. Part of the southern catchment can drain to the Liffey Fields stormwater facility.

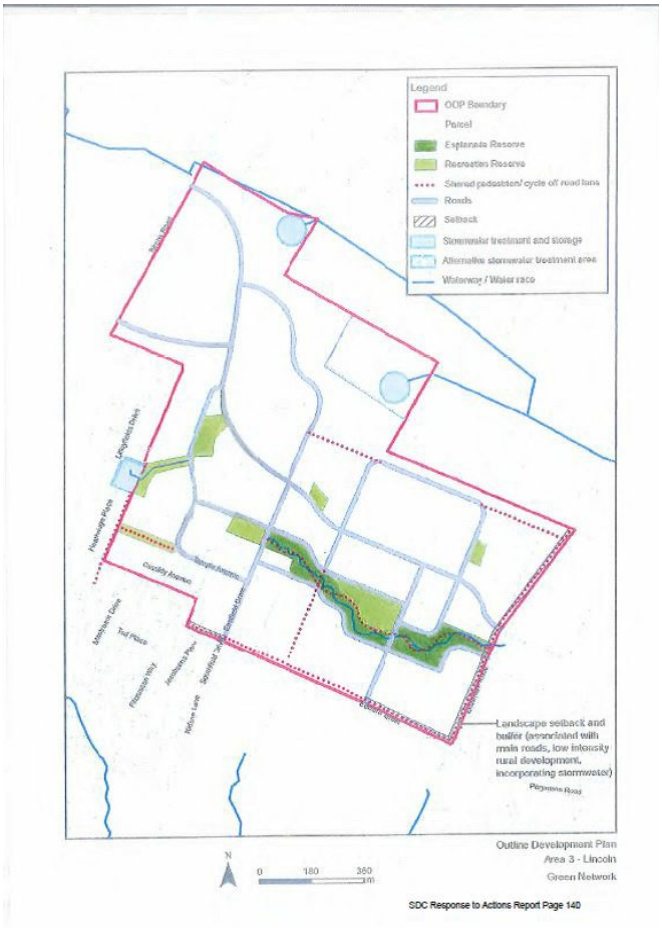
Sewer connection from the southern catchment to the Lincoln Storage Facility will be via the existing sewage pump station in Lincoln Dale.

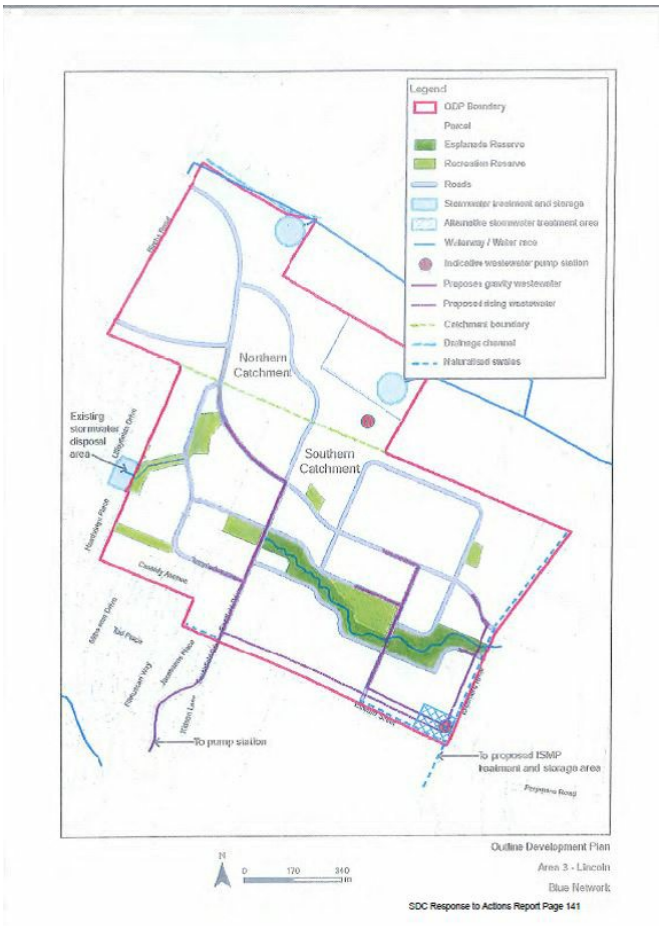
The northern catchment will need to be pumped to the Lincoln storage Facility via proposed pump station (2). The route of the rising sewer from pump station (2) can be agreed at a later date as options exist.

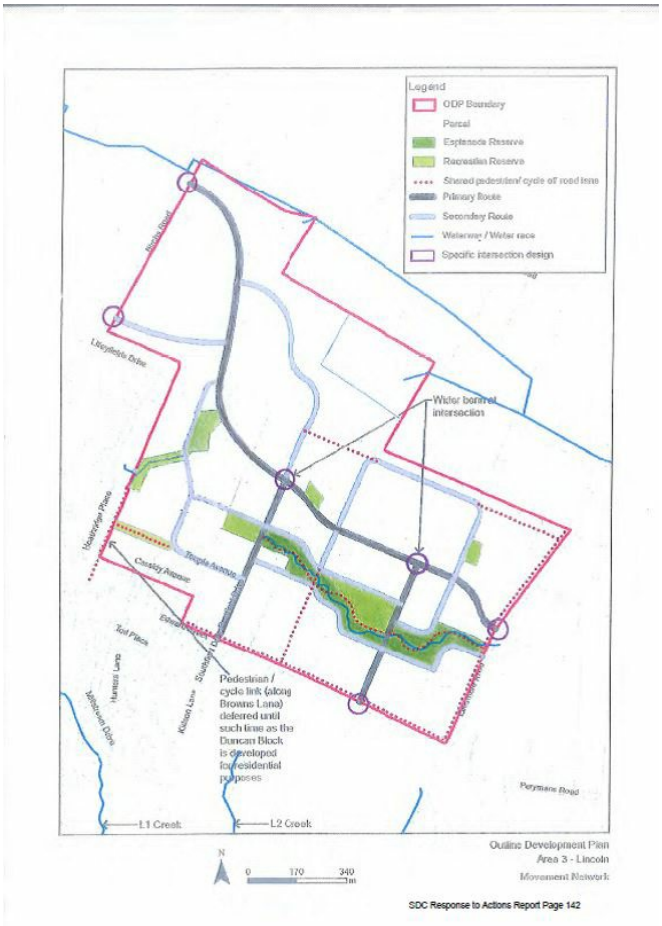
SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.38)

— Fencing erected adjacent to Browns Lane (as indicated on ODP Area 3) shall not exceed a height of 1m for a solid fence, or 1.5m for a semi-transparent fence.




Legend
ODP Boundary
Parcel
Esplanade Reserve
Recreation Reserve
Shared pedestrian/ cycle off road lane
Roads
Setback
Stormwater treatment and storage
Alternative stormwater treatment area
Waterway / Water race
Landscape setback and buffer (associated with main roads, low intensity rural development, incorporating stormwater)
Outline Development Plan
Area 3 - Lincoln
Green Network
SDC Response to Actions Report Page 140


Legend
ODP Boundary
Parcel
Esplanade Reserve
Recreation Reserve
Roads
Stormwater treatment and storage
Alternative stormwater treatment area
Waterway / Water race
Indicative wastewater pump station
Proposed gravity wastewater
Proposed rising wastewater
Catchment boundary
Drainage channel
Naturalised swales
Northern Catchment
Southern Catchment
Existing stormwater disposal area
To pump station
To proposed ESMP treatment and storage area
Outline Development Plan
Area 3 - Lincoln
Blue Network
SDC Response to Actions Report Page 141



OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Area 4.This ODP provides an overarching urban design framework to guide future development of the land. It provides the principles and design intent that will underpin development of the masterplan. Development applications will need to demonstrate consistency with the final ODP that is formulated for the area.

Consistent with the Lincoln Structure Plan, the ODP supports the principles of strong connectivity to Birchs Road an integrated transport walking network, protection of valued drainage paths through the site.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

DENSITY PLAN

The Area 4 Outline Development Plan area will be comprised entirely of conventional residential development in accordance with the Lincoln Structure Plan. The ODP area shall achieve a minimum net density of 10 households per hectare. The Northern extent of the Outline Development Plan area adjoining Tancreds Road, will have a 20m Building Setback requirement. The setback will provide a buffer between the residential development and adjoining rural area. This Setback will be extended onto Birchs Road as far as the first entrance into the area.

MOVEMENT NETWORK

A legible hierarchy should be created for roads within Areas 4, providing integrated connections to adjacent neighbourhoods and future development blocks. The primary routes should be consistent with the Lincoln Structure Plan and support strong connectivity to Birchs Road and Northfield Drive extension in Area 3.The road network should provide efficient and convenient connections between residential areas and destinations such as community facilities and neighbourhood centres as well as allowing for public transport. A logical choice of direct routes should be provided to disperse traffic volumes and reduce travel distances.

Provision of primary and secondary routes will enable safe pedestrian and cycle movements through the site, movement paths for stormwater, and green corridor connections that also provide areas of open space. Design strategies for these roads should be integrated while minimising conflict between vehicles, pedestrians and cyclists. The East-West orientated primary route will provide a collector road link across Area 4. It will cross and link with pedestrian, cycleway routes and areas of open space providing legible movement patterns that relate to natural site features and vistas.

The connection to Boundary Road can be routed through the Golf Course utilising unused parts of the Golf Course.

All other local streets are not included in the ODP to ensure that the layout remains flexible and responds to built form.

There will be no direct property access onto Tancreds Road or Birchs Road. A portion of this frontage will also be subject to a 20m building setback as shown on this plan. The length, location, geometry, width and overall design of these streets should reduce traffic speeds to allow for safe, pedestrian accessible environments. The patterns created by the streets and open space network should connect neighbourhoods and in general this will mean that most roads will be through-routes, and any cul-de sacs should be limited in number and length.

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network. Safe and convenient access for pedestrians and cyclists should be provided for all routes, including footpaths and in some cases cycle lanes. Footpaths should be provided on all roads, and widths may vary depending on the road hierarchy and anticipated use. Barrier free access should be provided along and across all roads for all users including those with mobility restrictions.

Dedicated on-street cycle lanes should be provided along the primary route. All other streets should be slow speed, low traffic volume environments which are pedestrian and cycle friendly, and create liveable public spaces for the community. In some cases these may be shared surfaces.

Road edging open spaces should provide safe and direct alternative routes for night use that complement open space movement patterns. These roads also provide passive surveillance and multiple entry and exit points to open space areas. These roads should adequately provide for walking and cycling and have good lighting. The street pattern should provide direct and convenient access so that a maximum 400m walking distance is provided between all dwellings and open space areas within the site.

The open space corridor with direct connections to the Little River Rail Trail on Birchs Road is proposed in accordance with the Lincoln Structure Plan.

GREEN NETWORK

The existing natural drainage patterns underpin the connected system of accessible open space. Utilising and enhancing the natural features of the site will contribute to overall character and sense of place, offer more varied recreational experiences, and create a focal point for the community.

Neighbourhood reserves will be developed as part of the overall subdivision design. These will integrate with drainage channels and natural features to provide for a high level of connectivity, recreational value and neighbourhood character. This will include the naturalisation of the water race which will be incorporated into the reserves and road network. The approximate location of the proposed water race is shown here.

For the site as a whole, open space areas (including the stormwater reserves) should be accessible from primary and secondary routes within the site, and within a 400m walking distance of all new dwellings. In general, open space areas bounded by roads are more secure because of informal surveillance from passers-by and overlooking from windows and outdoor areas of nearly houses. Reserves that are clearly visible are likely to attract more users and be more valued by the community.

The design of some streets will contribute to the overall character and connectedness of the public network of open space. Wide berms with footpaths and avenue of trees can create a boulevard effect to assist with navigation to open space areas. Vistas and key road junctions that terminate with open spaces and landscape features provide opportunities for good user legibility within the site. The junctions between primary routes should also be considered to ensure that long vistas terminate with landmark features such as trees within a landscape setbacks, and/or landmark buildings. Appropriate building setbacks should be provided along Tancreds Road and part of Birchs Road. Provision of a 20 metre building setback and landscaped non-recreational buffer adjacent to ‘Smith’s Block’, with hedging by slow growing, tightly branched evergreen natives, should also be provided to avoid potential reverse sensitivity effects on research activities undertaken on the Smith’s Block.

Connection is also to be made to Golf Course and Cemetery.

BLUE NETWORK

A single sewer pump will be constructed on the site to service the whole Outline Development Area. A rising main will be constructed from the pump station to the Lincoln Sewage Facility.

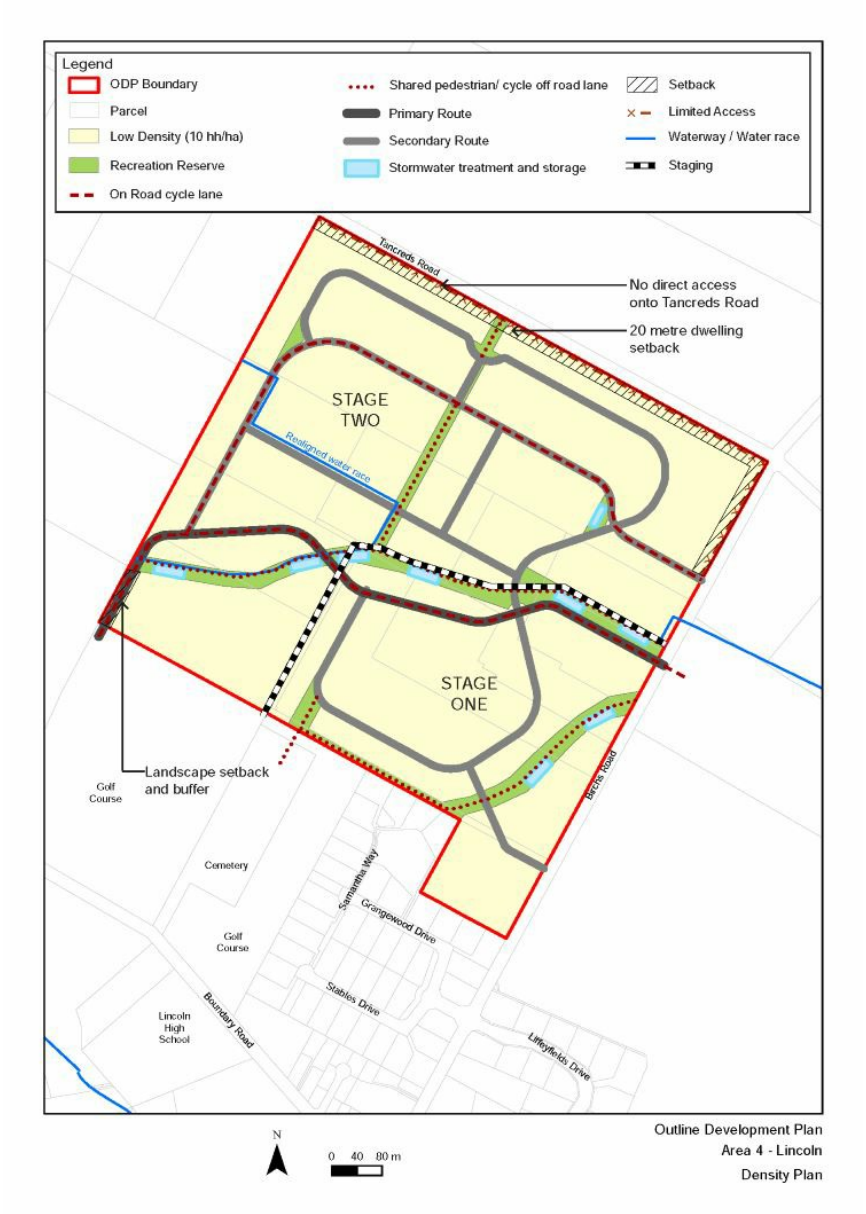
The stormwater network incorporates existing natural drainage patterns that meander east-west through the site, reserves and streets with above-ground stormwater management devices such as swales. Any requirements for stormwater detention and attenuation will generally be accommodation within the proposed development area.

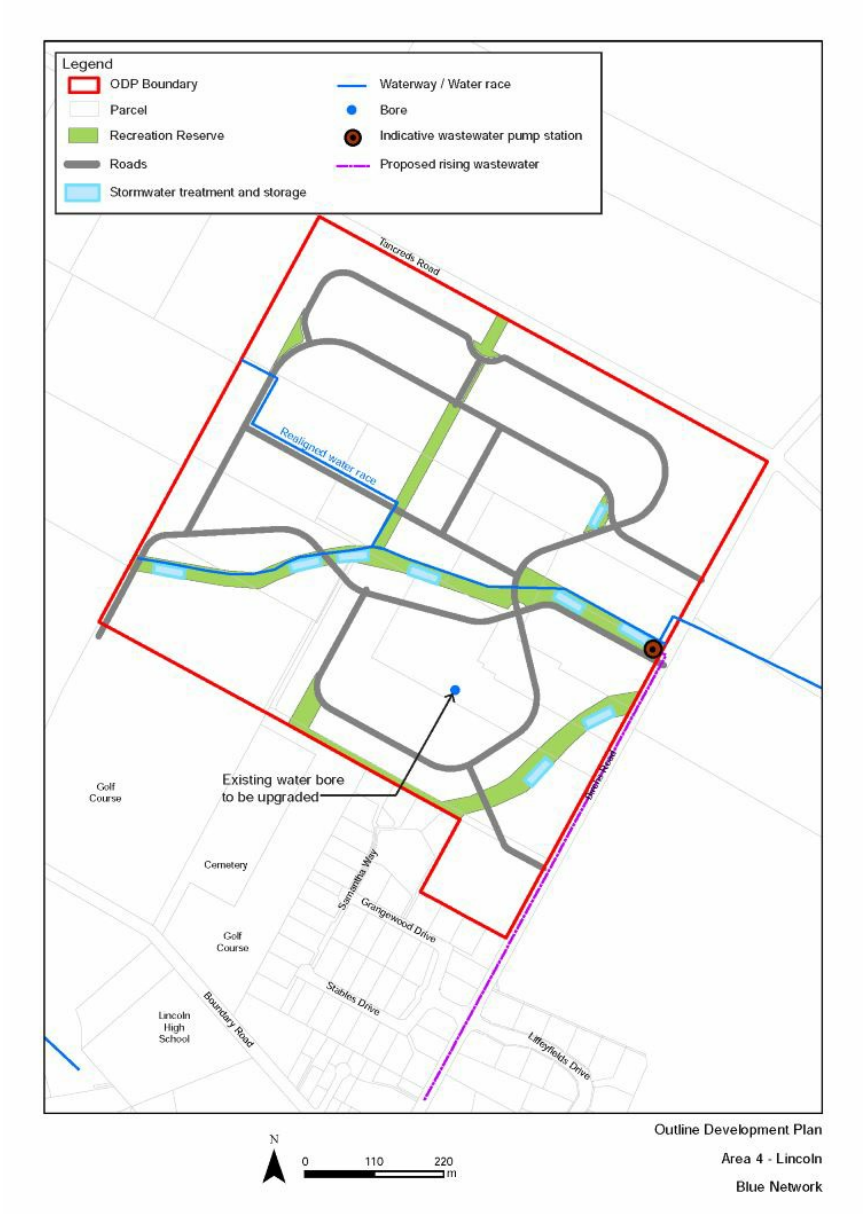
Stormwater reserves should also be designed and used for recreational purposes such as walking and cycling, and integrated with the open space network. Along with riparian management techniques, these reserves can create valuable ecological corridors and habitats, as well as significant amenity and localised character for the neighbourhood.

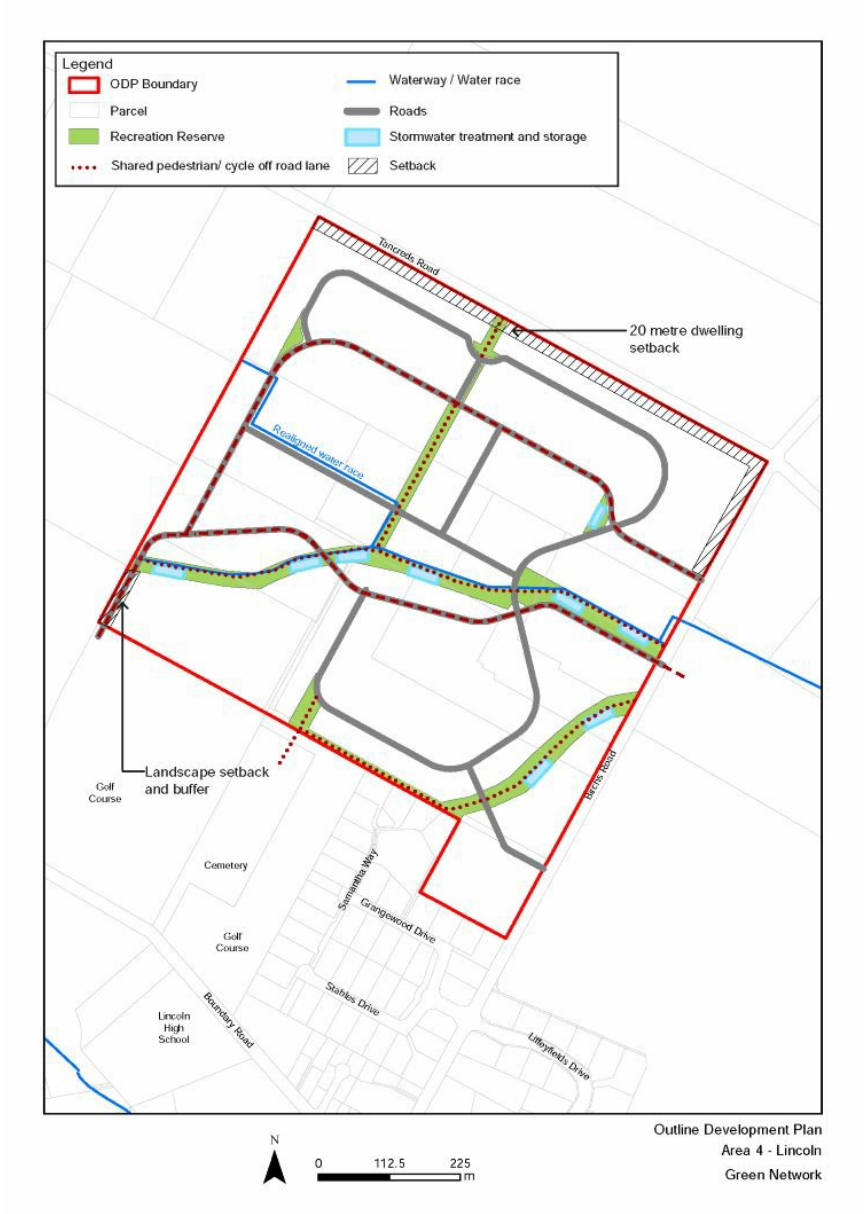
Additional water supplies will be obtained from the installation of new bores. These bores will be located to suit the required pressures and flows, all water mains will follow the road network or pedestrian routes. There is an existing bore on the site that could be upgraded to potable standard. The network would be connected into the existing Lincoln reticulation.

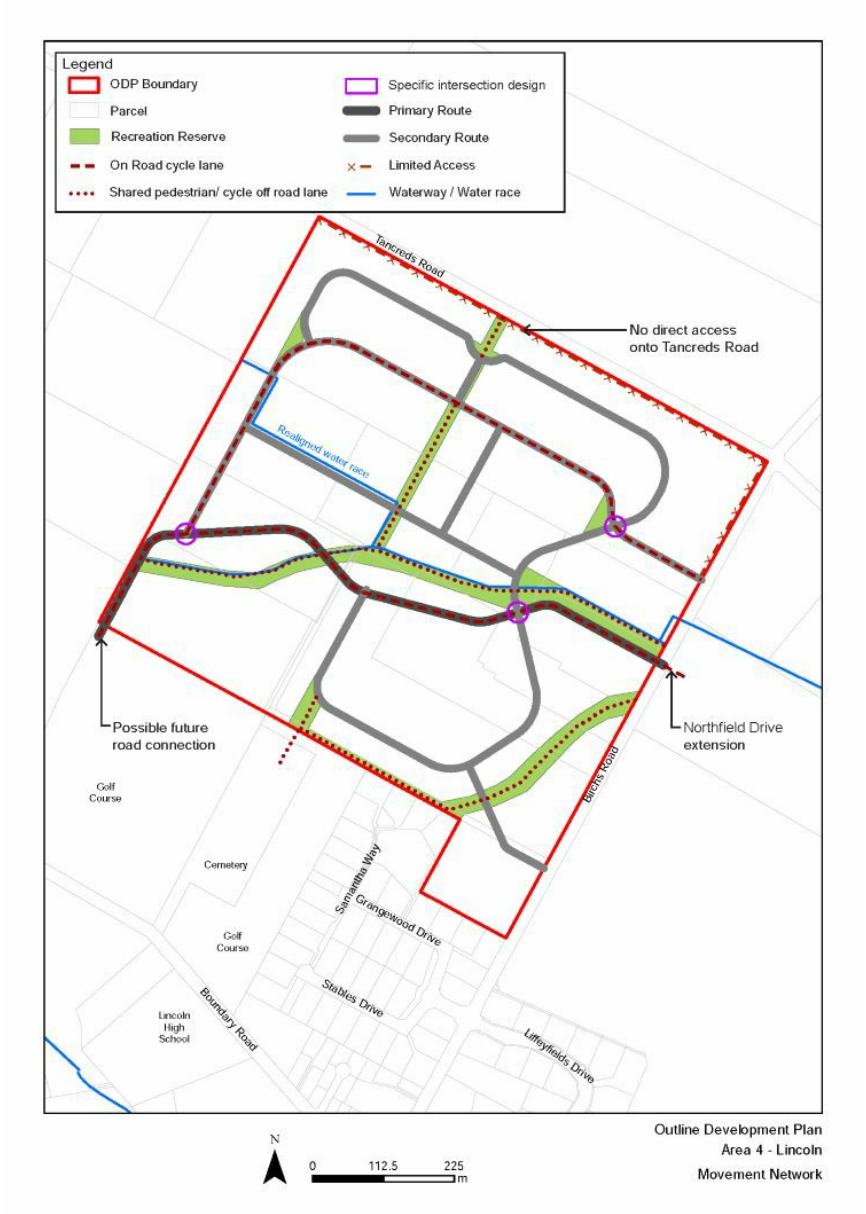
SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.38)

- No building shall be erected within 20m of the Tancreds Road and Birchs Road boundaries, as shown on ODP Area 4.


Legend
ODP Boundary
Parcel
Low Density (10 hh/ha)
Recreation Reserve
On Road cycle lane
Shared pedestrian/ cycle off road lane
Primary Route
Secondary Route
Stormwater treatment and storage
Setback
Limited Access
Waterway / Water race
Staging
Tancreds Road
No direct access onto Tancreds Road
20 metre dwelling setback
STAGE TWO
Realigned water race
STAGE ONE
Landscape setback and buffer
Golf Course
Cemetery
Golf Course
Lincoln High School
Boundary Road
Samantha Way
Grangewood Drive
Stables Drive
Liffeyfields Drive
Birchs Road
N
0 40 80 m
Outline Development Plan
Area 4 - Lincoln
Density Plan


Legend
ODP Boundary
Parcel
Recreation Reserve
Roads
Stormwater treatment and storage
Waterway / Water race
Bore
Indicative wastewater pump station
Proposed rising wastewater
Tancreds Road
Realigned water race
Existing water bore
to be upgraded
Golf
Course
Cemetery
Golf
Course
Lincoln
High
School
Boundary Road
Samantha Way
Grangewood Drive
Stables Drive
Lathyrfields Drive
Jones Road
N
0
110
220
m
Outline Development Plan
Area 4 - Lincoln
Blue Network


Legend
ODP Boundary
Parcel
Recreation Reserve
Shared pedestrian/ cycle off road lane
Waterway / Water race
Roads
Stormwater treatment and storage
Setback
Tancreds Road
20 metre dwelling setback
Realigned water race
Landscape setback and buffer
Golf Course
Cemetery
Golf Course
Lincoln High School
Boundary Road
Stables Drive
Samantha Way
Grangewood Drive
Lilleyfields Drive
Berts Road
N
0
112.5
225
m
Outline Development Plan
Area 4 - Lincoln
Green Network



OUTLINE DEVELOPMENT PLAN AREA 5

INTRODUCTION

Area 5 comprises approximately 26ha of land located south of Lincoln University on the western side of Springs Road. The northern half of Area 5 (zoned Living Z Deferred) is located opposite ODP Area 1 ('the Dairy Block'). The southern half is zoned Business 2B.

The ODP is based on sound urban design principles, including the Selwyn District Council Subdivision Design Guide (September 2009), and establishes a framework to guide future development of the site.

INTEGRATION WITH THE TOWNSHIP

The site is located adjacent to Lincoln University and the proposed 'Dairy Block' residential development, which provides opportunities for the integration of facilities and network infrastructure, including the potential for a future bypass road. The Business 2B zone is well placed to enable a range of industrial-type activities to establish to service the needs of a growing local community.

The ODP has been formulated to maximise connecivity between the site and its surrounds, while recognising the need to separate the Living Z Deferred and Business 2B zones to avoid potential cross boundary effects and to maintain residential amenity values.

DENSITY PLAN

The density plan illustrates the extent of Living Z Deferred and Business 2B zoning, with the zone boundary located on the northern side of the landscape buffer. The Business 2B zone is identified as being within the first (current) development phase period, whereas the Living Z Deferred zone is deferred until the second phase. The deferment on the Living Z zone will therefore be uplifted in 2017, provided that adequate infrastructure and servicing is avilable.

The Living Z part of the ODP shall achieve a minimum net density of 10 households per hectare. Note that "net density" is to be calculated with respect to the Living Z zone boundaries only and not over the whole ODP area and excludes the 20m roading corridor for the potential future bypass located at the western end of the LZ zone.

MOVEMENT NETWORK

The roading network is designed to make safe provision for a range of transport options, including active transport (cycling and walking) and public transport (bus). It also provides for the separation of vehicle traffic from the living and business areas, with each zone having a primary route onto Springs Road.

The ODP makes provision for a potential bypass road, as identified in the Lincoln Structure Plan however no formal plans for the road have been made to date. There is sufficient space within the landscape buffer shown on the ODP to accommodate the bypass road should this road eventuate (as shown on the cross ection diagram attached to this ODP report). A suitable acoustic treatment shall be undertaken to mitigate road noise prior to construction of the bypass road. The ODP also illustrates a potential roading connection from the Business 2B zone onto the bypass road in order to facilitate the movement of heavy vehicles in this locality.

The internal roading layout for both the Living Z and Business 2B areas reflects the principles of the Selwyn District Council Subdivision Design Guide by ensuring good connectivity, minimising the number of rear lots and encouraging the efficient shape and orientation of future alotments.

Future road and cycle/pedestrian linkages are shown to the adjoining area to the west, which is subject to a separate private plan change request for rural residential rezoning; and a pedestrian/cycleway link is provided between the Living Z and Business 2B zones.

GREEN NETWORK

The green network will provide amenity and serve the recreational needs of the future residents and occupiers of the ODP area. The open space areas shown on the ODP comprise a neighbourhood park (approximately 2000 – 2500m2 in size) within the Living Z zone and a landscape buffer (varying between 30m – 50m in width) along the western boundary of the Living Z zone and along the northern boundary of the Business 2B zone.

The location and size of the neighbourhood reserve is based on the Selwyn District Council open space requirements cited in the LTP and Activity Management Plans, which seek to adhieve 1ha per 1000 new residents and to provide a local reserve within 400m walking distance of every dwelling. All roads will be suitable for ‘on road’ cycling, and will include a footpath formed on one side only to minimise impermeable surfaces.

The landscape buffer shown along the northern boundary of the Business 2B zone has a minimum width of 50m to separate residential and industrial activities, in order to maintain residential amenity values. The width of this buffer also provides sufficient space for noise mitigation measures to be constructed, in addition to any potential bypass road. A suitable acoustic treatment shall be undertaken within the landscape buffer to mitigate noise from the Business 2B zone prior to subdivision or construction of principle buildings in that part of the Living Z zone within 50m of the landscape buffer. The remainder of the landscape buffer, comprising a width of 30m, provides a possible route for the potential bypass road.

Specific building setback and landscaping requirements apply along all external Business 2B zone boundaries to maintain amenity values at the zone interface. These mitigation measures are to be implemented through the associated land use rules for activities within the Business 2B zone.

A 5m no build setback along the west boundary and northwest corner of the Worner property (that part of the property currently with less dense existing screen planting), is intended to maintain the amenity of that property until such time as it is redeveloped for higher density living purposes than the current rural residential use.

BLUE NETWORK

Stormwater is to be managed on site with a combination of internal swales, a first flush basin (approximately 6,000m^2 in size) and a wetland located in the southeast corner of the Business 2B zone comprising an area of approximately 1.8ha. The stormwater system will manage stormwater from within the entire ODP area, including both the Living Z Deferred and Business 2B zones.

The size of the wetland shown on the ODP is subject to further refinement at the detailed design stage, including confirmation of depth to groundwater. There are three options for stormwater discharge from the ODP area: -

1) Discharge into the Selwyn District Council drain adjacent to Collins Road east of Springs Road via a pipe or open drain laid along Springs Road and Collins Road;

2) Discharge via the private drainage system on adjoining land to the south (subject to the agreement of the landowner);

3) Discharge to the main drain located within ODP Area 1.

Option 1 is the preferred option.

The stormwater management system is consistent with design principles of the Lincoln Integrated Stormwater Management Plan, however a variation will be required to the global discharge consent to accommodate the additional stormwater flows and to ensure that discharge quality into the LII River meets the relevant consent conditions.

The proposed wastewater network for the ODP area will include a system of gravity mains and a pumping station to convey wastewater off-site. There are a number of options for the delivery main from the pump station at Springs Road to the Selwyn District Council network, with the preferred option being construction of a temporary rising main to the existing Lincoln reticulation. This could ultimately be superceded by a connection into the Dairy block reticulation once this is available.

A reticulated water supply can be supplied to the ODP area by a construction of a watermain down Springs Road from Ellesmere Junction Road, which can eventually be interconnected with the water network being constructed for the Dairy block, including ODP Area 1.


Neighbourhood Park
Living Z
Stage 2
5m building setback off boundary
SPRINGS ROAD
5m building setback off boundary
Business 2B
Stage 1
3m building setback off boundary
SCALE @ A1 1:1000
@ A3 1:2000
OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN- DENSITY PLAN
Parcel
ODP Area
Roading
Low Density - 10hh/ha
Landscape Buffer*
Potential Roading Connection
Potential future bypass road
Stormwater Treatment Zone
Shared pedestrian/ cycle off road lane
* Landscape Buffer subject to noise attenuation measures to mitigate reverse sensitivity issues between business and residential use


LIVING Z
Stage 2
Proposed
Stormwater Route
SPRINGS ROAD
BUSINESS 2B
Stage 1
Approx. 1.9ha
SCALE @ A1 1:1000
@ A3 1:2000
OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN - BLUE NETWORK PLAN
ODP Boundary
Parcel
Roading
Proposed stormwater treatment zone
Existing waterway (drain)
Proposed Watermain
Indicative wastewater pump station
Proposed gravity wastewater
Proposed rising wastewater


30m
Neighbourhood Park
LIVING Z
Stage 2
Worner Property
50m
50m
Location of Noise Attenuation Measure
SPRINGS ROAD
BUSINESS 2B
Stage 1
SCALE @ A1 1:1000
@ A3 1:2000
OUTLINE DEVELOPMENT PLAN AREA 5 - LINCOLN - GREEN NETWORK PLAN
ODP Boundary
Parcel
Roading
Recreation Reserve
Landscape Buffer
No Build Setback
Shared pedestrian/ cycle off road lane
Stormwater Treatment Zone
50 metre Noise Attenuation Zone



OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for ODP Area 6 at Lincoln. The area incorporates the balance of land known as the “Vege Block” which is not required for Community Purposes as part of the Notice of Requirement. It has an area of approximately 7500m² and covers the eastern half of Lot 1 DP 301682 with the western part of this lot being designated for Community Facilities. The ODP provides a framework to guide future development of the land.

ODP Area 6 is proposed to be developed for medium density housing consistent with the Lincoln Structure Plan and in accordance with the Selwyn District Council Medium Density Housing Guide. The development of this area in combination with the Community Facilities area will provide extensive linkages with existing and proposed Council reserves and enable a future road link with Boundary Road.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The site is rectangular and is 32m wide by 230m in length. Access to the site will be by a new road off North Belt which will provide access of the western boundary of the site. The layout of the sections will be undertaken to maximise sunlight and warmth. The lot sizes will provide for medium density housing and will be laid out to achieve combined accessways for back sections. The ODP area shall achieve a minimum net density of 15 households per hectare.

The higher intensity residential development incorporating smaller lots will be directly opposite the Lincoln Events Centre and Lincoln Domain. The site is also close to the local primary and high schools and the Lincoln Shopping Centre. The site backs on to Roblyn Place. A 5m building setback, together with a 12m setback for two-storey buildings, is shown adjacent to this ODP boundary, in order to reduce any privacy, shading and outlook effects on the adjoining Roblyn Place residents.

MOVEMENT NETWORK

The new road within the development is effectively an extension of William Street and is required to access the proposed Lincoln Community Centre and Lincoln Domain and their associated carparks. The Lincoln Structure Plan indicates that the linking of William Street through to Boundary Road would provide significant benefits for local area movement rather than having to backtrack to the village centre. This ODP provides for this linkage through the ODP area and with a connection through to the lot to the north, thus providing the potential for a link through to Boundary Road.

The road is proposed to be a primary road with pedestrian and cycle movements on both verges. The road verges will be 5m wide with provision for landscaping, power, telecom, water, sewer and stormwater services to be contained within them.

Accessibility to the Community Centre and Domain carparks via the new road will alleviate congestion problems along North Belt, particularly on winter sports days. Initially the road will be a cul-de-sac until the balance of the road to Boundary Road is constructed.

In addition to the cycle and pedestrian facilities associated with the new road through to the Community Centre, specific cycle and pedestrian routes from the new road directly to the Domain are to be created.

GREEN NETWORK

Due to the proximity of the Lincoln Domain and the Council's development of the community centre adjacent to this site the provision of separate open space is not warranted. The 5 metre wide street berm will provide for frontages to the residential units to be grassed and planted with trees or for a grassed swale to retain natural elements within the site. The existing pond to the north of the site and the detention basin at the southern end of the community centre as well as landscaping of the centre will all provide a natural fringe to the development providing residents with visual relief.

A linkage to the Lincoln High School may be provided at the northern boundary; however the final location of this link will be determined after the development of the tennis and netball courts in the area.

It is also anticipated that an esplanade reserve will be provided adjacent to the Liffey Stream.

BLUE NETWORK

The northern boundary of this site is adjacent to the Liffey Stream close to where the stream commences. As surface drainage in the area is poor, a comprehensive drainage system for all the land being developed is necessary to provide appropriate treatment and detention of stormwater. The proposed stormwater management system for the area is:

Road, community centre and car parking hardstand areas – capturing rainwater and directing it through swales in the car park for treatment and then into a detention basin prior to entering the Council reticulated stormwater system.

RESIDENTIAL SUBDIVISION – *THREE OPTIONS ARE AVAILABLE NAMELY:*

(a) direct stormwater through piped system to a swale at the southern section of the road berm;

(b) direct stormwater through a piped system to a swale within a section of the road at the southern end of the site; or

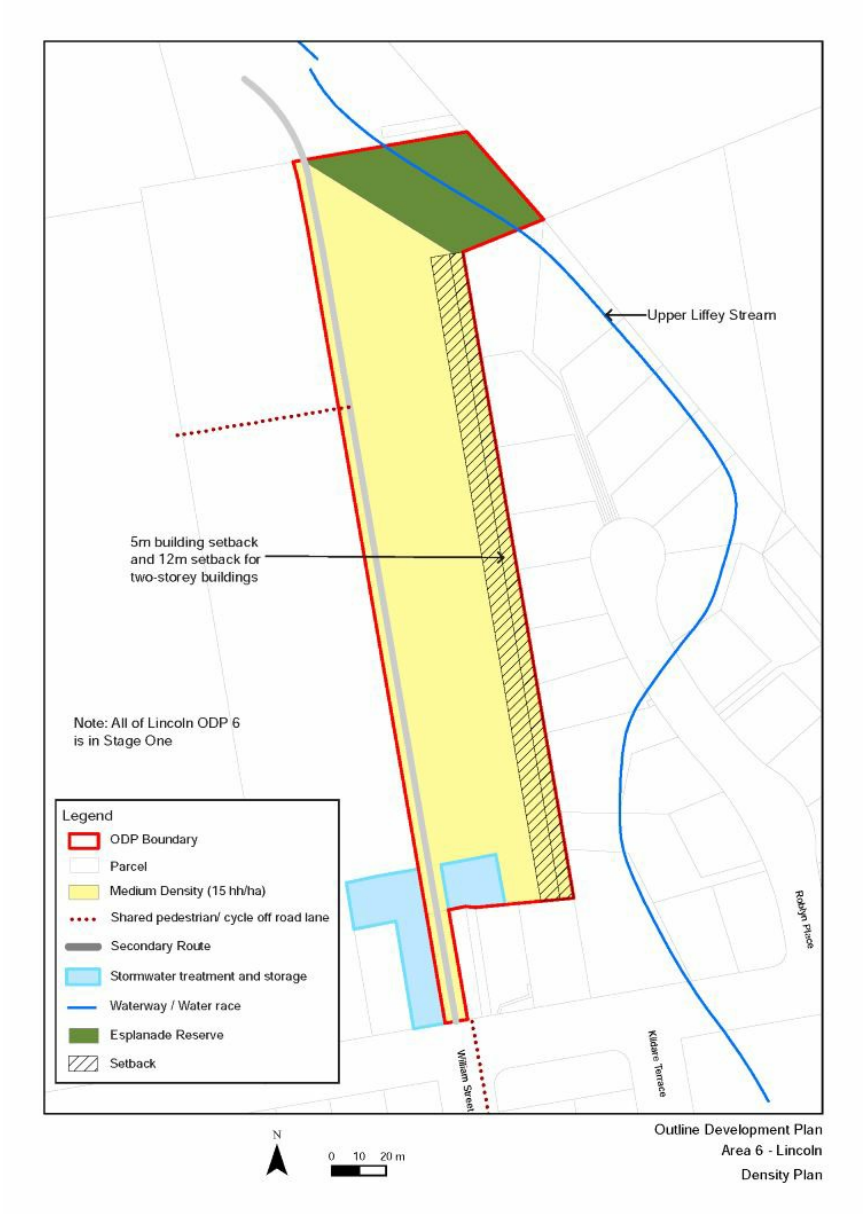
(c) direct stormwater through an open swale within the road berm for the full length of the road.

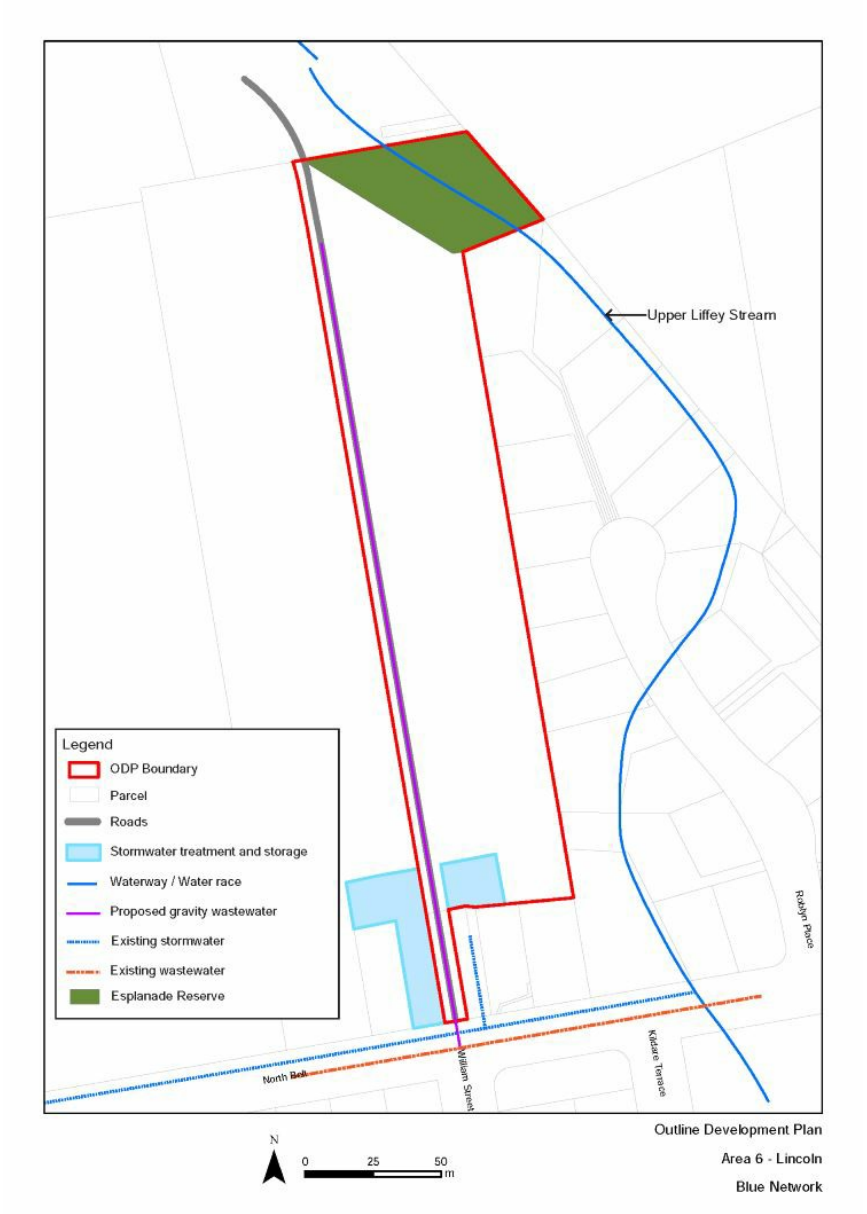
Sewer connection from the medium density development will be to the Lincoln Storage Facility via the existing reticulated sewerage network.

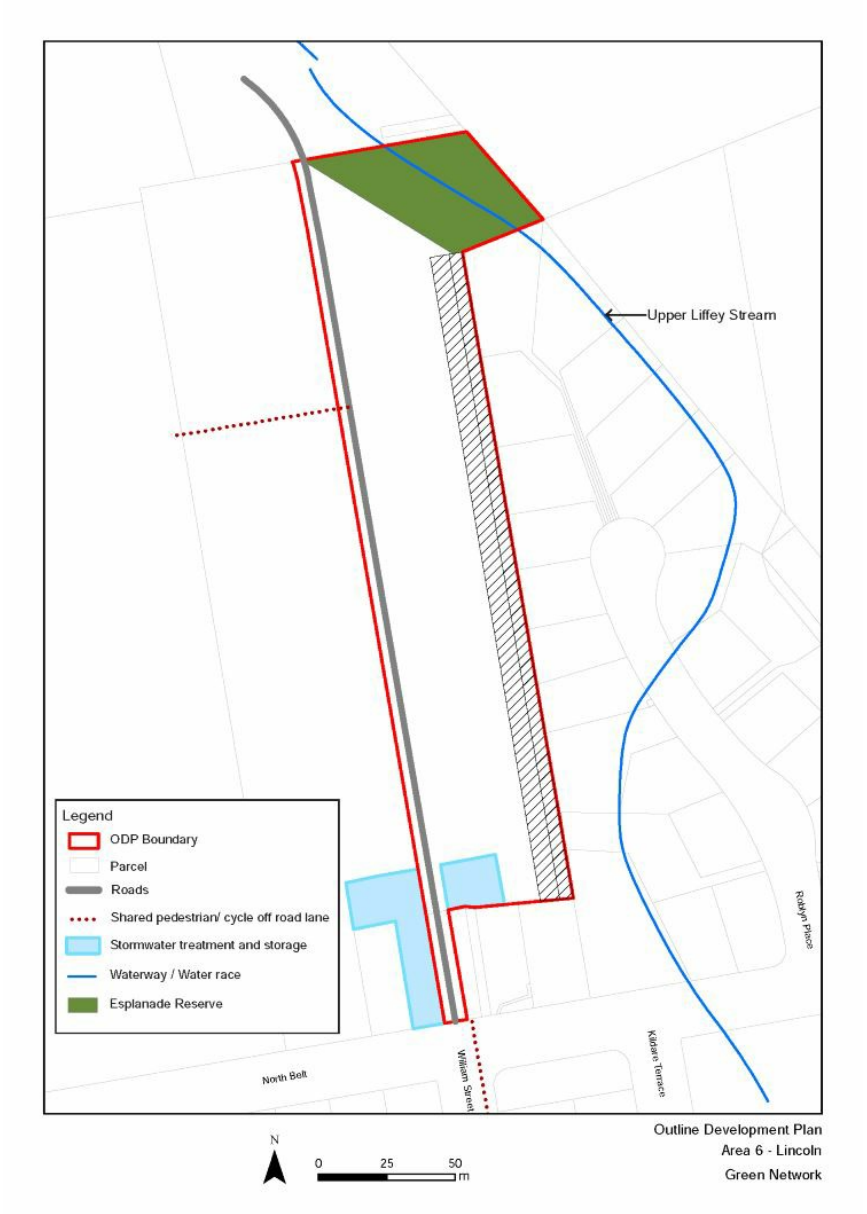
SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.38)

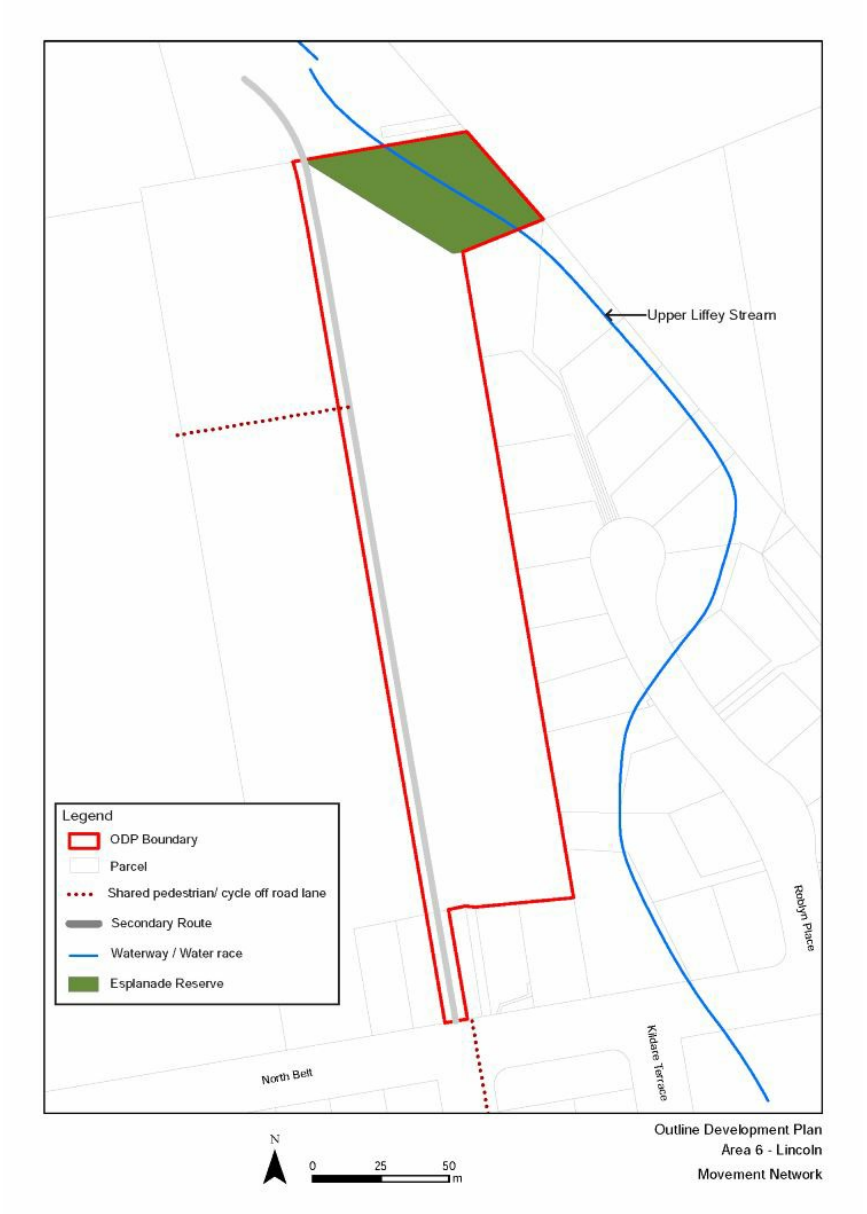
- A 5m setback shall be provided between all buildings and the eastern boundary of ODP Area 6.

- A 12m setback shall be provided between all two-storey buildings and the eastern boundary of ODP Area 6


Upper Liffey Stream
5m building setback
and 12m setback for
two-storey buildings
Note: All of Lincoln ODP 6
is in Stage One
Legend
ODP Boundary
Parcel
Medium Density (15 hh/ha)
Shared pedestrian/ cycle off road lane
Secondary Route
Stormwater treatment and storage
Waterway / Water race
Esplanade Reserve
Setback
Robyn Place
William Street
Kildare Terrace
N
0 10 20 m
Outline Development Plan
Area 6 - Lincoln
Density Plan


Upper Liffey Stream
Legend
ODP Boundary
Parcel
Roads
Stormwater treatment and storage
Waterway / Water race
Proposed gravity wastewater
Existing stormwater
Existing wastewater
Esplanade Reserve
Robyn Place
William Street
Kildare Terrace
North Belt
N
0
25
50
m
Outline Development Plan
Area 6 - Lincoln
Blue Network


Upper Liffey Stream
Legend
ODP Boundary
Parcel
Roads
Shared pedestrian/ cycle off road lane
Stormwater treatment and storage
Waterway / Water race
Esplanade Reserve
Robyn Place
North Belt
William Street
Kildare Terrace
N
0
25
50
m
Outline Development Plan
Area 6 - Lincoln
Green Network



OUTLINE DEVELOPMENT PLAN AREA 7

INTRODUCTION

This ODP outlines the development of a new neighbourhood comprising smaller lot size medium- high density housing with supporting commercial facilities at a neighbourhood scale.

The ODP re-zones the site from Business 3 to a Living Z Zone (Medium Density and Neighbourhood Centre). Located in close proximity to an established retail destination and within close walking distance to the Town Centre and University, this site provides a unique opportunity for a higher density of urban form. Its direct proximity to the proposed Lincoln Hub further enhances this relationship. This site has been planned as a single entity, but with the opportunity to be separated into individual blocks for sale and development. This ODP outlines the overall development principles for this land, providing a blueprint guideline for finer-grained design outcomes at the site level.

URBAN DESIGN

The following Urban Design Principles underly the development of this ODP:

- A distinctive sense of place
- Compact and consolidated urban form
- Integrated residential and circulation design
- Integration and response to adjacent sites

- Buildings that define streets and overlook public spaces
- Safe and comfortable living environment
- Higher density living in close association with amenity space and outlook
- Connectivity and walking proximity to existing and future retail and employment assets
- Choice of housing units internally and provision for different economic groups
- Extends the range of unit sizes available to a University town

DENSITY

As part of a new living zone, this ODP introduces higher residential densities in immediate proximity to the existing New World supermarket (an established retail destination) and Gerald Street which is the central street of the Lincoln Township.

The ODP has the potential to achieve a density in excess of 20 h/ha. It comprises a residential development of small section sizes and expands the degree of residential choice available within the town. This medium density housing component transitions through to the existing supermarket via a small mixed use development in the Neighbourhood Centre adjacent to that supermarket site.

The medium density core provides for the potential for up to 11m high residential buildings which overlook the central open space encompassing both the shared space area, linear reserve and a pocket park.

This area of residential development along Vernon Drive is of considerable importance as it will serve as a gateway to the Te Whariki subdivision and complete development on the western side of Marion Place; therefore guidelines must be in place to ensure an appropriate standard of open space and built form design to create a positive relationship with the street frontage and surrounding area.

The ODP identifies a small Neighbourhood Centre comprising of commercial and retail mixed uses between the supermarket and the shared surface residential core. These areas may comprise of two-storey development with offices or residential uses above the commercial, and are easily accessible from both within and outside the development. A vehicular access link through to the New World supermarket will provide a useful connection between the commercial areas, including the potential for shared car parking arrangements.

The ODP identifies two shared space nodes associated with the northern and southern ends of the central core shared surface street (Local Minor Road). Both locations will encompass junctions and turning areas associated with the street. These locations are identified as important nodal spaces, where careful design of new building and landscape elements can provide a more distinctive character beyond a simply vehicular function. Furthermore, they offer an opportunity for a more unique sense of arrival that reinforces the difference between conventional roads and shared streets.

CIRCULATION NETWORK

Overview

The overall movement network has been designed to integrate with existing networks, and provide legible connections for a variety of transport modes. Pedestrian circulation within the site will be achieved via the shared surfaces, private access ways and pedestrian links. The enclosed nature of the site allows for transition ‘entrance thresholds’ to be developed near both entrances of the development, which will be designed in association with Council. There is an opportunity for a pedestrian footpath link between the Vernon Drive footpath and the proposed linear reserve running east-west through the site (which would also link to the proposed Pocket Park).

Access to Vernon Drive

No direct vehicular access will be permitted onto Vernon Drive. All vehicular access will be achieved via the two proposed Local Minor roads identified within the ODP. Pedestrian access will also be available to any public footpath on Vernon Drive.

Link to New World

The ODP anticipates close connectivity between the existing supermarket and the proposed Neighbourhood Centre. This will require a vehicular and pedestrian/cycleway link between both sites and anticipates a shared car parking arrangement.

Future Connection - Western Boundary

The ODP makes provision for future connectivity along the western boundary, particularly in respect of pedestrian footpaths. An opportunity for a new local road connection into the Neighbourhood Centre will also be provided.

Commercial Entrance Alignment

The ODP identifies that the vehicular access into the Neighbourhood Centre is likely to deflect towards the supermarket. This ensures a visual connection between the access and retail uses, and deflects traffic away from the adjacent residential component of the ODP.

The car parking component of the Neighbourhood Centre will be accommodated within a well-designed and distinctive nodal space.

Entrance Thresholds

Transitions are required between the shared surface part of the Local Minor Road and the adjacent ‘standard’ roading network to inform drivers that they are entering a different road environment. These will be provided within the short sections of Local Minor Road which lie between Vernon Drive and the shared space, and will each include a reduction in usable carriageway width, a visual narrowing of the carriageway, a change in road surface, and/or a vertical deflection feature such as a speed table.

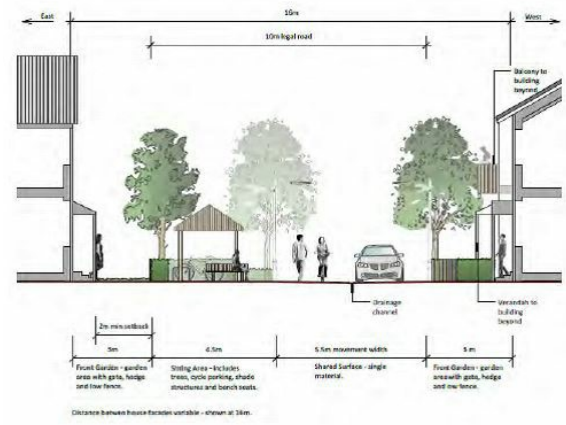
Shared Space

The shared space which runs through the majority of the site will be designed in a manner that does not use any upstand or level change to differentiate between the carriageway and footpath. Rather, it will be designed and constructed so that the same (or similar) level is maintained between the edge of the buildings fronting the eastern side and western side of the road reserve, as well as on the portion of the road used by pedestrians and motorised vehicles. The legal extent of the road reserve

will be clearly delineated through the use of street furniture, different coloured surfacing, minor grade changes and/or other method that does not use a kerb upstand or similar sudden grade change.

The shared space will provide a route to allow the movement of motorised vehicles, which will be designed in a way that can accommodate the passage of a standard refuse collection truck. This route will be clearly delineated to ensure that drivers are appropriately informed of the areas that they are expected to travel within by using methods such as street furniture, landscaping, and varying paving surfaces. The route will be designed in a manner which encourages slow vehicle speeds through providing elements such as tight curve radii at intersections, a curvilinear alignment or careful placement of on-street parking spaces.

An obstruction-free corridor suitable for use by blind and partially-sighted pedestrians will also be provided. Further, if any changes of grade are included within the shared space, these will be designed in a manner that does not present a tripping hazard to the blind or partially-sighted. Sufficient cross-fall will be provided within the road reserve to effectively manage stormwater. An indicative cross section of the shared surface is illustrated below:



GREEN NETWORK

The Green network of open spaces will provide amenity within the site to both existing and future residents of Lincoln. These green spaces ensure that local residents have adequate access to quality outdoor and recreational space. This is an integral part of the development structure for this ODP. These open spaces support footpath and cycle routes, provide visual and climatic buffers and support service infrastructure.

The green network is comprised of:

- Linear reserve at 10m wide
- Pedestrian and cycle green links
- Buffer planting to Vernon Drive
- Pocket Park
- Stormwater amenity strip

Linear Reserve

The linear reserve provides for pedestrian and cyclist circulation between the east and west boundaries of the site. It also creates a strong sense of amenity for adjoining residential development and provides beneficial open space to potential denser built form and creating more permeable blocks. It is illustrated as a 10m wide strip to allow for later alignment design flexibility depending on the urban grain arrangement. This is sufficient width to accommodate a footpath and vehicle access for maintenance purposes.

Pedestrian and cycle green links

The green link provides a potential pedestrian and cycle access point whilst reinforcing and enhancing the pedestrian circulation network. It will be subject to passive surveillance and overlooking from adjacent properties. Such links provide opportunity to enhance the networks both within and outside the development, with a connection established in association with the amenity corridors of the proposed Lincoln Hub.

Vernon Drive Amenity Planting Strip

The ODP identifies a 3m wide planting strip along the eastern boundary with Vernon Drive. This width is identified to provide space for the establishment of a near continuous windbreak of trees to this boundary.

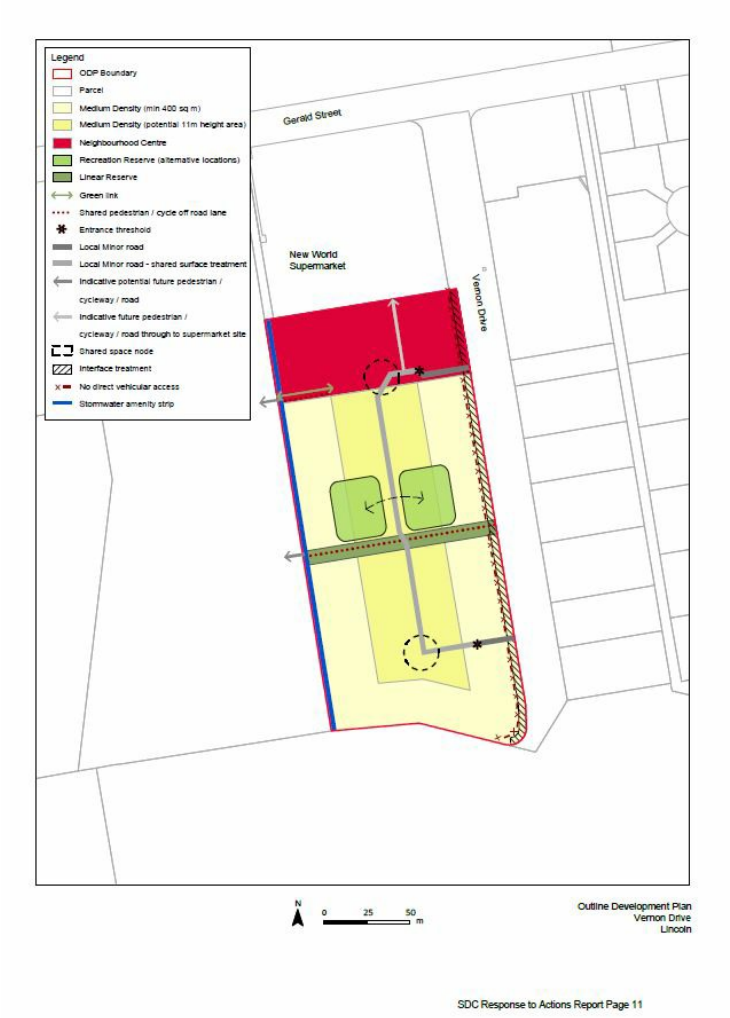
Pocket Park

The ODP requires the design and incorporation of an amenity and recreation reserve for the benefit of residents. This will be located in close proximity to both the central linear reserve and the shared surface street. The ODP identifies two alternative locations. This amenity reserve will be of sufficient size to incorporate a children's play area, a separate seating area and an area of sufficient size to serve as an informal recreation space. This open area should form a part of the frontage to the shared street and should be enclosed and overlooked by higher density housing.

The majority of this housing should face directly onto the open space.

Stormwater Amenity Strip

A stormwater easement of approximately 3m in width is present along the western boundary of the ODP. This will accommodate an underground reticulated stormwater system and dished overflow path along its surface. Permanent access is required along its length for maintenance purposes by the Council. Planting within this width will be limited. Ownership of this strip may be private (together with associated easement access), or, if this is a part of a wider strip that serves an additional amenity function, it may fall within public management by the Council. Additional width, more substantially planted, could be made available within the ODP, or in association with additional width on adjacent land.



SDC Response to Actions Report Page 11

OUTINE DEVELOPMENT PLAN AREA 8

INTRODUCTION

Area 8 comprises approximately 57.7ha of land located in the south west of Lincoln bounded by the Living Z and Business 2B zones to the east, Rural (Outer Plains) zone to the south and west and Lincoln University to the north. The 'Dairy Block' residential (LZ) subdivision is further to the east on the opposite side of Springs Road.

Area 8 is identified in the Selwyn District Council Rural Residential Strategy as a suitable location for rural residential development.

The ODP is based on sound urban design principles and establishes a framework to guide future development of the site.

INTEGRATION WITH LINCOLN TOWNSHIP

The ODP is designed to integrate with surrounding landuses and plans for the wider Lincoln Township, including residential subdivision to the west, University land to the north, and potential connections to and through these areas to the existing town centre and Gerald Street neighbourhood centre.

The ODP is based on sound urban design principles and establishes a framework to guide future development of Area 8.

DENSITY PLAN

A variety of rural residential lot sizes are shown on the ODP in a generally 'random' pattern but with a general approach of locating smaller lots (minimum 3000m2) around the outside of the site, with larger lots towards the centre. The rationale is to enable a sense of spaciousness and ruralness to be present within the centre of the site, especially for those lots that do not have a direct visual connection to the wider Outer Plains rural environment or landscaped buffers on the boundary with the Living Z and Business 2B zones. The exception is at the Business 2B zone boundary where larger (minimum 5000m2) lots are necessary to facilitate a 50m dwelling setback for noise mitigation reasons.

ROAD AND ACTIVE TRANSPORT NETWORK

Key principles of the proposed roading network are to achieve strong connectivity both within Area 8 and to adjacent areas; support the existing and proposed road network for wider Lincoln; and ensure a legible and safe local roading network.

The proposed internal roading pattern is based on an internal circular roading layout, with access to Springs Road via the adjoining Living Z zone.Possible future links are identified on the ODP via University land to the north and to the Business 2B zone to the east.

Given the local traffic volumes anticipated on the internal roads, local roads will provide shared space for cyclists and motorists. In addition, an off-road cycle and pedestrian route is proposed around the proposed stormwater management area and along the western waterway within the proposed 5m esplanade strip area.

GREEN NETWORK

Landscaped buffer areas are proposed around all boundaries of Area 8.

The landscape buffer (30m) is located within the Living Z zone, and can accommodate the possible future Lincoln Bypass.

A 15m landscape buffer incorporating an acoustic mound is proposed along the Busines 2B boundary to visually screen the Business 2B development from the Living 3 zone, and, in combination with a 50m dwelling setback along this boundary, provide appropriate mitigation of noise effects generated by future development in the Business 2B zone.

A 5m wide belt of totara trees underplanted with natives will provide an appropriate edge at the boundary with rural land to the south. 1.8m high paling fencing and a 5m high shelterbelt is proposed along the northern boundary with the University, as requested by the University. Whilst paling fencing is not consistent with the fencing typologies for the Living 3 zone specified in Appendix 43, in this case it is considered acceptable as the fencing will be set behind the shelterbelt within the Living 3 zone, and not visible from any public place.

Riparian planting along the western waterway and within the stormwater management area in accordance with the waterway cross – section and planting guide attached to the ODP will provide for enhanced indigenous diversity, mahinga kai and amenity values.

The boundary treatment fencing and planting and riparian planting will be undertaken by the developer at the time of subdivision and consent notices on future lot titles will be required as appropriate to ensure its ongoing protection and maintenance.

The proposed stormwater reserve areas can also be utilized for open space/amenity purposes.

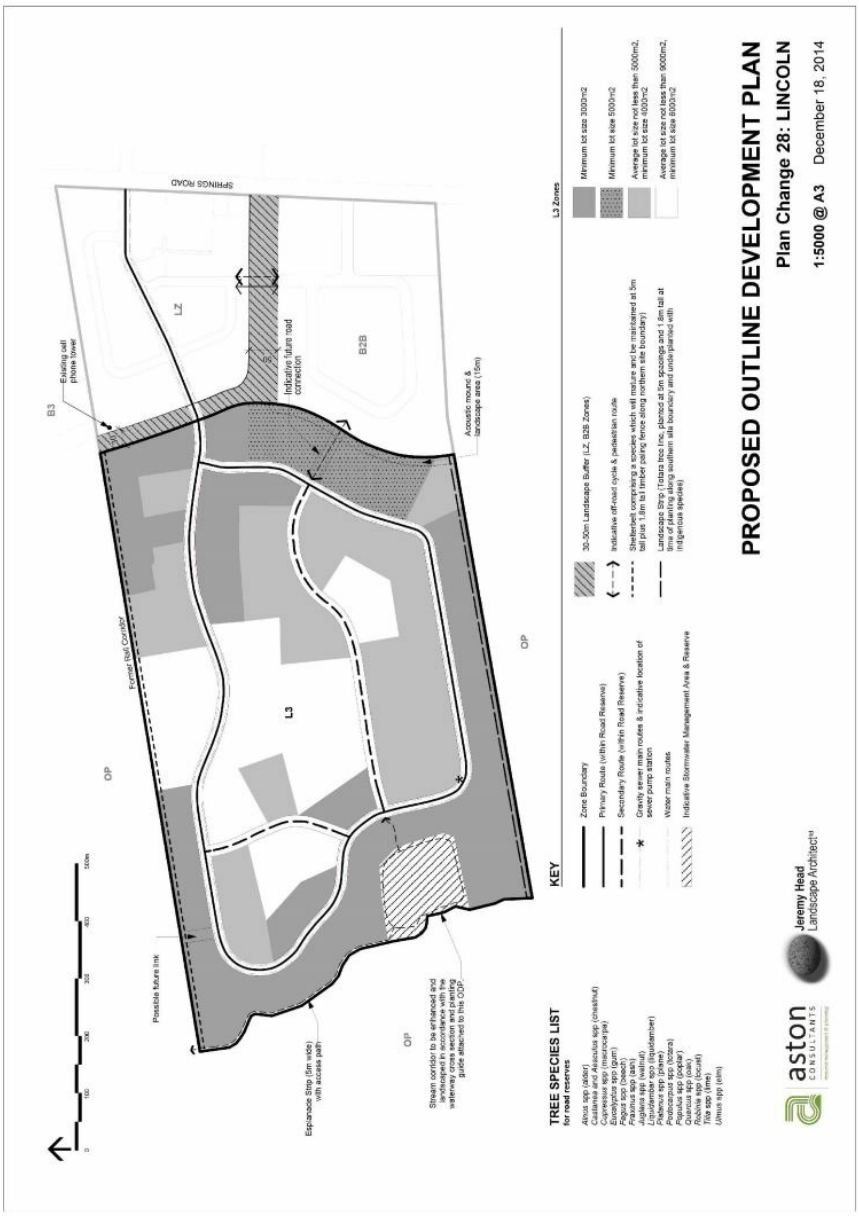
Large scale trees are proposed for street tree planting with the species list comprising mainly exotics but also totara. The intention is to create a significant scale of planting commensurate with the larger scale of the proposed rural residential subdivision pattern. Native planting generally cannot achieve this, other than totara, as species are for the most part smaller in size.

BLUE NETWORK

Area 8 will be serviced with reticulated water and wastewater services connected to the township reticulation.

Stormwater will be disposed of by gravity to the first flush and stormwater detention ponds within the proposed stormwater management area adjoining the western boundary of the site in the location shown on the ODP, prior to discharge into the private western waterway. This method of treatment and disposal is consistent with the consented Integrated Water Management Plan for Lincoln.A discharge consent from Environment Canterbury is likely to be required for the proposed stormwater management system.

The stormwater conveyance system will utilise swales.


SPRINGS ROAD
B3
Existing rail/ state highway
LZ
B2B
L3
OP
Indicative future road connection
Acoustic mound & landscape area (15m)
Forest Rail Corridor
Possible future link
Esplanade Strip (5m wide) with access path
Stream corridor to be enhanced and landscaped in accordance with the waterway management and planting guide attached to this ODP
KEY
Zone Boundary
Primary Route (within Road Reserve)
Secondary Route (within Road Reserve)
Gravity sewer main routes & indicative location of sewer pump station
Water main routes.
Indicative Stormwater Management Area & Reserve
30-50m Landscape Buffer (LZ, B2B Zones)
Indicative off-road cycle & pedestrian route
Shelterbelt comprising a species which will mature and be maintained at 5m tall plus 1.8m tall timber paling fence along northern site boundary)
Landscape Strip (Totara trios 1mc, planted at 5m spacings and 1.8m tall at time of planting along southern site boundary and underplanted with indigenous species)
L3 Zones
Minimum lot size 3000m2
Minimum lot size 5000m2
Average lot size not less than 5000m2, minimum lot size 4000m2.
Average lot size not less than 9000m2, minimum lot size 8000m2.
TREE SPECIES LIST
for road reserves
Alnus spp (alder)
Castanea sativa/Aesculus spp (chestnut)
Cupressus spp (macrocarpa)
Eucalyptus spp (gum)
Fraxinus spp (ash)
Juglans spp (walnut)
Liquidambar spp (liquidamber)
Podocarpus spp (totara)
Populus spp (poplar)
Quercus spp (oak)
Robinia spp (locust)
Tilia spp (lime)
Ulmus spp (elm)
aston CONSULTANTS
Jeremy Head Landscape Architect
PROPOSED OUTLINE DEVELOPMENT PLAN
Plan Change 28: LINCOLN
1:5000 @ A3 December 18, 2014

Plant Schedule riparian zone

Margin/edge of waterway

Botanical name	common name
Astelia fragrans	kakaha, bush lily
Blechnum chambersii	kiokio
Blechnum fluviatile	kiokio
Eleocharis acuta	spike-sedge
Juncus gregiflorus, pallidus	tussock rushes
Schoenus pauciflorus	bog rush
Schoenoplectus validus	lake club rush
Phormium tenax	NZ flax

Lower Bank

Botanical name	common name
Coprosma aff.parviflora (sp. t)	mikimiki
Coprosma propinqua	mikimiki
Cordyline australis	ti kouka, cabbage tree
Cortaderia richardii	toetoe
Cyperus ustulatus	umbrella sedge
Hebe salicifolia	koromiko
Juncus gregiflorus, pallidus	tussock rushes
Myrsine divaricata	weeping mapou
Polystichum vestitum	prickly shield fern
Phormium tenax	NZ flax

Upper Bank

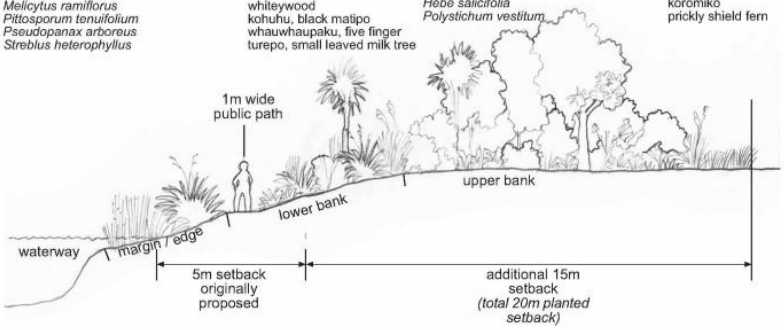
Botanical name	common name
Anemanthele lessoniana	wind grass
Aristotelia serrata	makomako, wineberry
Carpodetus serratus	putaputaweta, marbleleaf
Coprosma aff.parviflora (sp. t)	mikimiki
Coprosma areolata	mikimiki
Coprosma linariifolia	mikimiki
Coprosma lucida	shining karamu
Coprosma propinqua	mikimiki
Coprosma robusta	karamu
Coprosma rotundifolia	mikimiki
Cordyline australis	ti kouka, cabbage tree
Cortaderia richardii	toetoe
Fuchsia excorticata	tree fuchsia
Hebe salicifolia	koromiko
Hypolepsis ambigua	rough pigfern
Kunzea ericoides	kanuka
Melicytus ramiflorus	whiteywood
Pittosporum tenuifolium	kohuhu, black matipo
Pseudopanax arboreus	whauwhaupaku, five finger
Streblus heterophyllus	turepo, small leaved milk tree

Plant Schedule
(south boundary & B2B Zone landscape buffer)

Botanical name	common name
Anemanthele lessoniana	wind grass
Coprosma crassifolia	mikimiki
Coprosma propinqua	mikimiki
Coprosma robusta	karamu
Coprosma virescens	mikimiki
Cordyline australis	ti kouka, cabbage tree
Corokia cotoneaster	korokio
Cortaderia richardii	toetoe
Dodonea viscosa	akeake
Griselinia littoralis	kapuka, broadleaf
Kunzea ericoides	kanuka
Libertia ixioides	mikoikoi, NZ iris
Myrsine australis	mapou
Olearia paniculata	akiraho, golden akeake
Phormium tenax	NZ flax
Pittosporum tenuifolium	kohuhu, black matipo
Poa cita	silver tussock
Podocarpus totara	totara
Pseudopanax arboreus	whauwhaupaku, five finger
Sophora microphylla	South Island kowhai

Stormwater Management Area

Botanical name	common name
Basin Floor	
Cyperus ustulatus	umbrella sedge
Eleocharis acuta	spike-sedge
Juncus gregiflorus, pallidus	tussock rushes
Schoenus pauciflorus	bog rush
Schoenoplectus validus	lake club rush
Sloping Sides	
Anemanthele lessoniana	wind grass
Coprosma areolata	mikimiki
Coprosma linariifolia	mikimiki
Coprosma aff.parviflora (sp. t)	mikimiki
Coprosma propinqua	mikimiki
Coprosma rotundifolia	mikimiki
Cortaderia richardii	toetoe
Hebe salicifolia	koromiko
Polystichum vestitum	prickly shield fern



Riparian/Stormwater Management Area/Boundary planting

Denwood Trustees **Plan Change 28, Springs Road, Lincoln**

December 18, 2014

not to scale

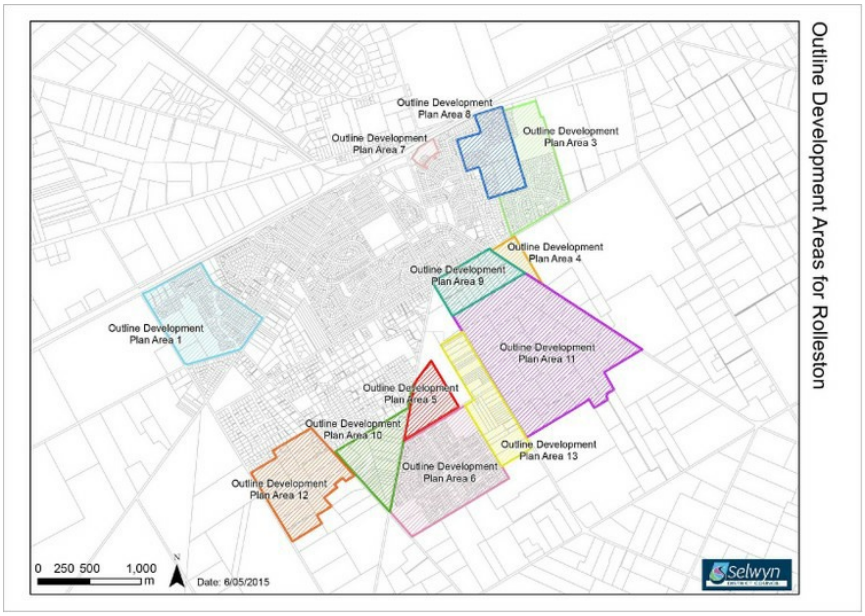
PART E

APPENDIX 38

OUTLINE DEVELOPMENT PLAN - ROLLESTON

for locations of these ODP's see below

- ODP Area 1
- ODP Area 3
- ODP Area 4
- ODP Area 6
- ODP Area 7
- ODP Area 8
- ODP Area 9
- ODP Area 10
- ODP Area 11
- ODP Area 12
- ODP Area 13



OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for that area of land in Rolleston situated generally to the north of Burnham School Road and Brookside Road between Dunns Crossing Road and the recently developed Stonebrook Drive subdivision to the east of Stonebrook Drive.

This ODP is known as the Stonebrook Drive ODP and uses urban design principles to set the pattern of development over the area to guide future development, and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structuring elements, including the road network, cycle and pedestrian network, open space network, development pattern and utilities to service the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change Number 1 to the Regional Policy Statement, the ODP provides an

opportunity for the creation of an integrated development which meets the objectives of those planning documents, as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol, and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design – principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated roading hierarchy that supports effective and efficient public transport.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of open spaces integrated with cycle and pedestrian routes.
- Dual purpose reserve areas, used for recreation and amenity purposes as well as for stormwater management.
- Opportunities for a wide variety of residential development at low, medium and high residential densities in order to attract a wide range of people from different economic and social groups as future residents.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400 - 800m) of any part of the zone, and be within walkable distance of a bus stop within the zone (400 - 800m).
- Provision of local shopping and small business facilities.
- A sustainable stormwater disposal system integrated with open space and reserves.
- The establishment of a master planned concept that provides a defined basis for integrated future development.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.

The Local Centre is located with frontage to the main through road. A primary school could be located within this ODP, subject to confirmation by the Minister of Education/Ministry of Education and the landowners.

The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium density housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG), May 2009, has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access to the area is from four locations: an existing connection to Dunns Crossing Road via Newmans Road, a new road connection to Dunns Crossing Road, a new road connection to Brookside Road and a connection to Stonebrook Drive.

The internal road network includes a main road through the site that will link the southern most access point on Dunns Crossing Road through to Brookside Road, in accordance with the Rolleston Structure Plan. This will be designed in accordance with the principles of new urbanism to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment is appropriate at the main intersections on the main through road to reduce traffic speeds, such as roundabouts or raised tables.

Noise attenuation will be required along the boundary with SH1 to mitigate the effects of traffic noise from that route.

Pedestrian footpaths will be provided on at least one side of each internal road. A number of pedestrian and cyclist links will be provided through the site following road and green linkages.

A significant cycle/pedestrian route will run through reserve areas north to south along the redirected water race. A formal road crossing facility will be provided where this pedestrian/cycle link crosses the main road through the site.

The low speed traffic environment will create pedestrian and cycle friendly public spaces, and provide direct and convenient access within 400m walking distance to open space areas from any dwelling within the site, in accordance with the Rolleston Structure Plan.

GREEN NETWORK

An existing water race runs through part of the site. This is shown on the ODP realigned and incorporated into the reserve and open space network.

The ODP indicates three key open space locations as well as a green network throughout the site. A significant reserve linkage incorporating two of the key open space locations is envisaged that will generally follow the realigned water race through the eastern portion of the site to Burnham School Road.

The other key open space location is shown within the western portion of the site providing green areas at either ends of one of the east-west green linkages.

All key open space locations are adjacent to local business areas, in general accordance with the Rolleston Structure Plan for the positioning of neighbourhood and local centres in this area of Rolleston.

Other areas of open space will be developed as neighbourhood reserves in terms of the overall subdivision design. These will be integrated throughout the area by the green linkages shown on the ODP, and will provide a maximum walking distance of 400m from any dwelling in accordance with the Rolleston Structure Plan.

BLUE NETWORK

All services, including water, sewer, power, and phone are available to the site via the existing road network. There is a sewer pumping station at the corner of Burnham School Road and Brookside Road and there is an existing electricity substation at the corner of Burnham School Road and Dunns Crossing Road.

Water will be supplied from the Council's existing reticulation by connecting to the water main on Brookside Road. Water pressures for the site have been calculated as meeting the requirements of NZS 4404:2004 Land Development and Subdivision Engineering and The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS PAS 4509:2008.

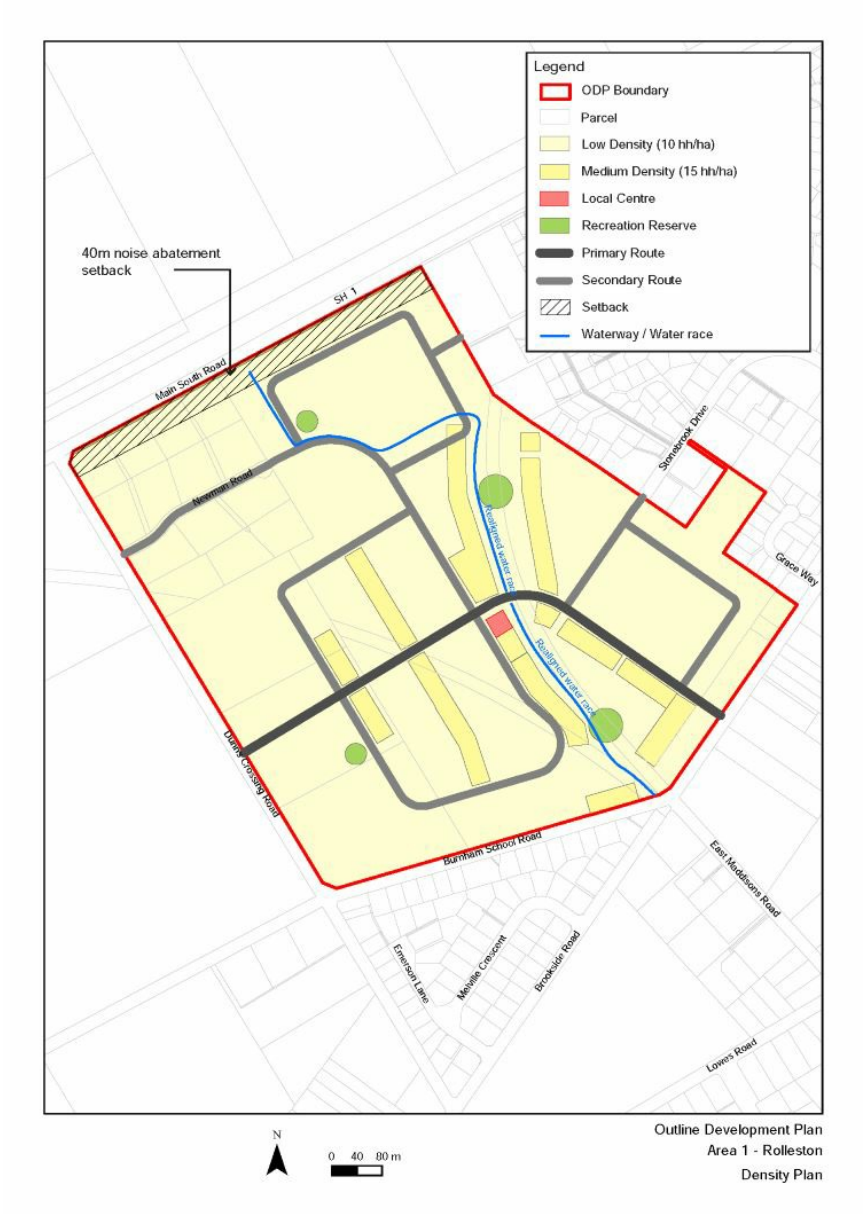
Sewage will be disposed of to the Rolleston Sewage Treatment Plan via new and existing reticulation. Two sewer main connections will be made from the site to the existing sewer mains. The first connection will service approximately 400 lots and connect to an existing manhole on Burnham School Road. Due to the increase flows, the existing pipe through to the pump station will require upgrading for a length of no more than 50m. The second connection will service approximately 150 lots and will connect to an existing manhole on Brookside Road. The remaining lots will connect to the existing sewer mains running along Burnham School Road and Brookside Road. The existing pump station will not require upgrading to service development in accordance with the ODP.

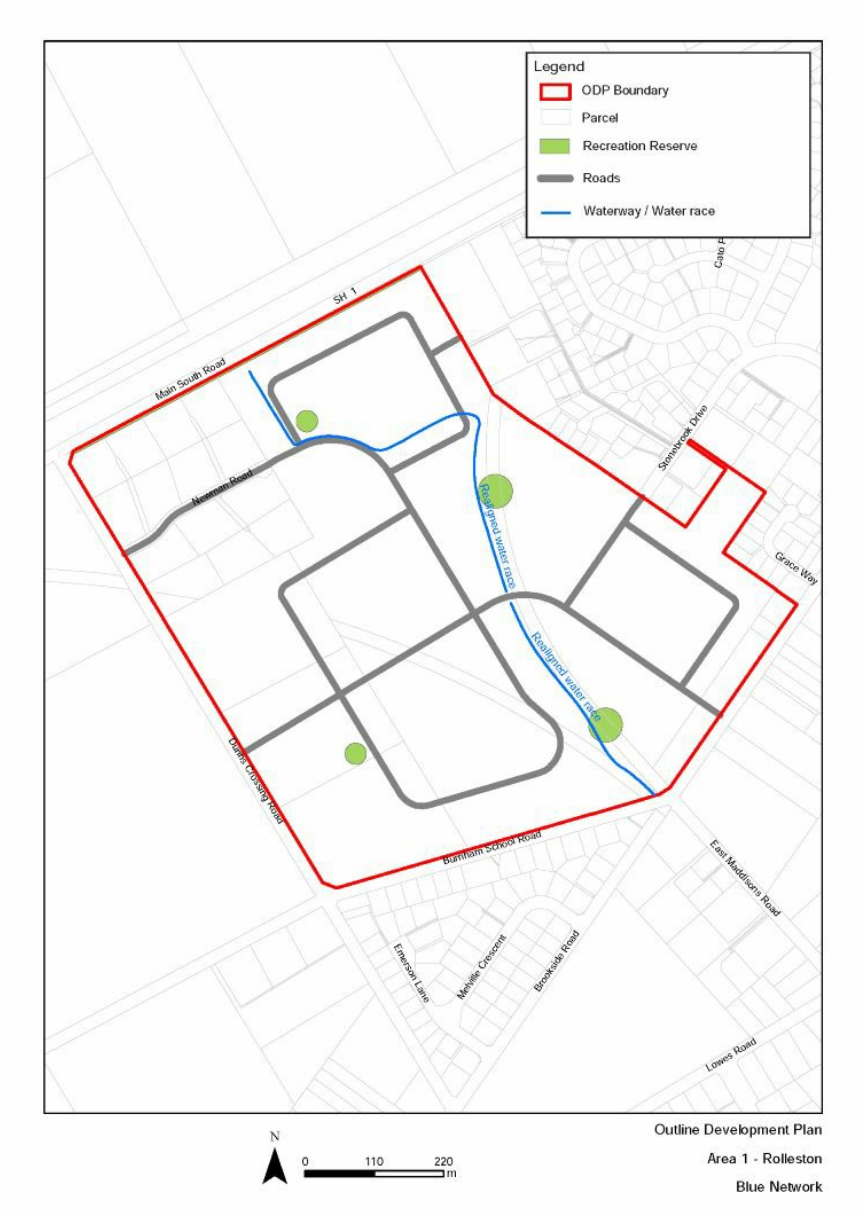
The servicing assessment has been carried out with the Selwyn District Council Five Waters Strategy in mind, and the possibility for recycled water to be made available from the Rolleston Waste Water Treatment Plant to Burnham School Road. If this is available the development may be double plumbed to allow for outdoors irrigation, laundry and irrigation of public areas with recycled water. This would reduce the potable water input of the development by as much as 40%.

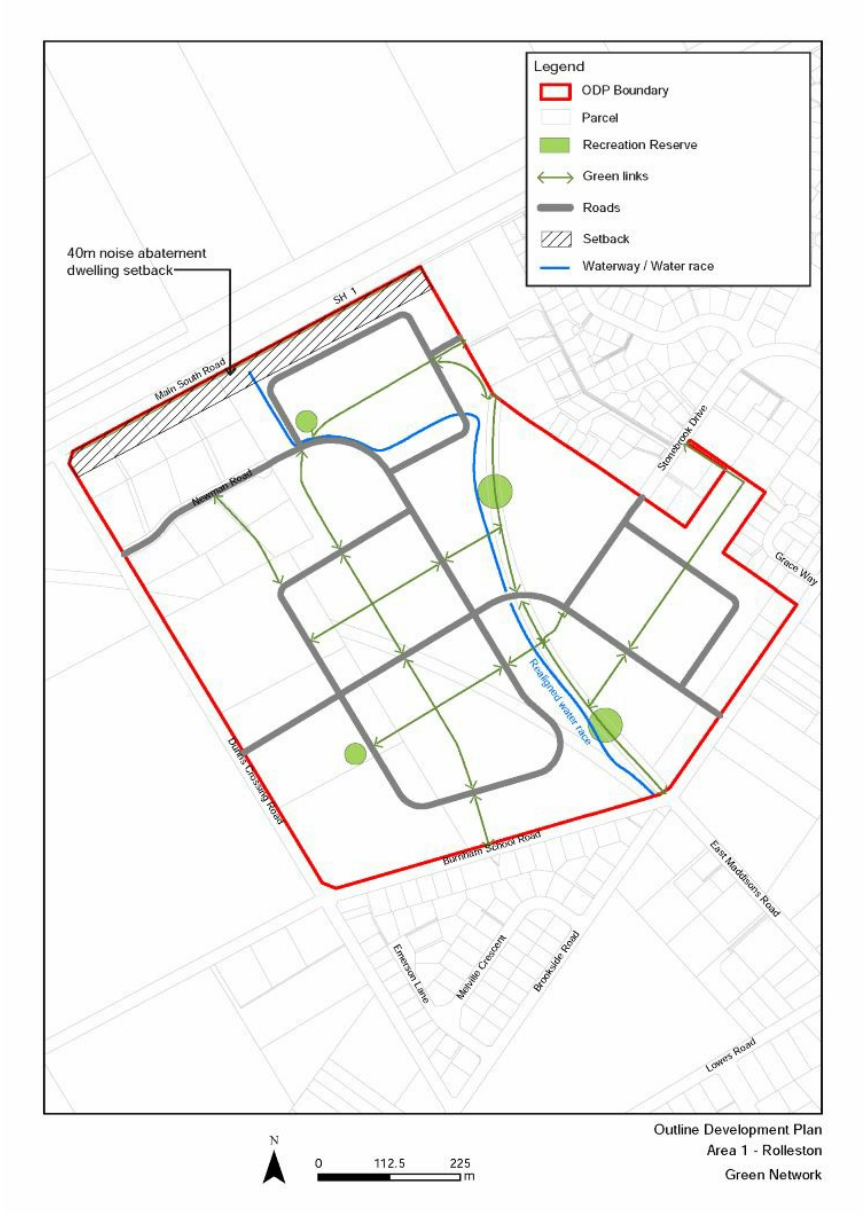
Network operators for both electrical and telecommunications supplies have confirmed that the existing networks have sufficient capacity to reticulate the development area.

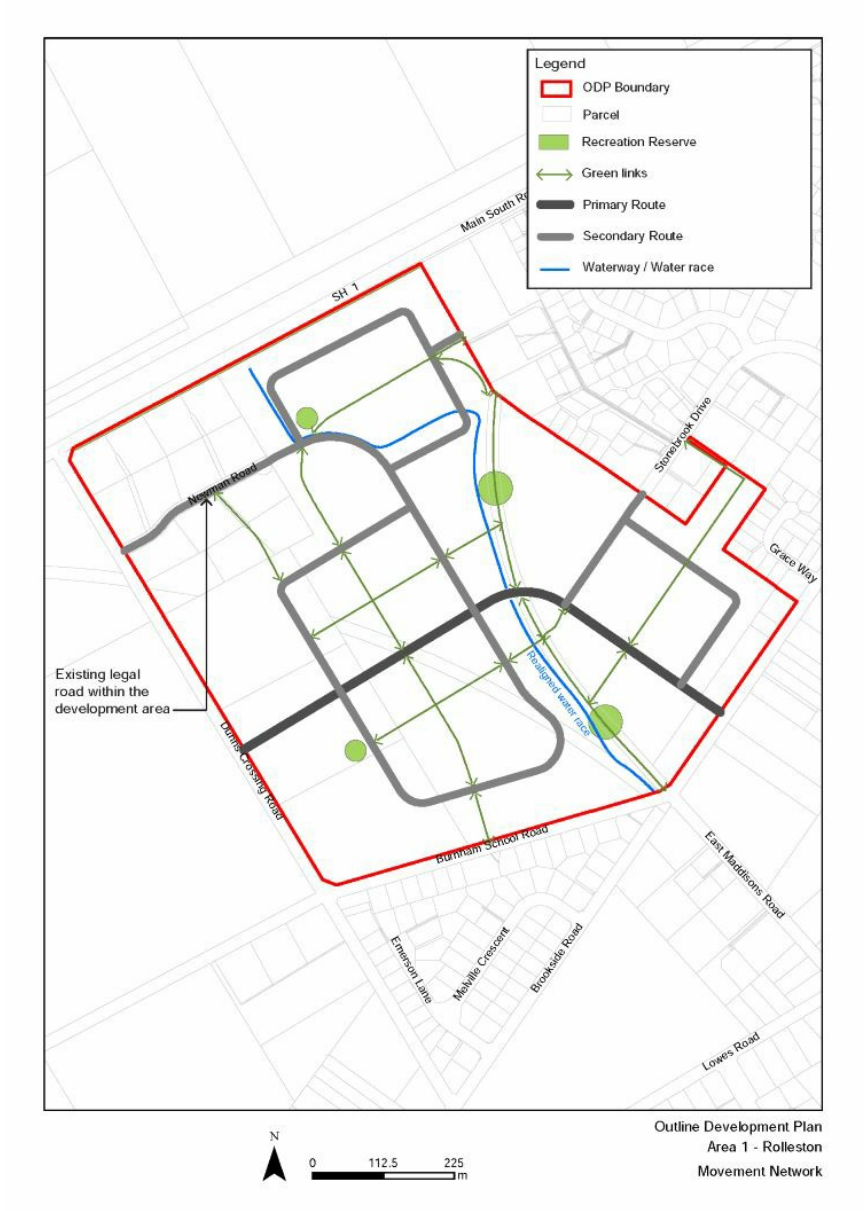
Stormwater will be treated in a variety of ways depending upon its origin within the development. Stormwater runoff from house roofs will be disposed of via onsite soak pits, sized to ensure that flow from a roof in a 1 in 10 year storm event will not exceed the infiltration rate.

Soakage basins located within reserve areas will collect stormwater from the roads via low profile kerb and channel before providing treatment and detention and discharging to ground. Stormwater may also be treated at source using rain gardens and passive infiltration areas on each allotment to capture stormwater from hardstand areas. In addition carriageway discharges may be transported and treated using swales and vegetated areas. Wherever possible, areas for stormwater treatment and disposal will be incorporated into the overall green network for the site, adding value to its amenity and character.


Legend
ODP Boundary
Parcel
Low Density (10 hh/ha)
Medium Density (15 hh/ha)
Local Centre
Recreation Reserve
Primary Route
Secondary Route
Setback
Waterway / Water race
40m noise abatement setback
SH 1
Main South Road
Newman Road
Stonebrook Drive
Grace Way
Dunns Crossing Road
Burnham School Road
East Maddisons Road
Emerson Lane
Melville Crescent
Brookside Road
Lowes Road
N
0 40 80 m
Outline Development Plan
Area 1 - Rolleston
Density Plan


Legend
ODP Boundary
Parcel
Recreation Reserve
Roads
Waterway / Water race
SH 1
Main South Road
Newman Road
Realigned water race
Realigned water race
Stonebrook Drive
Grace Way
Dunns Crossing Road
Burnham School Road
East Maddisons Road
Emerson Lane
Melville Crescent
Brookside Road
Lowes Road
N
0
110
220
m
Outline Development Plan
Area 1 - Rolleston
Blue Network


Legend
ODP Boundary
Parcel
Recreation Reserve
Green links
Roads
Setback
Waterway / Water race
40m noise abatement dwelling setback
SH 1
Main South Road
Newman Road
Stonebrook Drive
Grace Way
Realigned water race
Dunns Crossing Road
Burnham School Road
East Maddisons Road
Emerson Lane
Melville Crescent
Brookside Road
Lowes Road
N
0
112.5
225
m
Outline Development Plan
Area 1 - Rolleston
Green Network



OUTLINE DEVELOPMENT PLAN AREA 2

OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for the SR3 area as identified in Rolleston Structure Plan. It provides the design principles that will underpin development of the area. Development applications will need to demonstrate consistency with the final ODP that is formulated for the area.

The design principles that underpin this ODP are in line with Policy 7 (Development Form and Design and Policy 8 (Outline Development Plans and Changes of Zoning in District Plan) of Plan Change1 to the Regional Policy Statement and the Development Principles of the Rolleston Structure Plan. Subdivision development of SR3 will need to provide a contextual analysis of this area as outlined in Section 3 of the SDC Subdivision Design Guide.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP area shall achieve a minimum net density of 10 households per hectare (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1,000m^2 and in total, the average lot size shown on the ODP is 750m^2.

MOVEMENT NETWORK

A legible road hierarchy providing integrated connections throughout SR3 and to existing subdivisions in Rolleston is to be achieved, as follows.

Primary access to SR3 from Levi Road through planted wide “Avenues”. The avenues provide a connection between the local roads and main collector/arterial roads, eg Levi Road. The proposed treatment of these avenues will accommodate swales and tree planting in a central reserve and generous berms to provide an attractive landscaped entry to the area.

“Local Area Streets” will structure the subdivision area and connect it to the adjacent residential area to the west. These roads are able to accommodate on street car parking and tree planting on both sides. The carriageway width is sufficient to accommodate swales where required and a bus route.

"Neighbourhood Streets" provide access to the remaining pattern of neighbourhood and residents streets. In addition, where necessary, private right of ways are used to access up to 6 lots.

A potential bus route can be accommodated along the large local roads and connect through to the adjacent residential subdivisions. The vast majority of the proposed residential lots would be within 200m of a potential bus route. Dedicated cycleways have been included along the avenues and cyclists can be accommodated within the carriageways of other large local and local roads. The principle of walkability has been incorporated through the use of a connected road pattern, additional pedestrian links and the location of open spaces.

GREEN NETWORK

A number of neighbourhood parks are included within SR3. These are located to ensure open space is provided irrespective of the sequencing of development and the pattern of land ownership. All properties within SR3 will be within five minutes walk or 400m radius of a neighbourhood park.

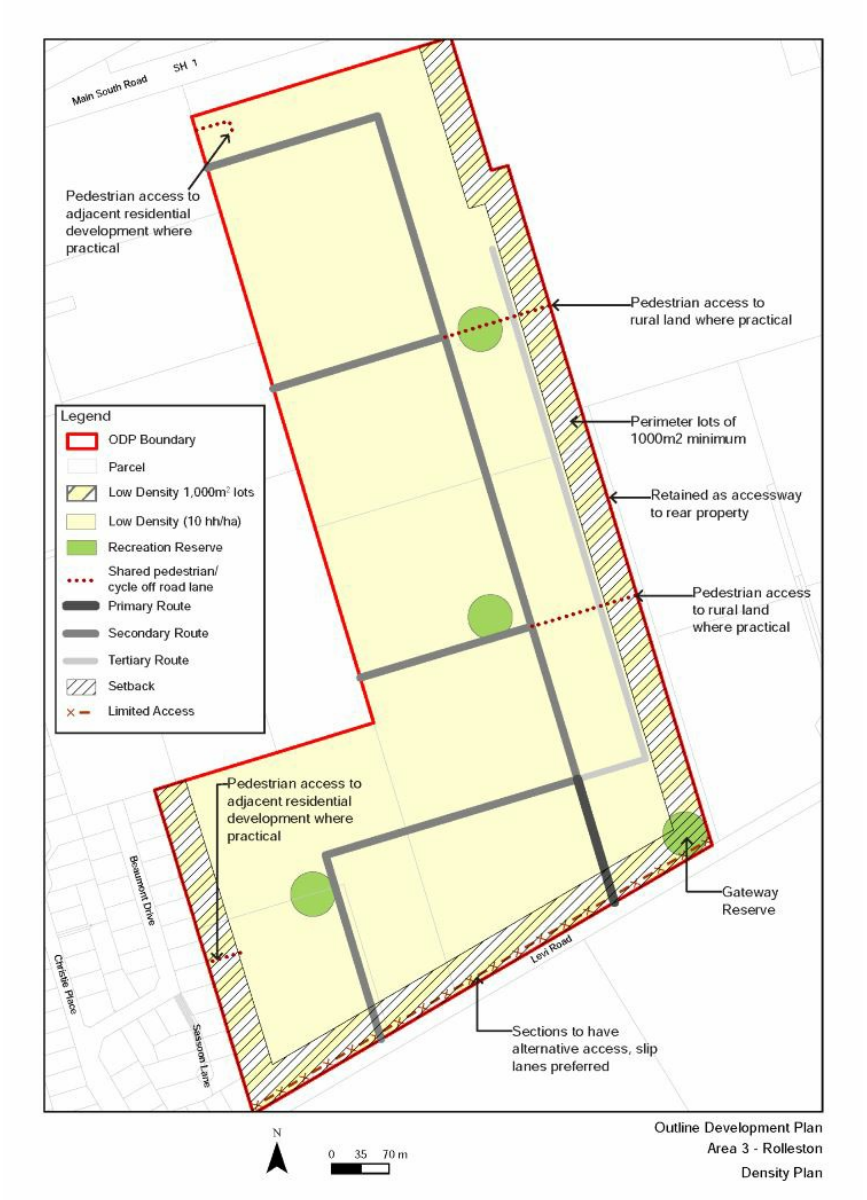
The neighbourhood parks are located such that pedestrian links can be made to the potential future greenbelt along the eastern side of SR3 and/or the surrounding rural area. These neighbourhood parks measure just over 2000m^2 each in area, are overlooked by adjacent housing and are appropriate for children's playgrounds and passive recreation.

The location of the reserves is such that they are surrounded by active fronts, namely the front boundaries of residential properties. This ensures passive surveillance and increased security.

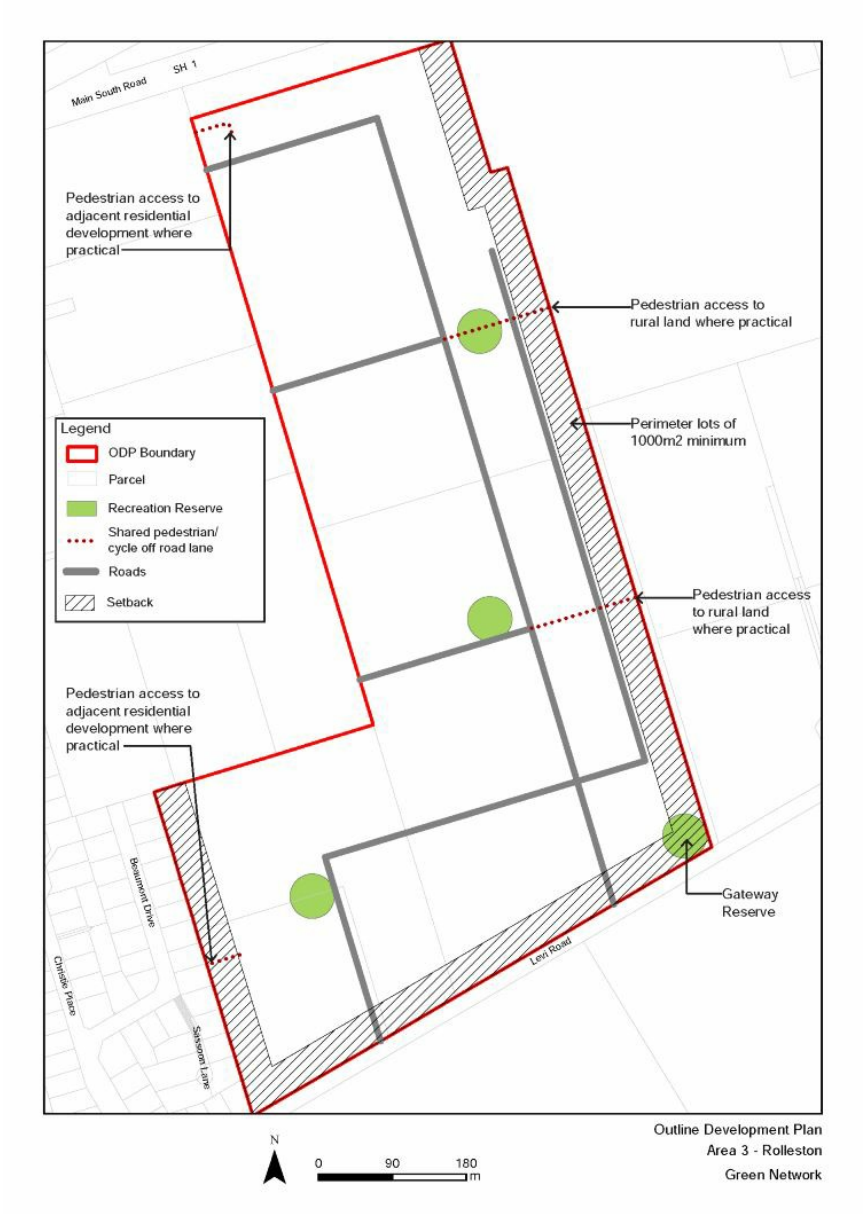
BLUE NETWORK

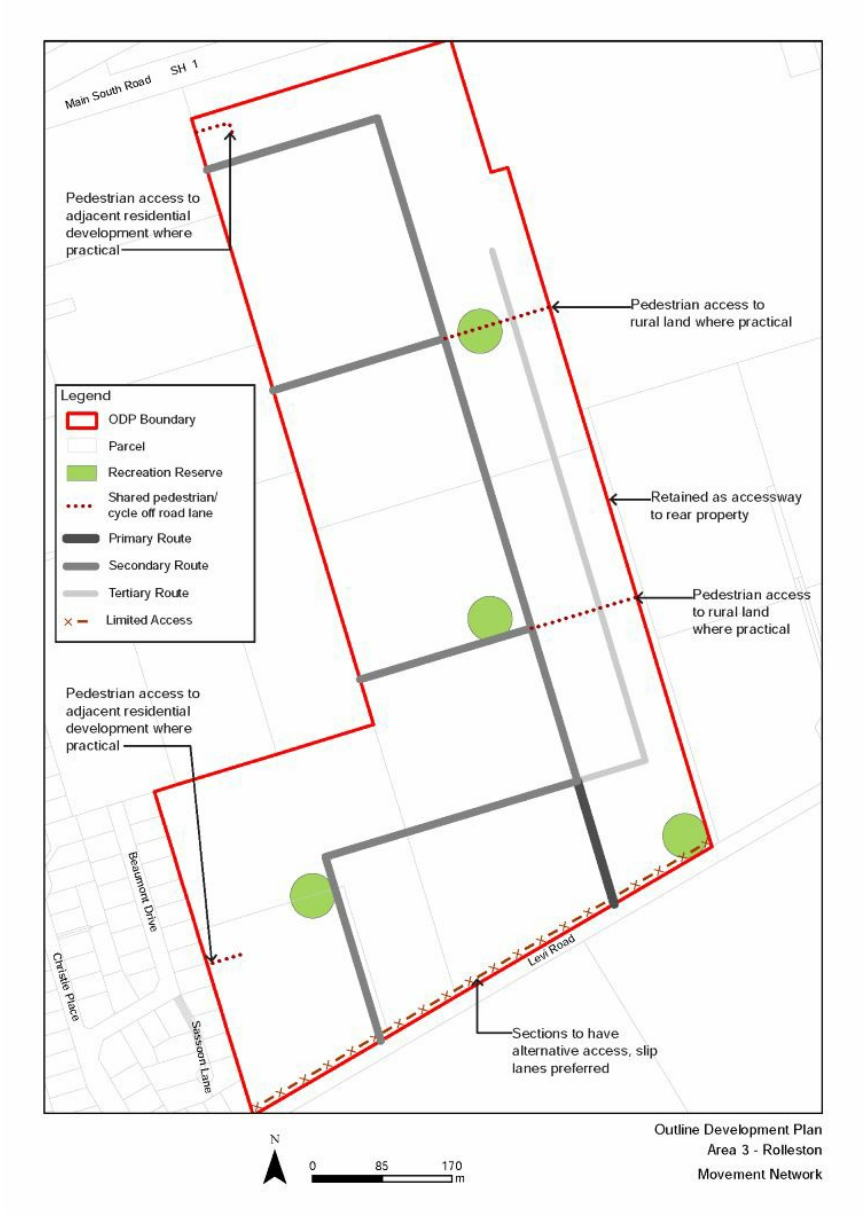
Water connections will be supplied through the existing water supply in Rolleston. All water mains will follow the road network or pedestrian routes. Within SR3, stormwater is to be accommodated through a combination of swales and below ground management and treatment devices, accommodated within the road reserves.

Sewer connections will require an extension of the existing sewer main in Levi Road into SR3. This will enable sewage for these properties to connect in to the existing sewer network via gravity. A new pump station will be required to collect the follow and pump it into the existing sewer network.




Main South Road
SH 1
Park Lane
Legend
ODP Boundary
Parcel
Recreation Reserve
Roads
Indicative wastewater pump station
Beaumont Drive
Christie Place
Sassoon Lane
Lest Road
N
0
85
170
m
Outline Development Plan
Area 3 - Rolleston
Blue Network


Main South Road
SH 1
Pedestrian access to adjacent residential development where practical
Pedestrian access to rural land where practical
Perimeter lots of 1000m2 minimum
Legend
ODP Boundary
Parcel
Recreation Reserve
Shared pedestrian/ cycle off road lane
Roads
Setback
Pedestrian access to rural land where practical
Pedestrian access to adjacent residential development where practical
Gateway Reserve
Beaumont Drive
Christie Place
Saxonton Lane
Levi Road
N
0
90
180
m
Outline Development Plan
Area 3 - Rolleston
Green Network



OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 4. ODP Area 4 comprises approximately 7.2ha and is bound by Levi Road to the north-west and Lincoln Rolleston Road to the south-west. The area is identified by the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— Canterbury Regional Policy Statement

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment's Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 4 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum

density of 10hh/ha for the overall ODP can be achieved, will be required.

Lower density allotments with a minimum lot size of 1,000m^2 are necessary on the eastern boundary to integrate the site with the adjoining rural properties that are subject to the Rural (Inner Plains) zone and to achieve a progressive transition between residential and rural densities. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established. Treatments could include appropriate fencing, landscaping and/or building setbacks.

The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports some Medium Density Housing within the centre of ODP Area 4 and in proximity to the identified Neighbourhood Park

Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies;
- To meet the minimum 10hh/ha density requirement and development yield.
- Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadll will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadll will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating a secondary loop road that includes two primary connections to access the development area from Lincoln-Rolleston Road, which have been offset from the primary route required in the adjoining ODP Area 9. The secondary loop road could either be developed to the District Plan standards of a Primary or Secondary Road.

Primary connections into the development block from Levi Road have been restricted to reflect Levi Roads arterial function, to minimise the number of new intersections and connection points and to maintain appropriate spacing between intersections. The secondary route focuses on providing ample access throughout the site to deliver a residential streetscape.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 4 shall integrate into the overall pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road carriageway and incorporated in the roading design of the secondary and (future) tertiary roads. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Lincoln-Rolleston Road forms part of the wider arterial network connecting to the south of Christchurch and is proposed to include a future cycleway between Rolleston and Lincoln. The intersection of Lowes, Levi and Lincoln-Rolleston Roads and Masefield Drive is planned to be upgraded with a larger roundabout.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

A single Neighbourhood Park is to be established within ODP Area 4. In addition, a range of local reserves that vary in size and function are also required. The location of the neighbourhood park has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserves within a 500m walking radius of their homes. The neighbourhood park and provision of local reserves will provide passive recreation opportunities, with the Foster Recreation Park providing access to active recreation opportunities.

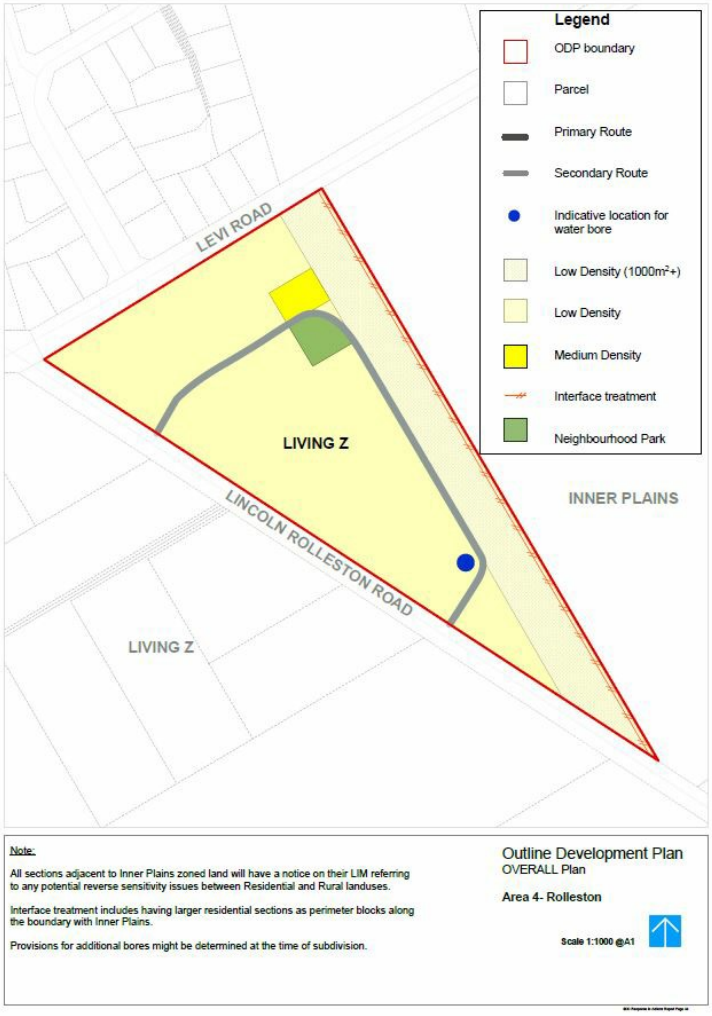
There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths will also be required to integrate into the open space reserves and green links to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

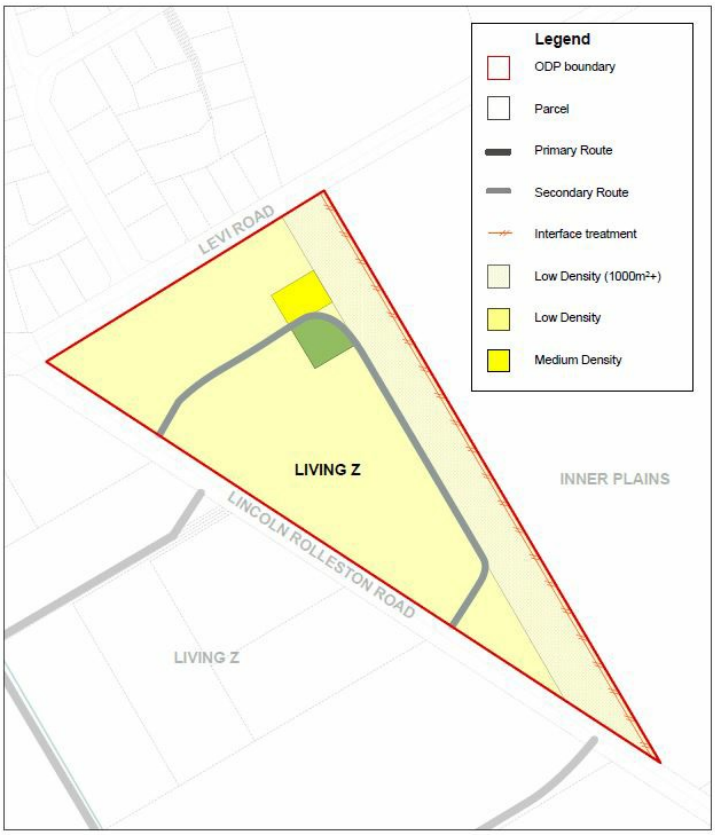
BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.
Sewer –	A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. Sewage from this ODP area will be reticulated to the existing Helpet sewage pumping station.
Water -	The water reticulation will be an extension of the existing water supply in Rolleston. The ODP indicates the requirement for an additional water

	bore to be commissioned in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 4 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.





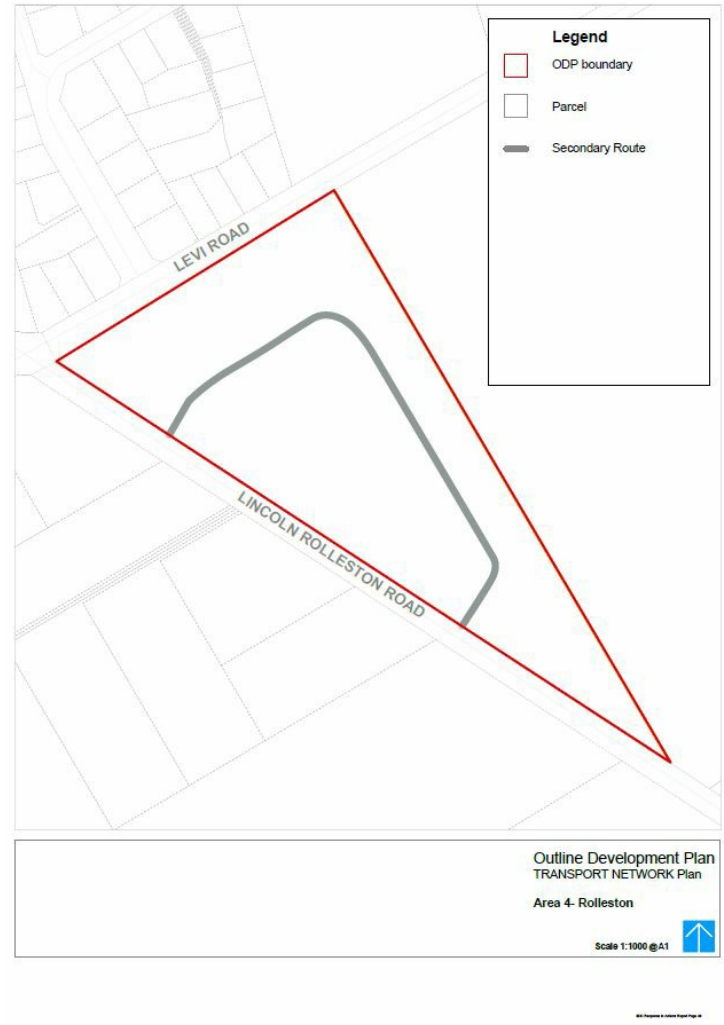
Note:

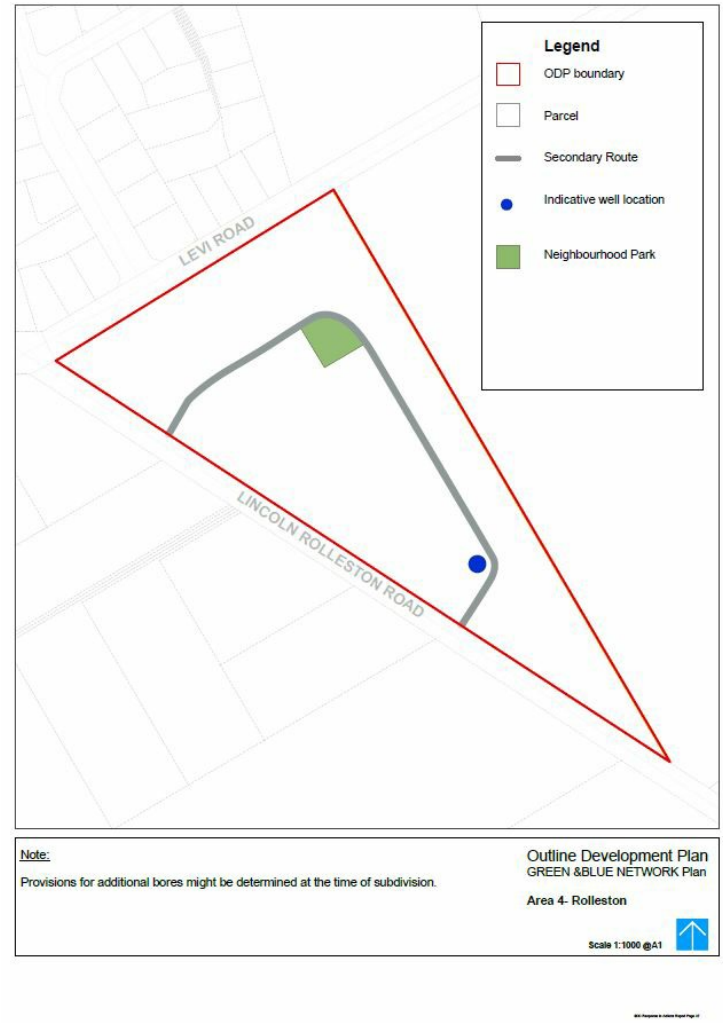
All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.
Interface treatment includes having larger residential sections as perimeter blocks along the boundary with Inner Plains.

Outline Development Plan
LANDUSE Plan

Area 4- Rolleston

Scale 1:1000 @A1


Legend
ODP boundary
Parcel
Secondary Route
LEVI ROAD
LINCOLN ROLLESTON ROAD
Outline Development Plan
TRANSPORT NETWORK Plan
Area 4- Rolleston
Scale 1:1000 @A1



OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 6Area 6 comprises 83ha and is bound by Dynes Road to the North, Goulds and East Maddisons Roads to the West and areas recognised by Council as future residential growth areas to the south and east.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- Policy B4.3.7 and B4.3.68 of PC7
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties. Generally the density is higher within the central areas of the ODP around key amenity areas and decreases towards the periphery. The highest density housing is to be located in direct proximity to the proposed neighbourhood centre and larger open spaces such as green corridors and neighbourhood parks. The ODP Area shall achieve a minimum net density of 12 households/ per hectare. Given the mix of densities and the likelihood of a staged approach to development, the 12 households per hectare minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 12 households per hectare for the overall ODP can be achieved will be required.

A neighbourhood centre will be located in the centre of the ODP adjacent to the central reserve area where the green corridors converge. The Centre will make provision

for approximately 1000m^2 gross retail floor area to cater to local weekly and day-to-day retail requirements, though other non-retail uses (such as other business and/or community facilities) may also be appropriately located in the Centre. Additional land is also required for surrounding roads, associated car parking and landscaping to service the eventual activities established in the Centre.

MOVEMENT NETWORK

The ODP provides for a range of transport options, including:

- vehicular connections linking to Goulds Road, East Maddisons Road, Dynes Road and Springston-Rolleston Road;
- active transport connections at the site boundaries to adjacent areas and internal pedestrian and cycle corridors to encourage viable alternatives to individual motor vehicles; and
- roads which will enable the provision of public transport routes through the site should such services be deemed appropriate;

Roading connections have been designed so as to balance the permeability of the site against the requirements to minimise the number of new intersections and maintain appropriate intersection spacing. The ODP employs a roading hierarchy that allows for Primary, Secondary and Tertiary Roads; however only the more significant roads (Primary and Secondary) have been shown on the ODP. As the Tertiary Roads' primary function will be to service the residential areas, their eventual layout will respond to the detailed subdivision design of those areas.

Goulds Road and East Maddisons Road provide primary road corridors on the Area's western periphery. Internally, the site contains one primary collector road which links the Neighbourhood Centres envisaged by the Rolleston Structure Plan at East Maddisons and Springston-Rolleston Roads. Though the collector is envisaged to cater for a large portion of through vehicle movements, it is not a high-speed corridor and rather, should provide direct access to adjoining sites. To this end, it is envisaged that the collector will interact with the adjacent neighbourhoods, rather than creating severance between them.

The proposed north-south and east-west secondary road connections perform similar functions to the primary roads, providing ample access throughout the site as well as good external links and connections to the immediate neighbours. Notwithstanding this similarity in function, secondary roads will assume a form which is of a more residential nature, and cater less to through vehicle traffic. In addition to the proposed internal secondary routes, Dynes Road will perform a secondary function along the site's northern boundary.

An integrated network of tertiary roads will facilitate internal distribution of traffic, provide access to properties, connect open spaces within the site and offer future links to the immediate neighbours. The tertiary roads will provide a narrower carriageway to encourage slower speeds and to maintain a residential character.

The overall aim of the pedestrian and cycle network is to encourage active transport use within the site and to enable good connections to the wider Rolleston area. Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Tertiary Roads will also provide adequate space for cyclists and convenient pedestrian movements. Shared off-road pedestrian and cycle connections will be provided to achieve safe, attractive active transport corridors and recreational amenity.

GREEN NETWORK

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan.A range of reserve types and sizes are proposed to create a connected open space network, whereby parks will be linked via green corridors formed along existing stockwater races and along new roading corridors.

Incorporating new structural vegetation, stormwater swales and 'green' streets, four green corridors and green links will contribute generously to the area's sense of place and overall amenity. The green corridors, as well as the proposed neighbourhood parks, are located immediately adjacent to higher density residences to compensate for reduced private open space on individual allotments. In addition, co-locating green spaces alongside residential sites will allow passive surveillance for enhanced safety and security.

Neighbourhood parks will be located to ensure that an open space is within 400m walking distance from any new dwelling. The parks will be of varying sizes to reflect both their purpose and their neighbourhood's character and will include both active and passive functions.

Portions of the green network will also perform a stormwater conveyance and treatment function, particularly for runoff from roads and hardstand in public spaces. Opportunities for pedestrian and cycle paths will also be realised in the design of future reserves and green links to ensure a high level of connectivity is afforded to residents and visitors, and to maximise the utility of the public space.

Council's open space requirements cited in the LTP and Activity Management Plans should be referred to during subdivision design. Where any additional reserve areas may be proposed at subdivision stage over and above the requirements of Council, alternative arrangements may be made for any additional open space land that the Council does not take towards reserve contributions. These arrangements may include purchase by the Council with a corresponding targeted rate, gifting the land to the Council, or other mechanisms as may be agreed at subdivision stage.

No specific mitigation treatment is required for Area 6 to address potential reverse sensitivity effects. Adjoining land uses to the south and east are not of a nature that would require specific effects management at the rural/residential interface over and above the decreased residential density in this portion of the ODP Area.

Moreover, as these adjoining areas are anticipated by Council strategic planning policy for future urban use, ODP Area 6 makes provision to integrate with them, rather than become isolated from them.

BLUE NETWORK

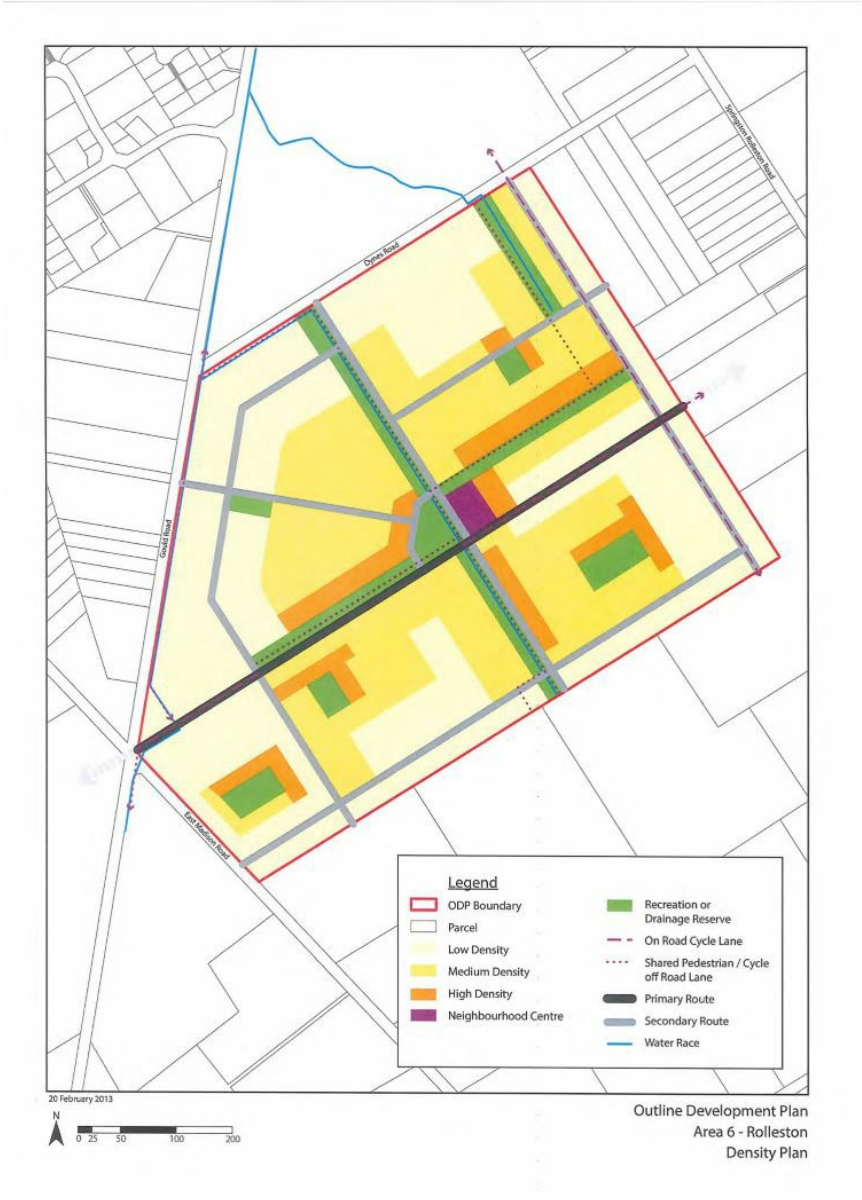
The underlying soils are relatively free-draining (mostly gravels) and infiltration to ground is generally the most appropriate means of stormwater disposal. The public stormwater system will primarily only be required for runoff generated from within the road reserve, as individual buildings will be able to dispose roof water directly to ground within private properties. Where there is potential for the stormwater to be contaminated (e.g. road runoff), treatment will be incorporated in the stormwater system prior to disposal.

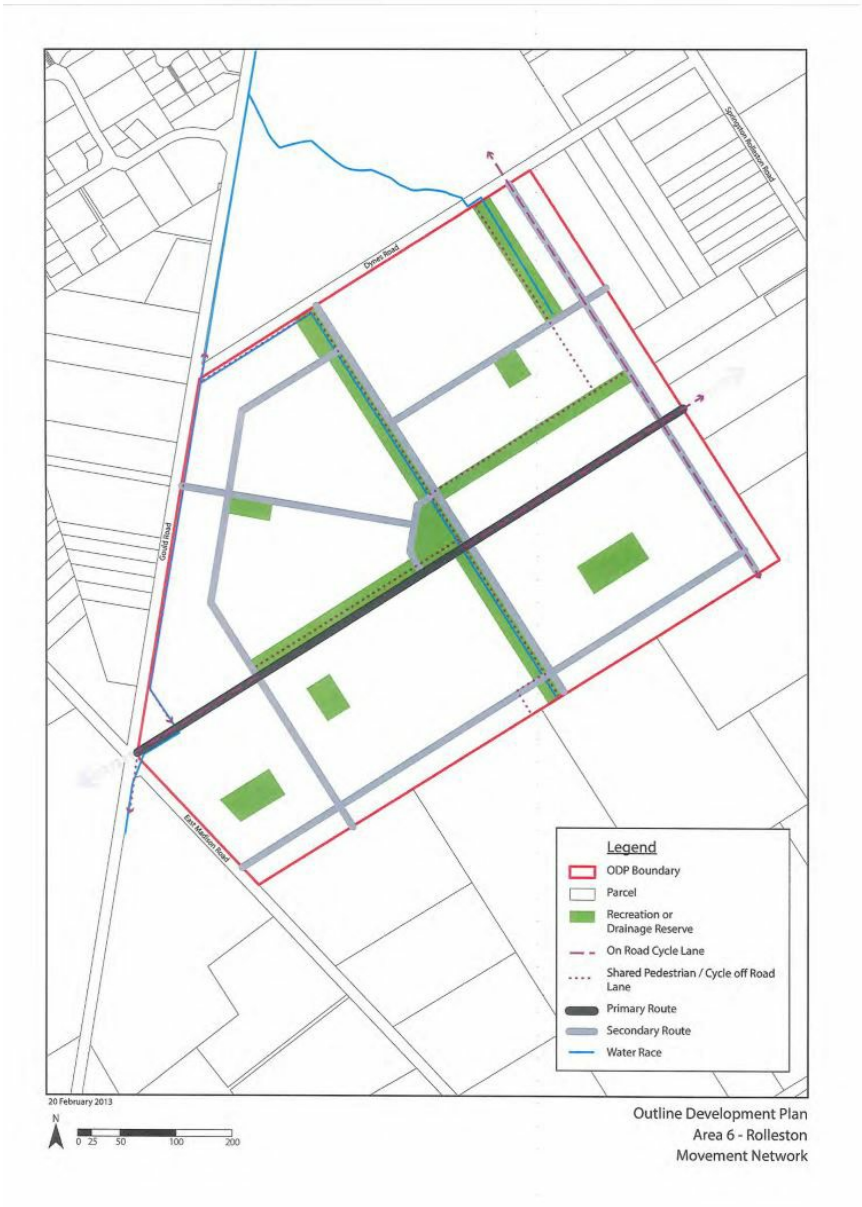
There are a range of options available for the collection, treatment and disposal of stormwater. Final treatment solutions will be determined through detailed site investigations during subdivision stages; however, common themes will be achieved throughout the area, including that systems will be designed to integrate into both the roadway and reserve environments. The ability to add amenity value, beyond a pure stormwater function, will also be key component to the overall design.

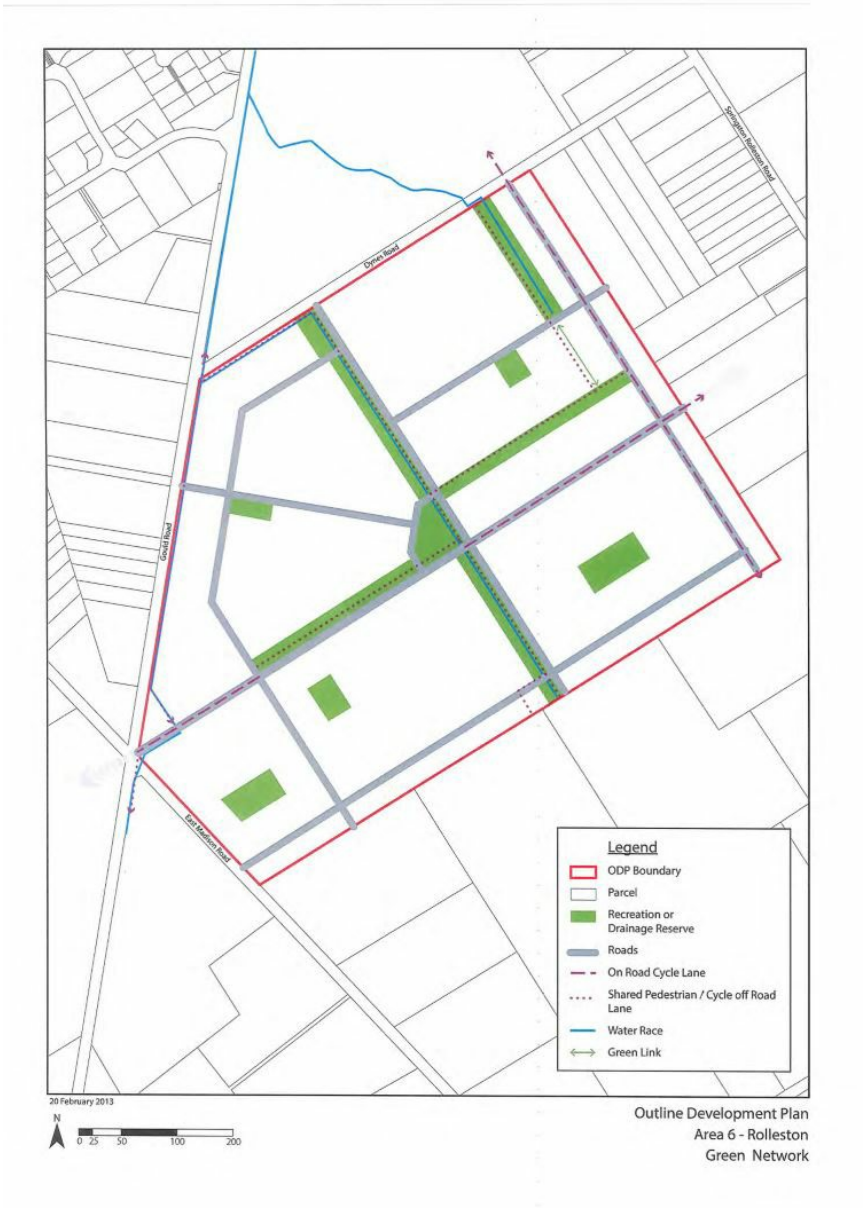
The stormwater conveyance and disposal systems proposed for this site will be consistent with other effective stormwater systems commonly used within Rolleston. The relatively flat nature of the site necessitates the management of stormwater treatment and disposal to be undertaken as a number of discrete catchments, rather than conveying stormwater from the entire site to one central treatment location. However, to minimise on-going maintenance costs and maximise integration potential, the number of these treatment areas will be minimised and main stormwater treatment areas will be located within the major open spaces.

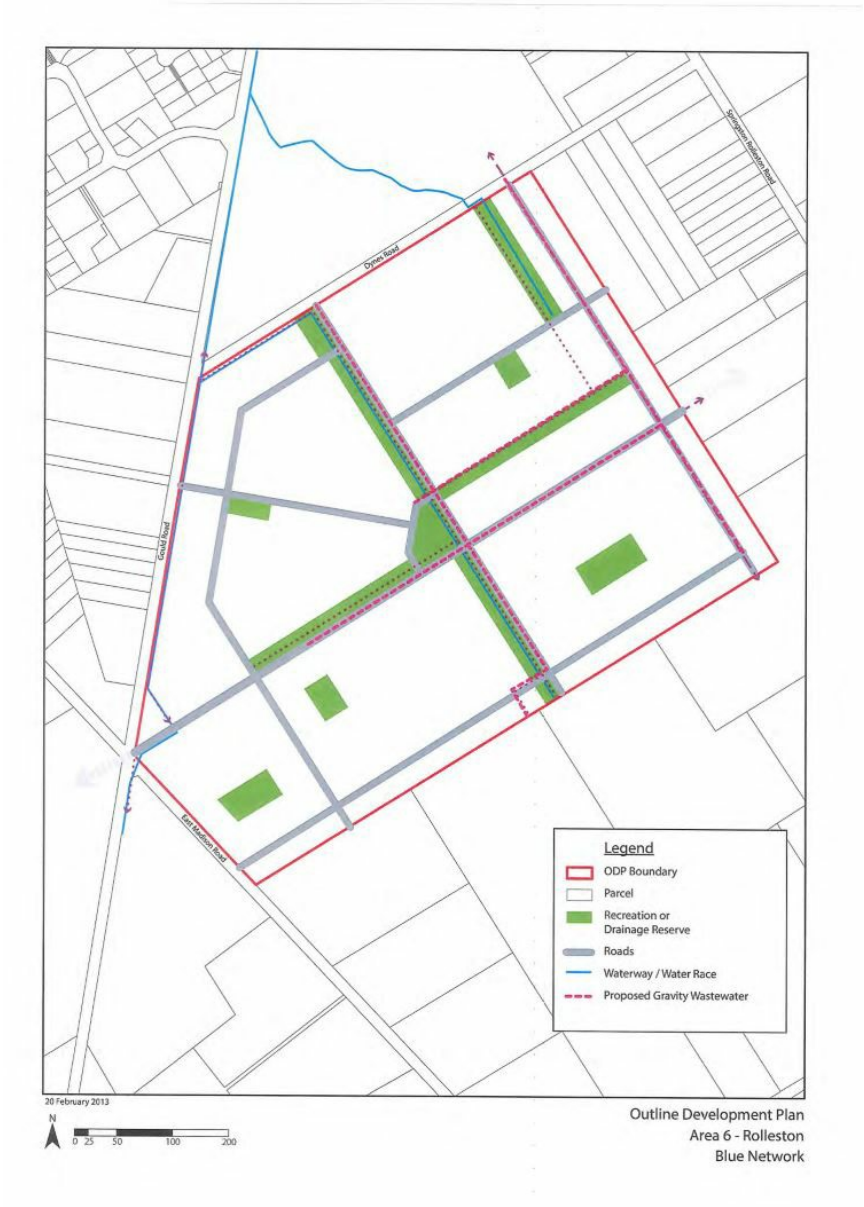
Ground levels slope naturally to the south, making a primarily gravity wastewater network entirely feasible. The area immediately adjacent to Dynes/Goulds Road intersection is currently able to connect, via gravity, to the existing pump station on Goulds Road. However the vast majority of the ODP Area will need to gravitate to the new East Selwyn Sewer Scheme pump station on Selwyn Road. This will be achieved via a route extending south of the ODP area to Selwyn Road and then east to connect with the East Selwyn Sewer Scheme pump station on Selwyn Road.

The water reticulation will be an extension of the existing water supply in Rolleston. Selwyn District Council currently has plans to commission additional water bores, to match the expected increase in water demand from the identified growth areas. If required, an additional bore field could be incorporated within the development of this site to assist servicing requirements for the southern development areas.




Dunns Road
Gould Road
East Maddisons Road
Legend
ODP Boundary
Parcel
Recreation or Drainage Reserve
On Road Cycle Lane
Shared Pedestrian / Cycle off Road Lane
Primary Route
Secondary Route
Water Race
20 February 2013
N
0 25 50 100 200
Outline Development Plan
Area 6 - Rolleston
Movement Network


Dunns Road
Springston Rolleston Road
Dynes Road
East Maddisons Road
Legend
ODP Boundary
Parcel
Recreation or Drainage Reserve
Roads
On Road Cycle Lane
Shared Pedestrian / Cycle off Road Lane
Water Race
Green Link
20 February 2013
N
0 25 50 100 200
Outline Development Plan
Area 6 - Rolleston
Green Network



OUTLINE DEVELOPMENT PLAN AREA 7

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston situated at the intersection of SH1 and Rolleston Drive with the only access being from dual entry points on Overbury Crescent.

This ODP (known as Park Grove Mews) uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated high density development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into three plans. (Density, Movement Network and Green Network).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Urban Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.

- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to an existing recreational reserve for recreational and amenity purposes (located around Dryden Avenue and McCauley Street).
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.
- Opportunities for a higher density residential development which will provide a use not currently provided for in the immediate surrounding area and offer a living opportunity from difference economic and social groups of future residents.
- Master Planned development integrating house design, colour palette, façade, and front yard landscaping integrated with the street scene.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a Master Planned high density development with individual allotments averaging approximately 400 m² per lot.

Each individual site will have a house specifically designed which will form part of the Resource Consent process to enable the site to comply with all required set backs, recession planes and site coverage provided in the District Plan. The ODP area shall achieve a net density of 19.19 households per hectare on a total area of 3.596 ha.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG) has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access into the site is from two existing frontages from Overbury Crescent. The internal road links will use these frontages as the entry points to create the primary spinal traffic road. This primary road will give direct access to the property at the north eastern and south western sections of the property.

A secondary “Living Street” services the majority of the lots to the northern part of the property and will provide for slow two way traffic with a higher level of landscaping linking the street landscaping with that associated with the front yard of individual sites. A pedestrian linkage will be created between the primary and secondary road.

Noise attenuation has been achieved with an established bund along the SH1 boundary which complies with the relevant noise control rules, with any houses constructed within a 40m set back of the highway being required to have noise attenuation.

Pedestrian footpaths will be provided on at least one side of each internal road with a linkage incorporated between the main internal road and the secondary road.

A low speed traffic environment will create pedestrian cycle public friendly spaces.

All lots as a result of the cycle and pedestrian network will have direct access to the existing adjacent reserve to the west linking through to Rolleston Drive.

GREEN NETWORK

The south western access is adjacent to an existing reserve with which the property has a common legal boundary. This reserve also links through to a main open space area (containing a playground) around Dryden Avenue and McCauley Street.

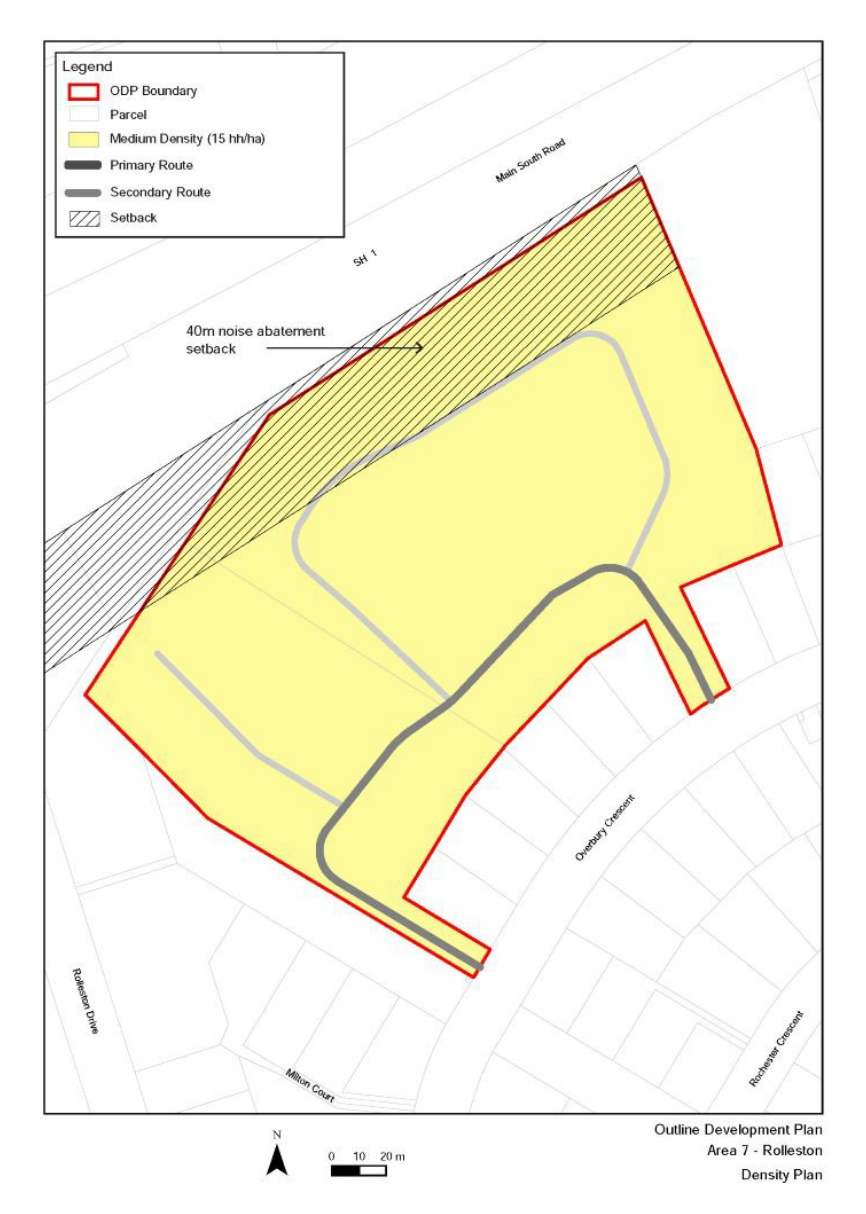
BLUE NETWORK (no ODP plan)

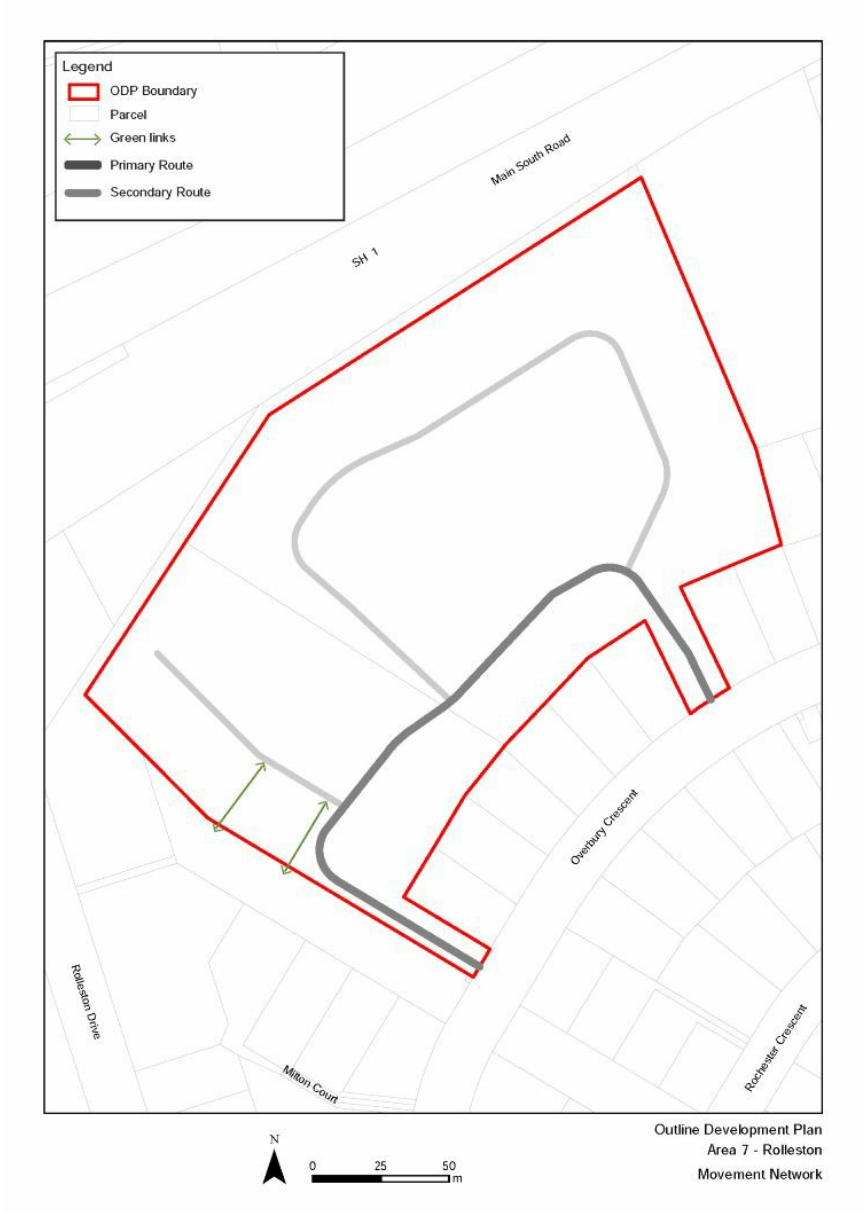
All services including water, sewer, power, and telephone are available to the boundary of the site via the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

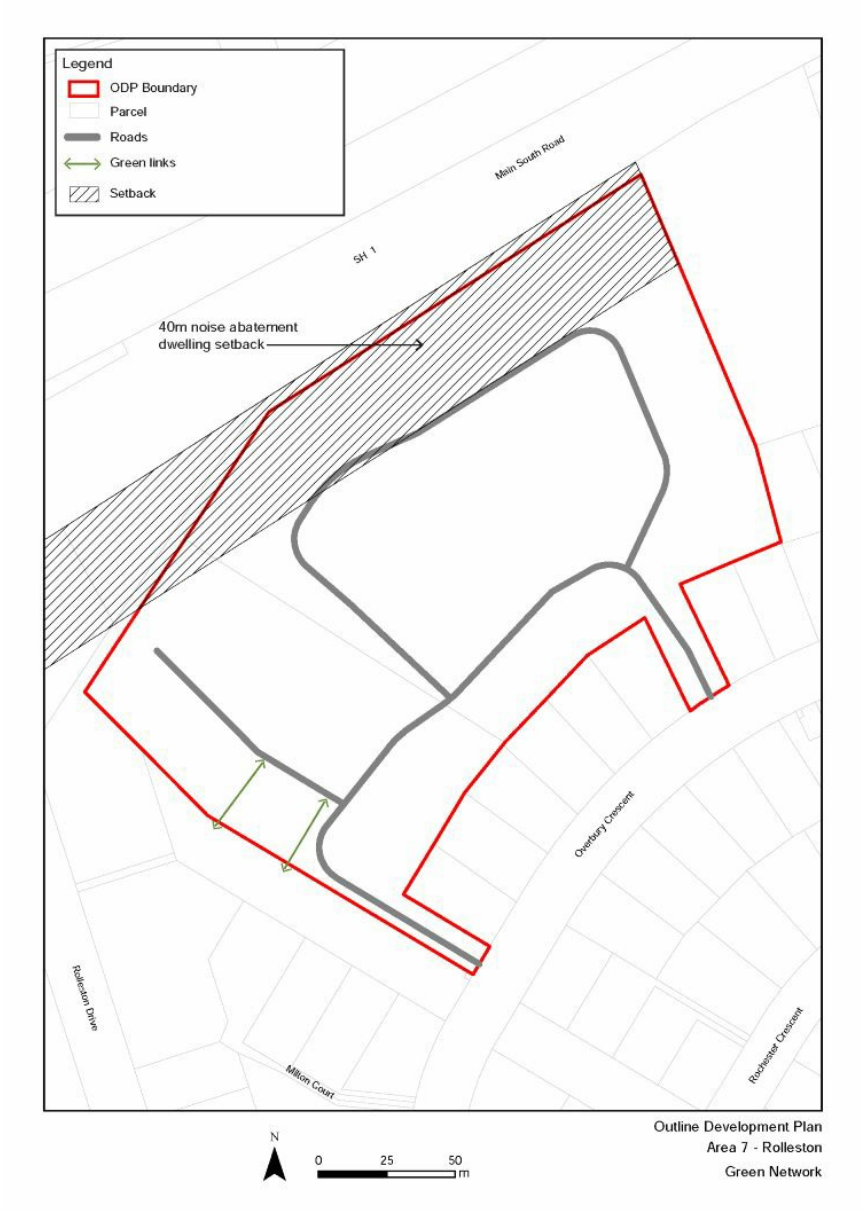
Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

Potable water capacity is available from the existing Rolleston water supply.

Stormwater will be treated through stormwater systems complying with the Canterbury Regional Council requirements.


Legend
ODP Boundary
Parcel
Medium Density (15 hh/ha)
Primary Route
Secondary Route
Setback
Main South Road
SH 1
40m noise abatement setback
Overbury Crescent
Rolleston Drive
Milton Court
Rochester Crescent
N
0 10 20 m
Outline Development Plan
Area 7 - Rolleston
Density Plan


Legend
ODP Boundary
Parcel
Green links
Primary Route
Secondary Route
Main South Road
SH 1
Overbury Crescent
Rolleston Drive
Milton Court
Rochester Crescent
N
0
25
50
m
Outline Development Plan
Area 7 - Rolleston
Movement Network



OUTLINE DEVELOPMENT PLAN AREA 8

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston currently being serviced by a current Right of Way known as Park Lane which has access from SH1.

This ODP (known as Park Lane) and uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.

- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to the existing recreational reserve and provision for recreational and amenity purposes.
- Opportunities for the provision of residential development at a density of a minimum of 10 lots per hectare for which there is current strong demand in the general Rolleston area.
- A Master Planned residential development integrating the roading network with the existing environment and connecting with proposed sub-divisions linking roading, pedestrian, and walking access and linkages to the main local arterial roads.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.

MOVEMENT NETWORK

The ODP provides numerous transport options including:

- Restricting access to SH1 as required by NZTA.
- Linkage from Park Lane through to Beaumont Drive through to Levi Road to link with the arterial roads into and out of Rolleston.
- Provide secondary roads that link to the adjacent rezoned land to the east as zoned on ODP Area 3.
- Linkage integral to provide pedestrian, cycle and green linkages within the multiple ownership.

The ODP sets out the roading pattern taking into account the development in terms of the local, regional and national planning documents and assesses the potential traffic effects. The network takes into account the Christchurch Rolleston Environs Transportation Study (CRETS) formalised with the Canterbury Transportation Implementation Plan (CTIP).

The roading network is also in accordance with existing Resource Consents issued by the Selwyn District Council and provides for no alteration to the current traffic network as approved by the Council, other than a minor addition in the north eastern corner of the property.

Access to the site will be from the currently formed and legalised Marlowe Road to the north through Park Lane to Beaumont Drive and Shadbolt Lane to the southAccess to SH1 will be formally stopped both legally and physically once the extension of Marlowe Road is formed, the latter being required to be constructed firstly to enable the balance of the land in the ODP area to be sub-divided.

The roading network provides three connections into ODP Area 3. The secondary and tertiary roading connections are also shown on the ODP.

Legalised pedestrian linkages are shown to coincide with the ODP for ODP Area 3 noting that the location of the pedestrian linkage will be site specific once Resource Consent applications are made for land in and around this area. Servicing the areas of land in between the neighbours and local area streets will be undertaken by small neighbourhood roads or cul-de-sacs complying with the Council's sub-divisional design rules for such roads.

Noise attenuation will be achieved by extending the bund adjacent to the present Park Lane entrance to SH1 to the eastern boundary of the property outlined in blue on the ODP. Landscaping of the bund will be consistent with that already planted and established with the balance of the bund from this point up into Rolleston Drive.

There will be no dwelling erected in a 40 metre set back from the edge of the present seal on SH1.

Pedestrian footpaths will be provided on at least one side of each neighbourhood and local street. The road designed will provide for a cycleway on to the main neighbourhood and local roads as shown on the ODP.

GREEN NETWORK

The ODP identifies the general locality of some small local neighbourhood open space areas which will be site specific upon the lodgement of a Resource Consent.The size and location will be agreed with the land owner and the SDC at Resource Consent stage.

Green linkages are incorporated in the ODP to provide connection between streets and areas within the ODP.

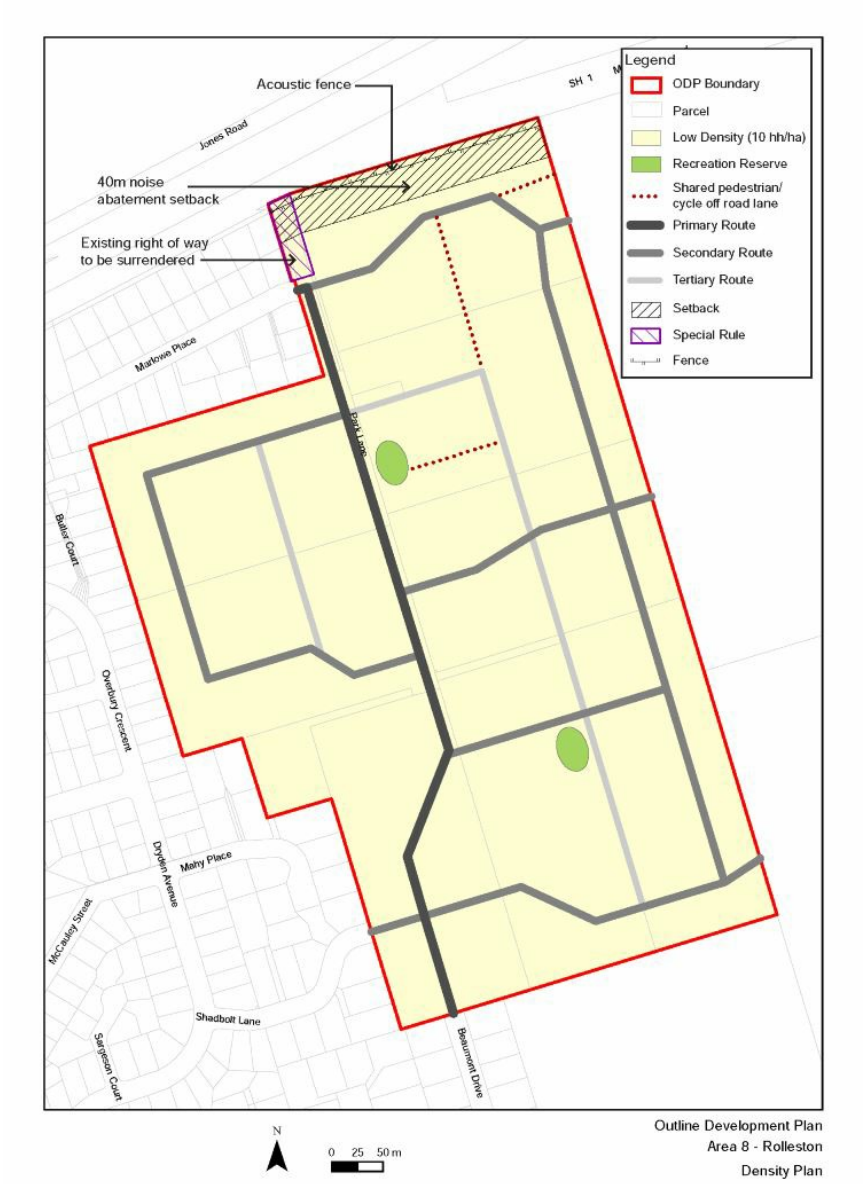
BLUE NETWORK

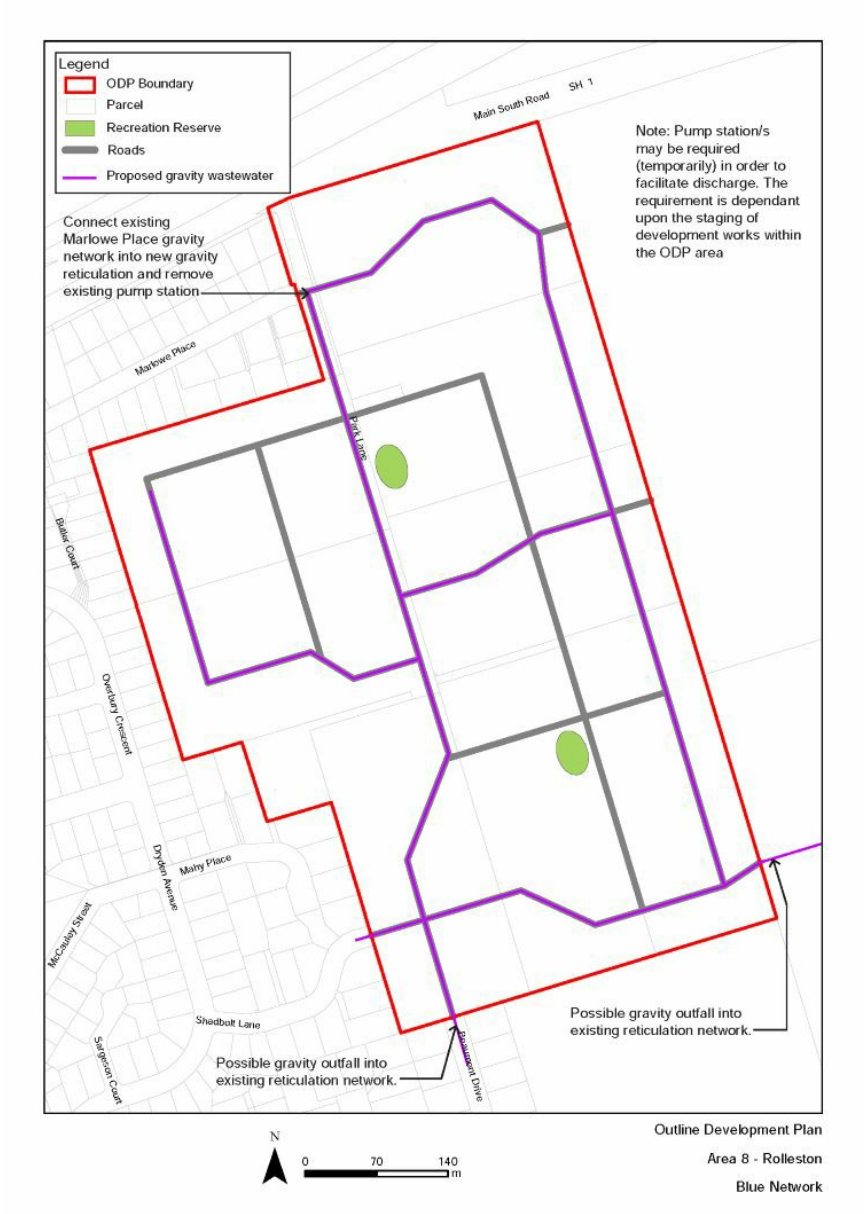
All services including water, sewer, power, and telephone are available to the boundary of the site by the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

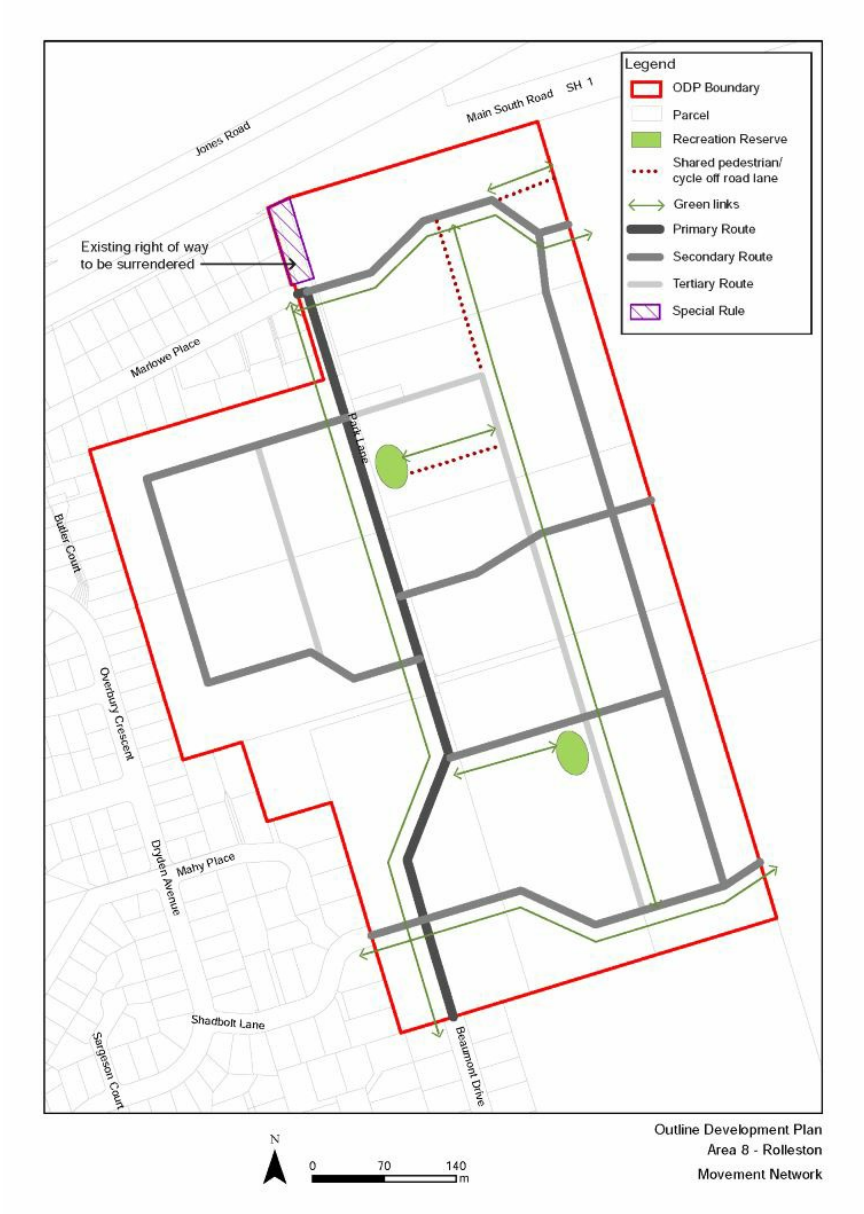
Potable water capacity is available from the existing Rolleston Water Supply and there is available if the SDC desire, connection to a suitable additional potable water supply well located on the site.

Storm water will be treated through storm water systems complying with the Canterbury Regional Council requirements.




Legend
ODP Boundary
Parcel
Recreation Reserve
Roads
Proposed gravity wastewater
Main South Road
SH 1
Note: Pump station/s may be required (temporarily) in order to facilitate discharge. The requirement is dependant upon the staging of development works within the ODP area
Connect existing Marlowe Place gravity network into new gravity reticulation and remove existing pump station
Marlowe Place
Park Lane
Butler Court
Overbury Crescent
Dryden Avenue
Maltby Place
McCauley Street
Shedbolt Lane
Surgeon Court
Possible gravity outfall into existing reticulation network.
Possible gravity outfall into existing reticulation network.
N
0
70
140
m
Outline Development Plan
Area 8 - Rolleston
Blue Network


Legend
ODP Boundary
Parcel
Green links
Recreation Reserve
Shared pedestrian/ cycle off road lane
Roads
Setback
SH 1
Main South Road
40m noise abatement dwelling setback
Marlowe Place
Park Lane
Butler Court
Overbury Crescent
Dryden Avenue
Mahy Place
McCauley Street
Shadbolt Lane
Sargeson Court
Beaumont Drive
N
0
75
150
m
Outline Development Plan
Area 8 - Rolleston
Green Network



OUTLINE DEVELOPMENT PLAN AREA 9

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 9. ODP Area 9 comprises 25ha and is bound by Lowes Road to the north, Lincoln Rolleston Road to the north-east and Springston Rolleston Road to the south-west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— Canterbury Regional Policy Statement

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment's Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 9 predominantly provides for low density sections. Specific areas for Medium Density housing have however been allocated to areas that are suited for comprehensive Medium Density housing, such as senior living and retirement villages.

Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes will meet the criteria bellow and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities ;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

The ODP Area shall achieve a minimum net density of 10hh/ha. Given the mix of densities and the likelihood of a staged approach to development, the 10hh/ha minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 10hh/ha for the overall ODP can be achieved will be required.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadǁ will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadǁ will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP employs a roading hierarchy based around Primary and Secondary Roads and possible tertiary roads that deliver a range of integrated transport options, including:

- primary road connections linking ODP Area 9 to Lowes, Lincoln-Rolleston and Springston-Rolleston Roads;
- active transport connections at the boundary of the development area to adjacent neighbourhoods, including ODP Area 11, that facilitate the use of existing and future public transport routes.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The ODP requires two secondary and one primary route to facilitate an internal north-south orientated subdivision layout. The east-west connection utilises the alignment of an existing right of way. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development. Roads have been off-set to avoid a straight through ‘run‘ coming from Lowes Road to assist in achieving the desired road hierarchy and to manage the distribution and speed of vehicles through the subdivision.

Lowes Road is an arterial road that provides the primary East-West connection into the development block. This road will cater for a large proportion of the through traffic within a corridor that will manage vehicle speeds and provide a clear hierarchy of roads to direct traffic through the subdivision to adjoining neighbourhoods. This includes through traffic from ODP Area 9 to the north-east of Lincoln-Rolleston Road.

Two Secondary Roads provide southerly connections to the planned extension of Broadlands Drive and into ODP Area 11 and Branthwaite Drive. A green link that incorporates a minimum 6m formed width is required to be off-set and running parallel to the proposed Primary Road, to provide additional permeability for pedestrians and cyclists.

An integrated network of tertiary roads will assist the primary road network to facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide future links to adjoining neighbourhoods.

The transport network for ODP Area 9 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road carriageway and incorporated into the roading design of the overall road network. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

The intersection of Lowes, Levi and Lincoln-Rolleston Roads and Masefield Drive is planned to be upgraded with a larger roundabout. A shared pedestrian and cycling pathway along the southern side of Lowes Road between Springston-Rolleston Road and Lincoln-Rolleston Road will continue to extend from the existing facility from the west as part of the ODP Area 9 development.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

A single neighbourhood park is to be established within ODP Area 9. The location of this reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. This neighbourhood park will provide passive recreation opportunities, with the Foster Recreation Park providing access to active recreation opportunities.

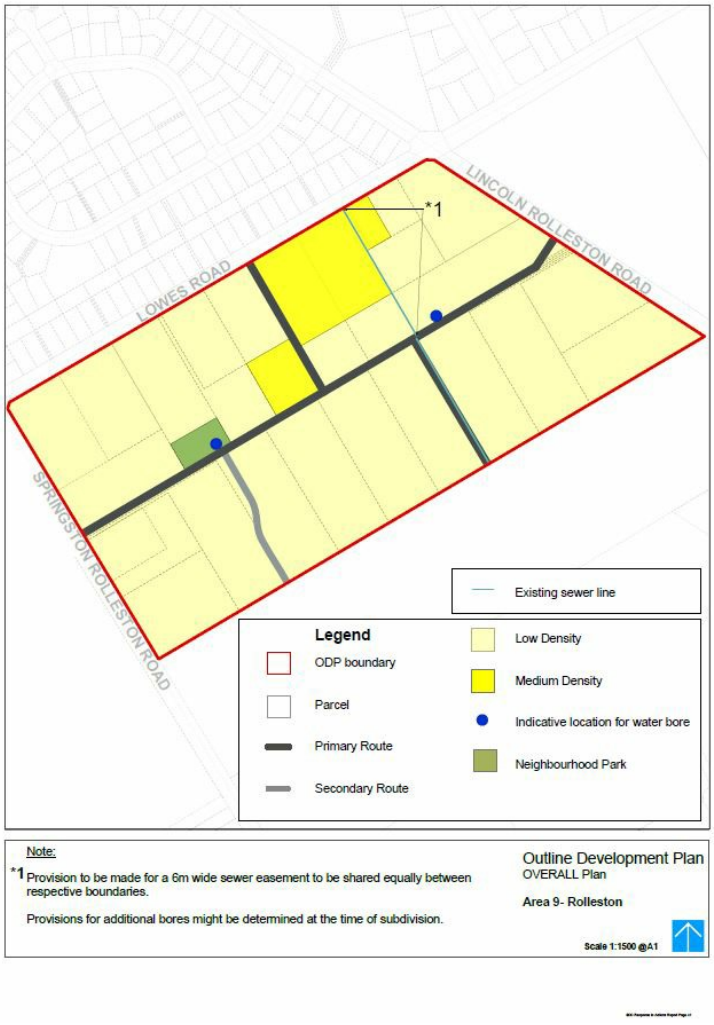
There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths, including specifically the green link between Lowes Road and the central Primary Road, are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

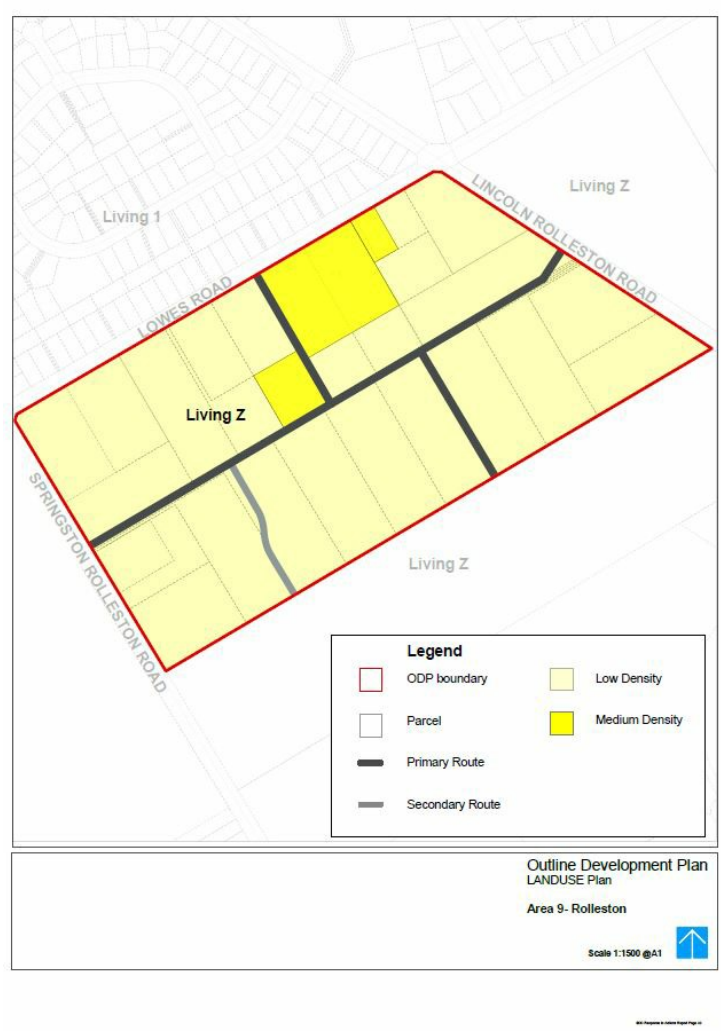
Council‘s open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

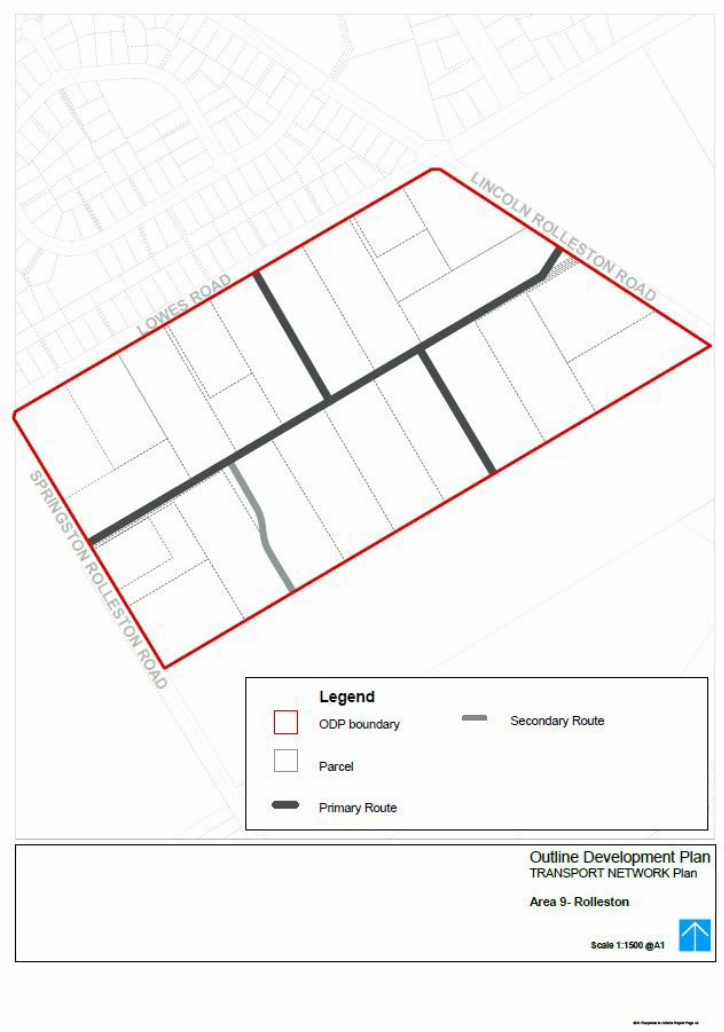
BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by

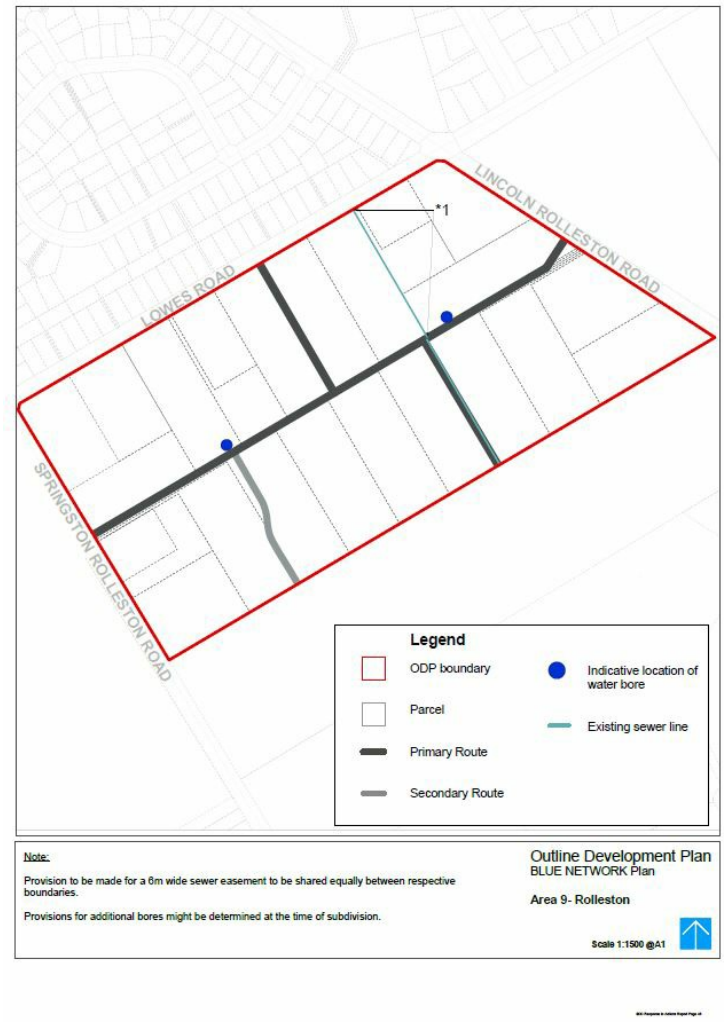
	the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.
Sewer –	A gravity sewer connection will be required through an extension to the existing sewer network to the proposed allotments. Sewage from this ODP area will be reticulated to the existing Helpet sewage pump station.
Water -	The water reticulation will be an extension of the existing water supply in Rolleston. Two water bores are required to be established within ODP Area 9, one within the Neighbourhood Park and the other north of the secondary roading connection from Branthwaite Drive. These infrastructure upgrades will be commissioned in accordance with the upgrades identified for the township. The provision of infrastructure to service ODP Area 9 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.




Living 1
Living Z
LINCOLN ROLLESTON ROAD
LOWES ROAD
Living Z
Living Z
SPRINGSTON ROLLESTON ROAD
Legend
ODP boundary
Low Density
Parcel
Medium Density
Primary Route
Secondary Route
Outline Development Plan
LANDUSE Plan
Area 9- Rolleston
Scale 1:1500 @A1


LINCOLN ROLLESTON ROAD
LOWES ROAD
SPRINGSTON ROLLESTON ROAD
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Outline Development Plan
TRANSPORT NETWORK Plan
Area 9- Rolleston
Scale 1:1500 @A1


LINCOLN ROLLESTON ROAD
LOWES ROAD
SPRINGSTON ROLLESTON ROAD
Legend
ODP boundary
Neighbourhood Park
Parcel
Primary Route
Secondary Route
Outline Development Plan
GREEN NETWORK Plan
Area 9- Rolleston
Scale 1:1500 @A1



OUTLINE DEVELOPMENT PLAN AREA 10

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 10. ODP Area 10 comprises 31ha and is bound by Goulds Road to the east and East Maddisons Road to the west. The Land Use Recovery Plan (LURP) identifies this area as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— Canterbury Regional Policy Statement

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment's Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 10 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 10 provides for both low density and medium density medium density housing options. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;

- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-West orientation, where possible, for outdoor areas and access off southern and south-east boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a “Primary Road” will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a “Secondary Road” will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary route that follows a north-south alignment that is supported by two eastwest orientated connections onto Goulds and East Maddisons Roads;
- active transport connections at the boundary of the development area from East Maddisons and Goulds Roads to adjacent neighbourhoods that facilitate the use of existing and future public transport options;
- pedestrian and cycle corridors and connections to encourage viable alternative modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

Three connections from the internal Primary Road integrate the transport network for ODP Area 10 with Goulds and East Maddisons Roads. This Primary Road provides a “spine road” that provides primary connections onto East Maddisons and Goulds Roads respectively. The position of the intersection of this Primary Road with Goulds Road must be located directly opposite the entrance road into the Faringdon subdivision to align with the wider transport network.

The southern portion of East Maddisons Road will be realigned to reduce the number of roads that are served by the Goulds Road intersection. This will assist in delivering a safe and efficient intersection that integrates into the proposed CRETS Collector Road and supports Goulds Road as having primacy in the roading hierarchy over East Maddisons Road. Goulds Road will be closed to vehicular traffic south of Lowes Road and a walking and cycling link will be established to provide the necessary connections to the nearby community facilities. These improvement works are being progressed as part of the Foster Recreation Park development works.

Two secondary routes provide a link between the primary “spine road” and East Maddisons Road, which support access throughout the site and provide external links and connections to adjoining neighbourhoods, including ODP Area 12 to the west. The alignment and status of these roads establishes essential connections without creating through routes that could potentially be used as short cuts. The alignment and position of the intersections associated with these two Secondary Roads support the internal roading network within the adjoining ODP Area 12, which primarily directs traffic to East Maddisons and Goulds Roads. A North East secondary loop road provides connectivity and access to future development in an area that cannot be accessed off Goulds Road.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 10 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The primary and secondary roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

Two shared off-road green link pedestrian and cycle connections to Goulds Road to connect to Faringdon and the Recreation Precinct are required to provide safe and attractive active transport corridors.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Four Neighbourhood Parks are required to be established throughout the development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserve‘s purpose and the neighbourhood‘s character. The alignment of these open spaces along primary routes will create a connected open space network. The adjoining Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing supports passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

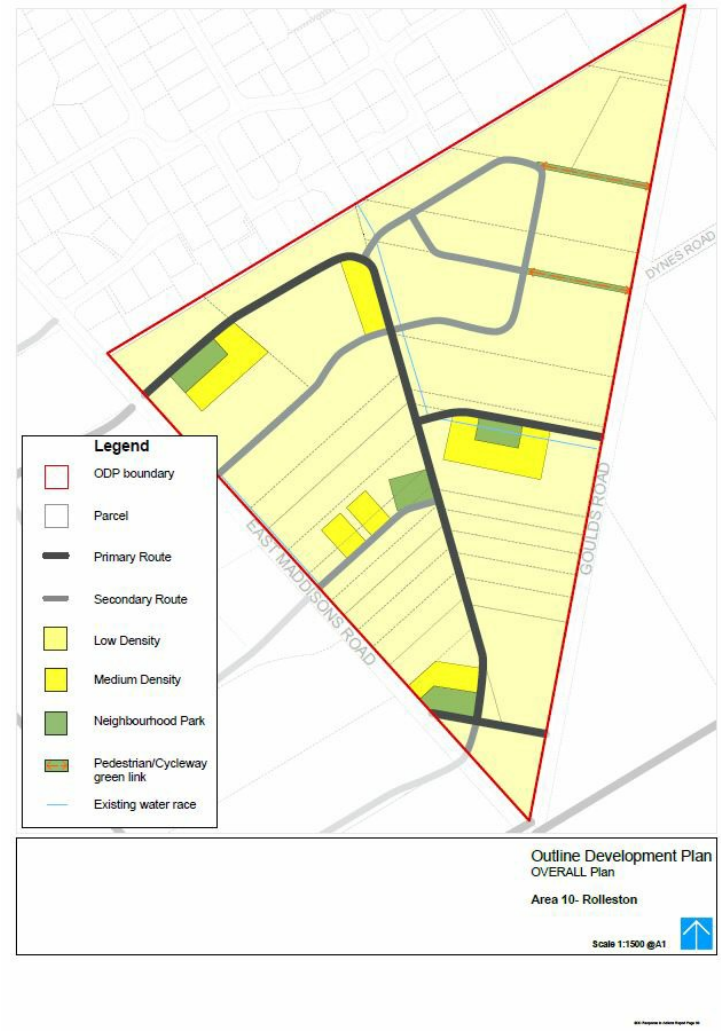
There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths, including specifically the two green links between the secondary loop road and Goulds Road to the east are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

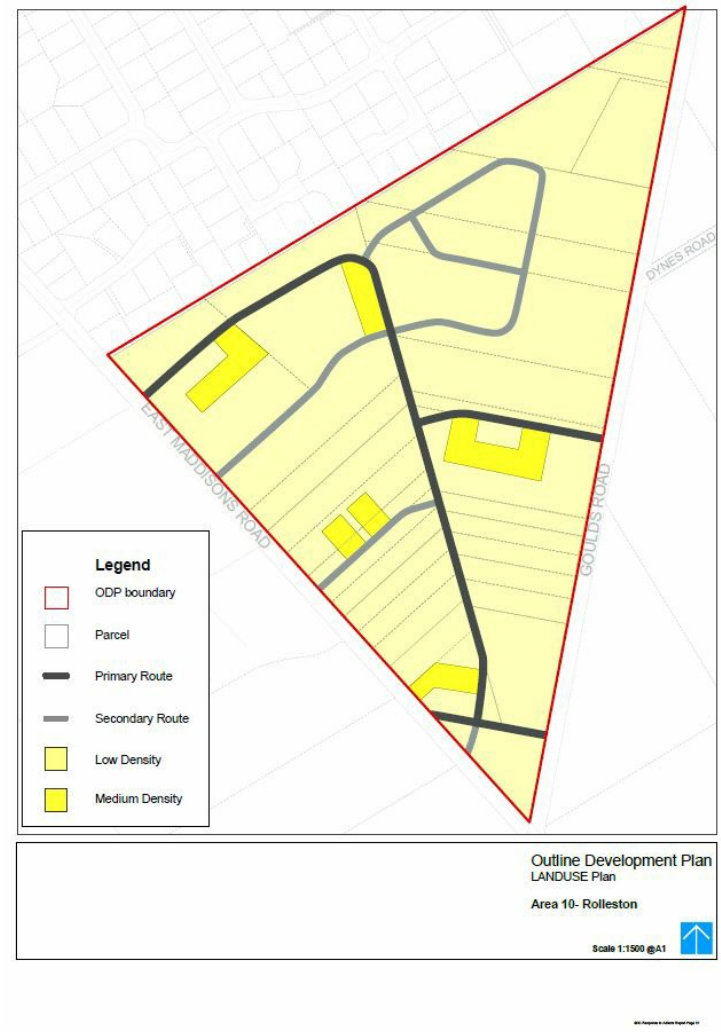
Council‘s open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

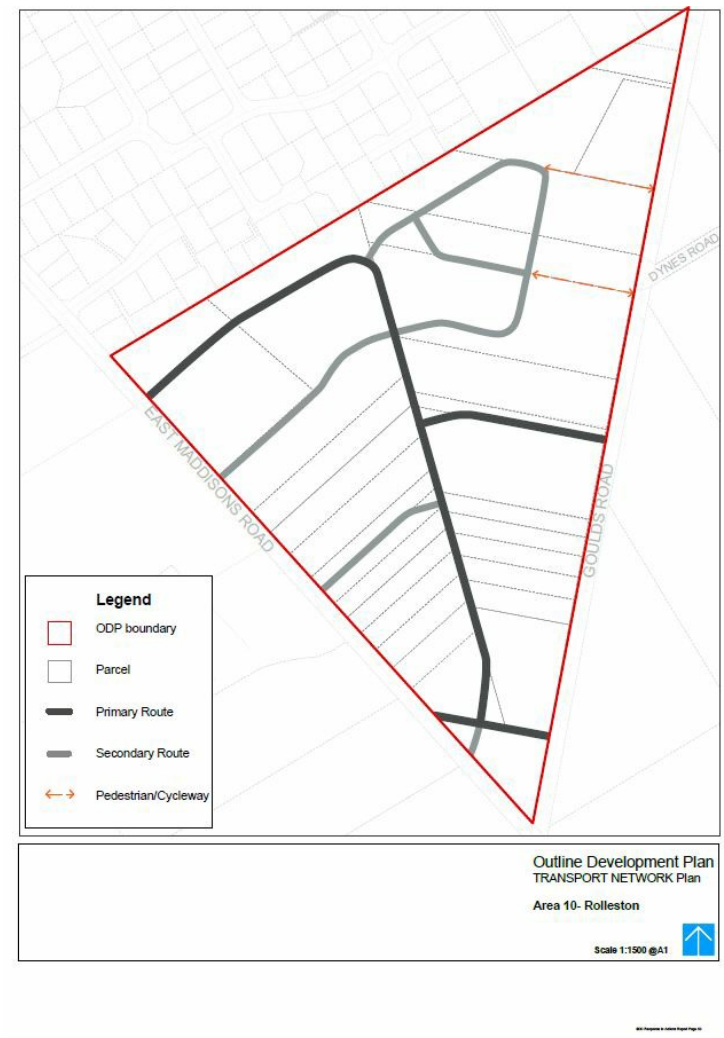
BLUE NETWORK

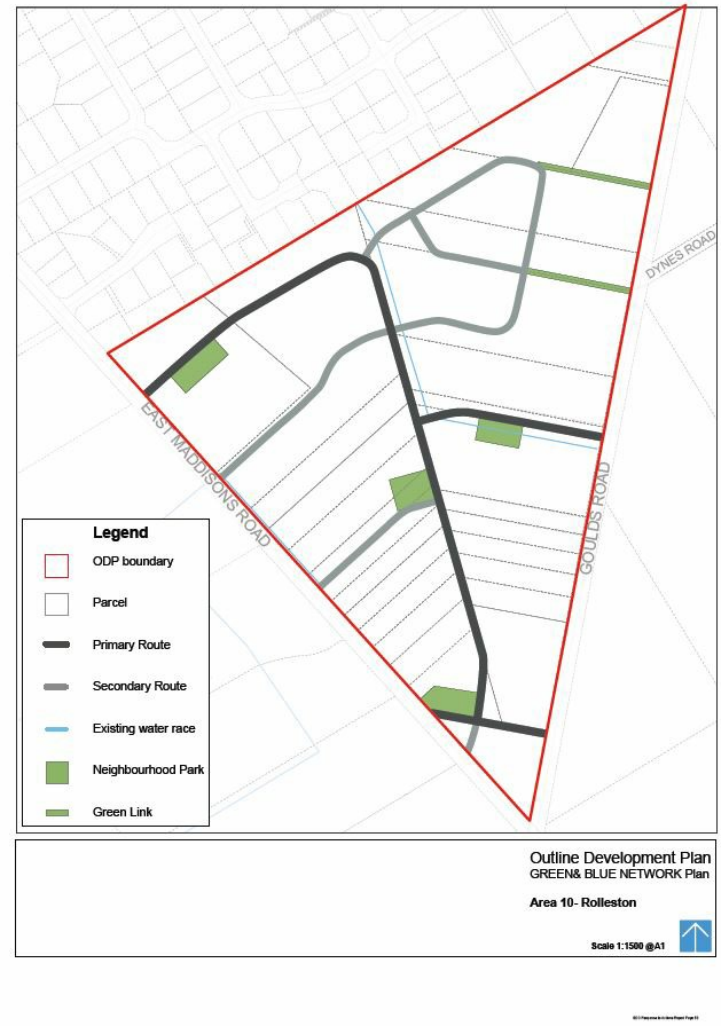
Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
Water race -	An existing water race generally follows a portion of the primary road in a north-south and then east-west alignment where it reaches Gould Road. There is an opportunity to incorporate the water race into the road design by enhancing its appearance and establishing it as a feature.
Sewer –	A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. The area immediately adjacent to the Dynes and Goulds Road intersection is currently able to connect, via gravity, to the existing pumping station on Goulds Road. However, the vast majority of the ODP Area will need to reticulate to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road via a sewer connection through the adjoining Faringdon subdivision.
Water -	The water reticulation will be an extension of the existing water supply along East Maddison and Goulds Roads. If required, an additional bore could be established within the site to assist in servicing the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 10 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.




DYNES ROAD
EAST MADISONS ROAD
GOULDS ROAD
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Low Density
Medium Density
Outline Development Plan
LANDUSE Plan
Area 10- Rolleston
Scale 1:1500 @A1


DYNES ROAD
EAST MADDISONS ROAD
GOULDS ROAD
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Pedestrian/Cycleway
Outline Development Plan
TRANSPORT NETWORK Plan
Area 10- Rolleston
Scale 1:1500 @A1



OUTLINE DEVELOPMENT PLAN AREA 11

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 11. ODP Area 11 comprises 151ha and is bound by Lincoln Rolleston Road to the north-east, Goulds and Springston Rolleston Roads to the north-west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— Canterbury Regional Policy Statement

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment's Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 11 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

The ODP predominantly provides for low density sections. Specific areas for Medium Density housing options have however been allocated to areas along the identified Primary and Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;

- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/or green spaces;
- North-West orientation, where possible, for outdoor areas and access off southern and south-east boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.
  Existing dwellings and buildings need to be taken into consideration when subdividing and doing the density calculations.

A Neighbourhood Centre is required in a centralised location of ODP Area 11 adjacent to the identified Neighbourhood Park. The Neighbourhood Centre will provide for approximately 2,000m^2 of gross retail floor area to cater for local weekly and day-to-day retail requirements. Additional land is also required to accommodate the necessary access arrangements, car parking, landscaping and utilities to service the Neighbourhood Centre.

Appropriate interface treatments at the boundary between residential and rural activities, and the methods to protect these treatments in the long term, shall be established. Treatments could include appropriate fencing, landscaping and/or building setbacks.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadǁ will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadǁ will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- Three Primary Road and eight Secondary Road connections providing transport connections to Springston-Rolleston Road to the south-west, Lincoln-Rolleston Road to the north-east, the CRETS Road to the south-east and the Broadlands Drive Collector Road to the north-west
- active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes
- pedestrian and cycle corridors and connections encourage viable alternative modes of transport to private motor vehicles Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed along the south-western boundary of the site that is accessed from ODP Area 11 from the internal Primary Road and three Secondary Road connections. This Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function that forms part of an expanded ring road system for Rolleston. Although this Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 11, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its function, streetscape and speed environment will be similar to Lowes Road in how it serves the northern portion of Rolleston.

Lincoln-Rolleston Road and Springston-Rolleston Road provide primary roading corridors on the periphery of ODP Area 11, which form part of the districts wider arterial roading network that connects the township to Prebbleton and Christchurch to the south and Lincoln to the east.

The extension and upgrading of Branthwaite Drive provides a primary loop road that establishes access and connectivity to the future subdivision of the land that currently accommodates the decommissioned Helpet treatment plant. This Primary Road will in turn integrate ODP Area 11 with ODP Area 9 to the north, in conjunction with the east-west extension of Broadlands Drive Collector Road. A second primary north-south aligned road connects Branthwaite Drive with the proposed CRETS Collector Road. An extension of Dynes Road is required to facilitate connectivity along the east-western alignment. This Primary Road enables vehicular, cycle and pedestrian permeability between ODP Area 11 and adjacent neighbourhoods.

The Secondary Road connections perform similar but important functions by supporting the Primary Roads, by providing access throughout the site, and the necessary external links and connections to adjoining neighbourhoods. The alignment and status of these roads establish essential connections, without creating through routes that could potentially be used as short cuts. The alignment and position of the intersections associated with the Secondary Roads primarily support the internal roading network and the mixed density residential development sites, catering less to through vehicle traffic.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term connectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 10 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Seven Neighbourhood Parks are required to be established throughout the 151ha development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure that an open space is within a 500m walking radius of their homes. The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserves purpose and the neighbourhood‘s character. A single larger Neighbourhood Park of approximately 4,000-5,000m^2 in size located adjacent to the proposed water reservoir will provide for a wider range of recreational activities to cater for the needs of the wider area.

The alignment of these open spaces along primary routes will create a connected open space network. The Foster Recreation Park provides, and to a lesser extent the larger Neighbourhood Park, provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing support passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

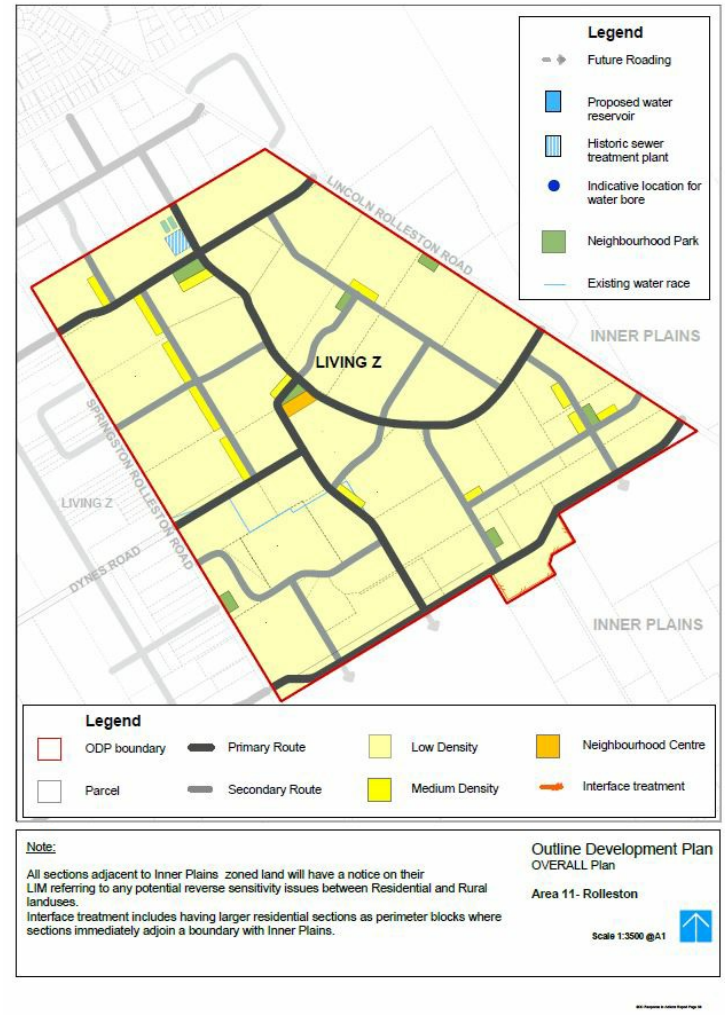
There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

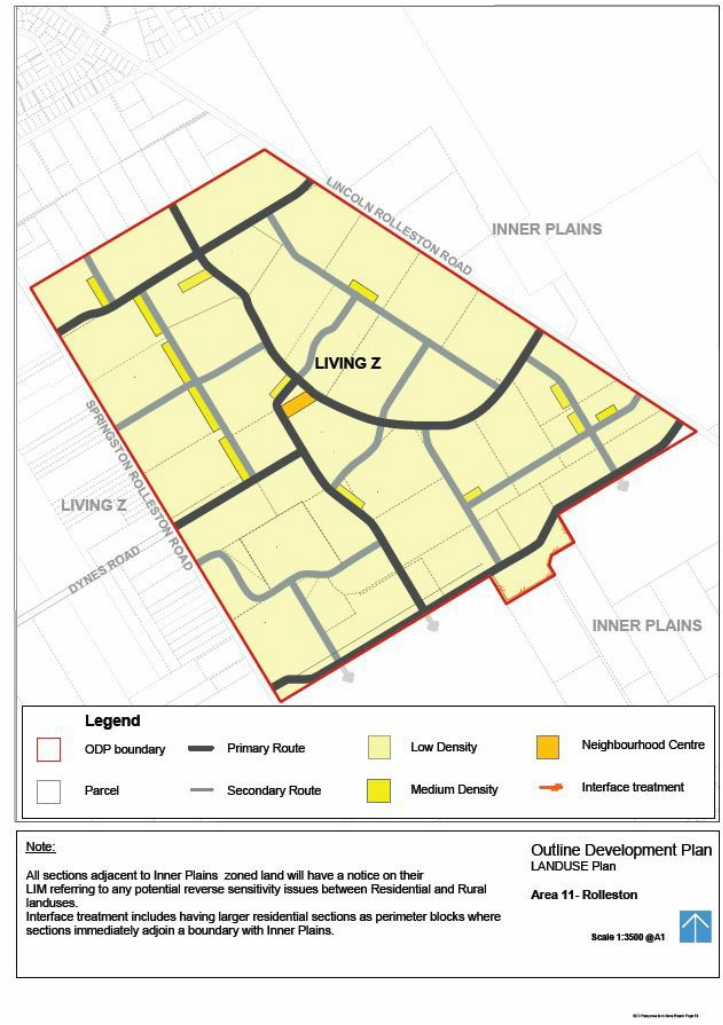
Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve environments where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
Water race -	An existing water race runs through the southern portion of ODP Area 11. There is an opportunity to incorporate the water race into the road design by enhancing its appearance and establishing it as a feature.
Sewer –	A sewer connection will be required through a new gravity main along Springston-Rolleston Road to the Eastern Selwyn Sewerage Scheme pump station on Selwyn Road. The majority of this ODP area will need to reticulate to a new sewer pump station to the proposed gravity sewer line on Springston-Rolleston Road.
Water -	The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing requirements for the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 11 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.





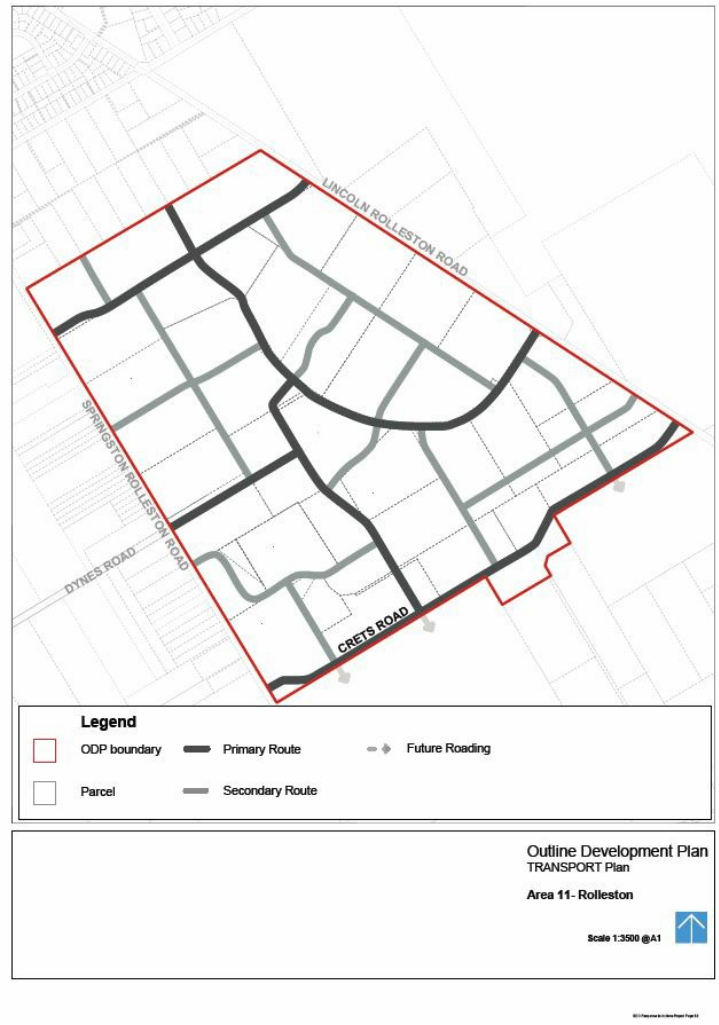
Note:

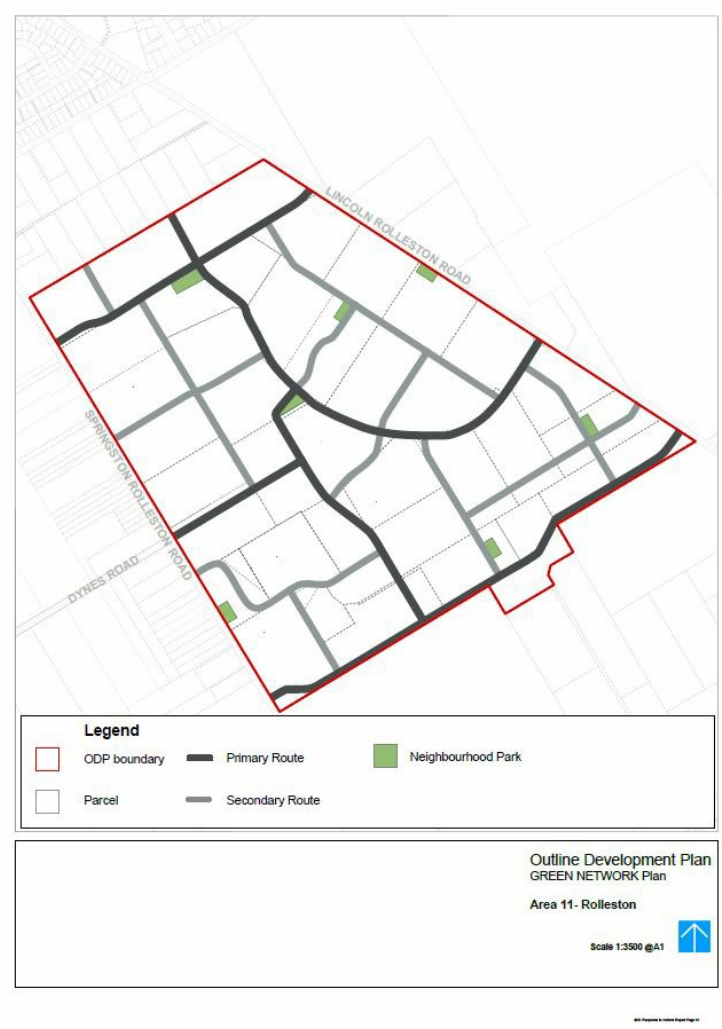
All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

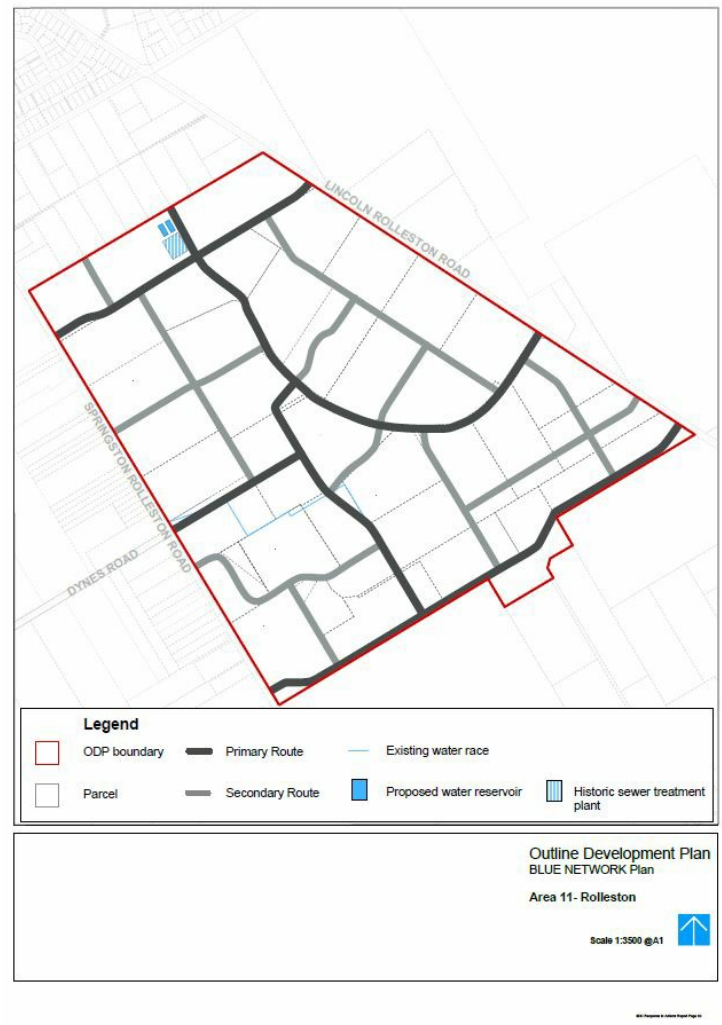
Outline Development Plan
LANDUSE Plan

Area 11- Rolleston

Scale 1:3500 @A1


LINCOLN ROLLESTON ROAD
SPRINGSTON ROLLESTON ROAD
DYNES ROAD
CRETS ROAD
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Future Roading
Outline Development Plan
TRANSPORT Plan
Area 11- Rolleston
Scale 1:3500 @A1


LINCOLN ROLLESTON ROAD
SPRINGSTON ROLLESTON ROAD
DYNES ROAD
Legend
ODP boundary
Primary Route
Neighbourhood Park
Parcel
Secondary Route
Outline Development Plan
GREEN NETWORK Plan
Area 11- Rolleston
Scale 1:3500 @A1



OUTLINE DEVELOPMENT PLAN AREA 12

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 12. ODP Area 12 comprises 56ha and is bound by East Maddisons Road to the north-east and Dunns Crossings Road the northwest. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— Canterbury Regional Policy Statement

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment‘s Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network and Green/Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 12 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 12 predominantly provides for low density sections, although some medium density housing options have been supported along the Primary and Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;

- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design

Lower density allotments with an average lot size of 1000m^2 are necessary on the north-western boundary to integrate the site with the adjoining Living 1B zone to achieve a progressive transition between residential and lower density residential densities. Appropriate interface treatments at the boundary between residential and low density residential activities, and the methods to protect these treatments in the long term, could include fencing and landscaping.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadǁ will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadǁ will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road. The ODP provides for an integrated transport network incorporating:

- Primary and Secondary Roads linking the East Maddisons Collector Road to the east, the CRETS Collector Road to the south and the Dunns Crossing Collector Road to the west;
- active transport connections at the boundary of the development area from the Dunns Crossing Collector Road to the south-west, the CRETS Collector Road to the south-east and the East Maddisons Collector Road to the north-east to adjacent neighbourhoods that facilitate the use of existing and future public transport options;
- pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

Three connections from the internal Primary Roads integrate the transport network for ODP Area 12 with the East Maddisons Collector Road to the north-east and the Dunns Crossing Collector Road to the south-west. The Primary Roads provide essential connections to the wider Rolleston transport network, including specifically to the surrounding Collector Roads and integration with ODP Area 10 to the east. The Primary Road connection to Dunns Crossings Road, which runs through the centre of the site, links to a future CRETS Collector Road. Dunns Crossing Road is to be sealed and upgraded as part of the wider development requirements.

The transport network for ODP Area 12 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements. Two walking and cycling links that are a minimum width of 6m are proposed between the Secondary Roads in the north-eastern corner of the development block to achieve the necessary level of connectivity through the subdivision and integration with East Maddisons Road.

The proposed north-south and east-west aligned Secondary Road connections perform similar functions to the Primary Roads, providing discernible and easily navigable access arrangements throughout the site as well as good external links and connections to adjoining neighbourhoods.

The alignment and position of the intersections associated with the Secondary Roads primarily support the internal roading network and the mixed density residential development sites, catering less to through vehicle traffic.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional access to properties. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Five Neighbourhood Parks are required to be established throughout the 56ha development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure that an open space is provided within 500m walking radius of their homes.

The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserve‘s purpose and the neighbourhood‘s character. The alignment of these open spaces along primary routes will create a connected open space network. The Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments, In addition, co-locating green space reserves alongside residential housing support passive surveillance and assist in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

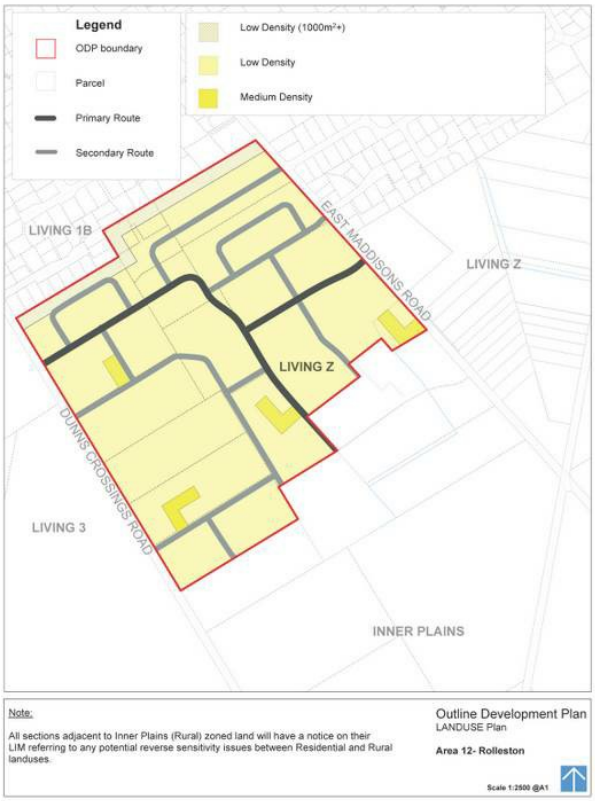
Council‘s open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

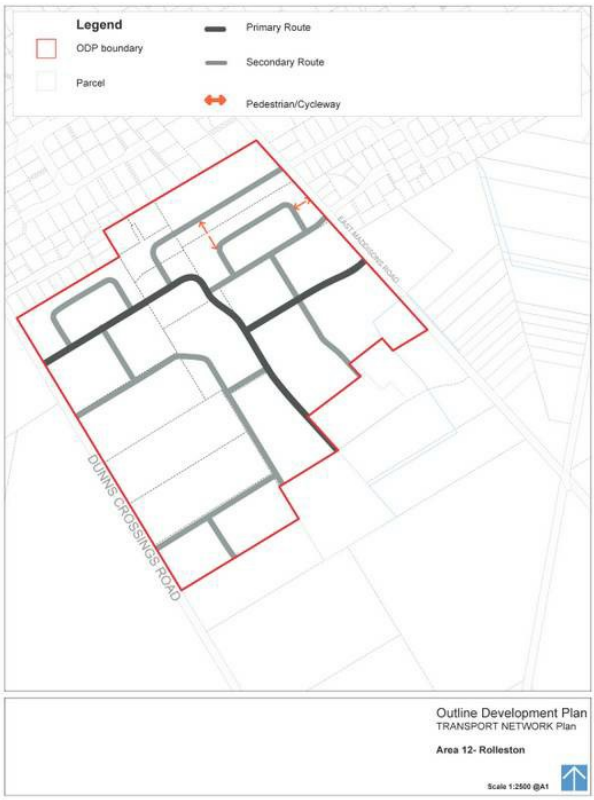
BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater disposal via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
Sewer –	A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. A gravity sewer connection to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road will required via a sewer connection through the adjoining Faringdon subdivision.
Water -	The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing for the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 12 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.




Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Low Density (1000m²+)
Low Density
Medium Density
LIVING 1B
EAST MADDISONS ROAD
LIVING Z
LIVING Z
DUNNS CROSSINGS ROAD
LIVING 3
INNER PLAINS
Note:
All sections adjacent to Inner Plains (Rural) zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.
Outline Development Plan
LANDUSE Plan
Area 12- Rolleston
Scale 1:2500 @A1


Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Pedestrian/Cycleway
DUNNS CROSSINGS ROAD
Outline Development Plan
TRANSPORT NETWORK Plan
Area 12- Rolleston
Scale 1:2500 @A1



OUTLINE DEVELOPMENT PLAN AREA 13

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 13. ODP Area 13 comprises 36ha and is bound by Springston Rolleston Road to the north-east, the Foster Recreation Park and Faringdon subdivision to the west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

— The Land Use Recovery Plan (LURP)

— Policy B4.3.7 and B4.3.77 of the District Plan

— The Rolleston Structure Plan

— The Greater Christchurch Urban Development Strategy (UDS)

— The Ministry for the Environment's Urban Design Protocol

— 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)

— 2009 Subdivision Design Guide

A single Overall ODP is accompanied by two more specific plans that reference the Density/Movement Network and Green/Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 13 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 13 predominantly provides for low density sections, although some medium density housing options have been supported along the Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;

- Distribution within blocks to achieve a mix of section sizes and housing typologies; and

- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadǁ will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a “Secondary RoaD” will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- Secondary Roads follow a north-western to southern-eastern alignment linking with a Collector Road to the north-west, the Springston Rolleston Arterial Road to the northwest and CRETS Collector Road to the south-east

- active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport connections

- pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles;

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed near the southern boundary of the ODP Area and further supports the integration of the site with the wider transport network. The Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston. Although the CRETS Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 13, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

Springston-Rolleston Road also forms part of the wider arterial roading network that connect Rolleston to Lincoln. The number, location and formation of intersections and connections must therefore be managed to achieve integration between ODP Area 13 and Springston-Rolleston Road, whilst contributing to a safe and efficient sub-regional transport link.

The transport network for ODP Area 13 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

ODP Area 13 incorporates a Secondary Road that runs from the Broadlands Drive Collector Road through to Dynes Road, which then connects to the CRETS Collector Road on the south-eastern portion of the site. This Secondary Road shares a boundary with the Foster Recreation Park, serving this significant recreation precinct with access arrangements and car parking, together with access to the adjoining residential housing to the east. The proposed Medium Density allotments could utilise rear service lanes to provide vehicular access, which would limit the number of access points and utilise the outlook onto the Foster Park. While this road provides an important through connection, its formation and design is that of a slow road, with there being a clear preference for a high amenity residential streetscape amenity.

A secondary loop road supports connectivity for pedestrians and cyclists between adjoining Area 11, Area 13 and the Foster Recreation Park. Roading connections to the adjoining Faringdon subdivision are provided via the proposed CRETS Collector Road and a Secondary Road.

The remaining roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

A single shared pedestrian cycle way comprising a minimum 6m wide green link connects the Foster Recreation Park to the Secondary Road that connects onto Springston-Rolleston Road to the north-east of ODP Area 13. This non-vehicular green link supports for connectivity between ODP Area 13, ODP Area 11 and the Foster Recreation Park.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Three Neighbourhood Parks are required to be established throughout the development block. The location of these reserves has been determined based on the amount of reserve established in the wider area and to ensure people living within the development block have access to open space reserves within a 500m walking radius of their homes. The alignment of these open spaces along the Secondary Roads will facilitate a well connected open space network. The Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located adjacent or in proximity to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating open space reserves alongside residential housing supports passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. A 6m wide walking and cycling connection is specifically required between the main Secondary Road and the secondary loop road off Springston-Rolleston Road.

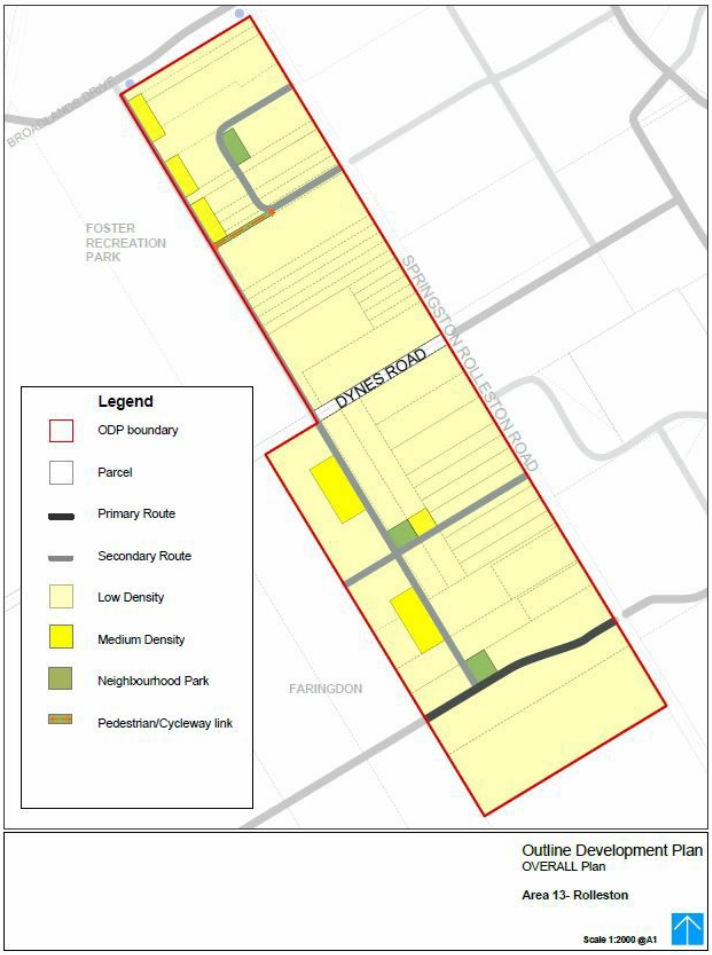
Council‘s open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

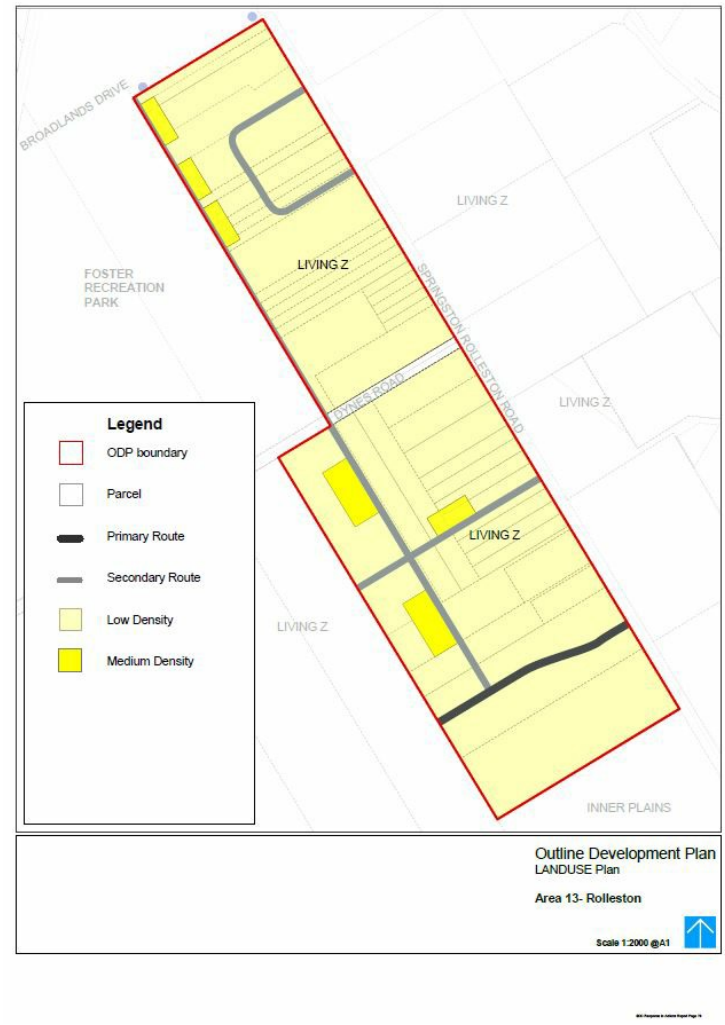
BLUE NETWORK

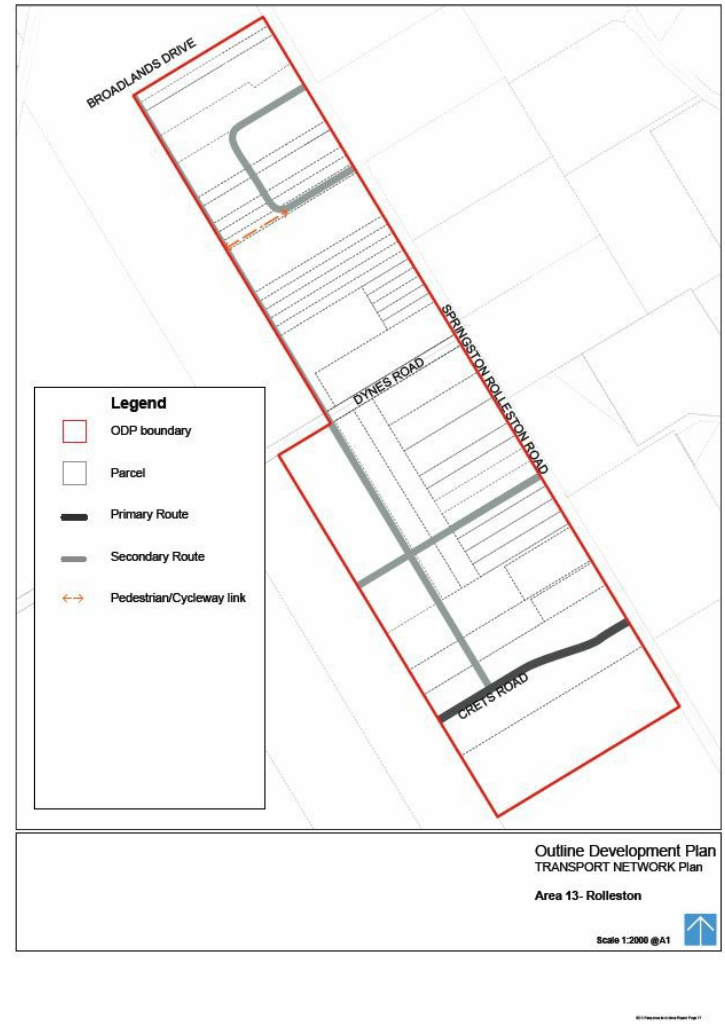
Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the

	developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
Sewer –	A gravity sewer connection will be required through an extension to a new gravity main along Springston-Rolleston Road to the pump station on Selwyn Road, where it will be reticulated to the Eastern Selwyn Sewer Scheme.
Water -	The water reticulation will be an extension of the existing Rolleston water supply. Two bores situated within Council owned land north of ODP Area 13 will be used for water supply. If required, an additional bore could be established within the site to assist in servicing the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 13 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.




BROADLANDS DRIVE
LIVING Z
FOSTER RECREATION PARK
LIVING Z
SPRINGSTON ROLLESTON ROAD
DYNES ROAD
LIVING Z
LIVING Z
LIVING Z
INNER PLAINS
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Low Density
Medium Density
Outline Development Plan
LANDUSE Plan
Area 13- Rolleston
Scale 1:2000 @A1

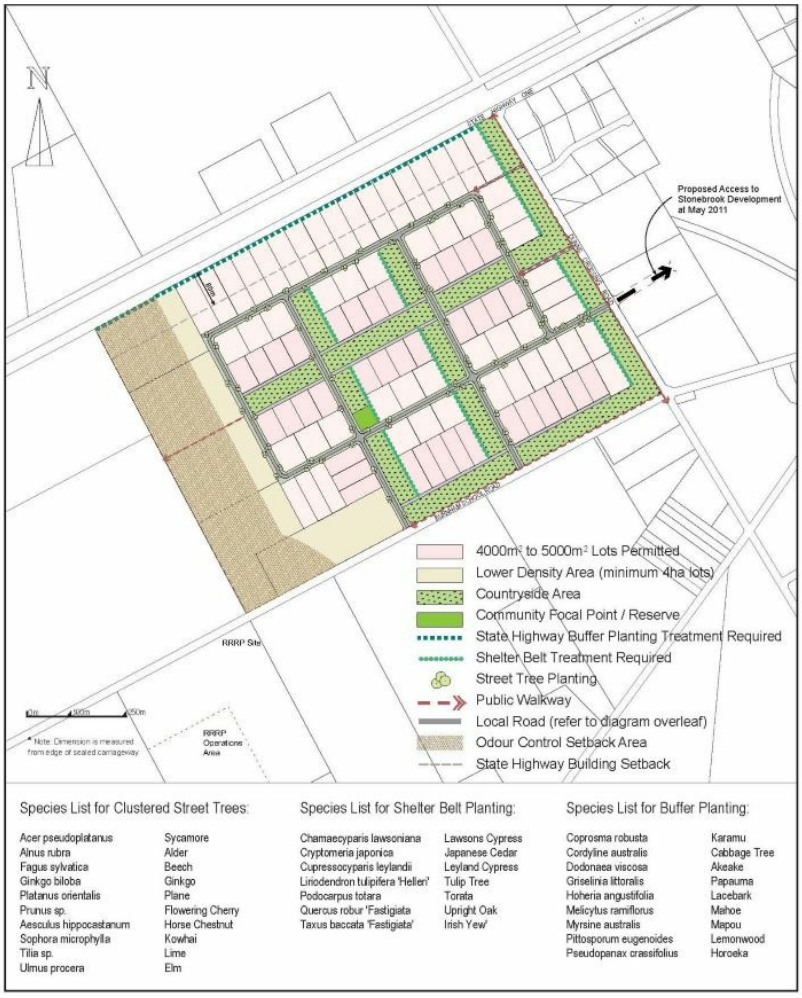

BROADLANDS DRIVE
SPRINGSTON ROLLESTON ROAD
DYNES ROAD
CRETS ROAD
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Pedestrian/Cycleway link
Outline Development Plan
TRANSPORT NETWORK Plan
Area 13- Rolleston
Scale 1:2000 @A1


BROADLANDS DRIVE
FOSTER RECREATION PARK
SPRINGSTON ROLLESTON ROAD
LYNES ROAD
FARINGDON
Legend
ODP boundary
Parcel
Primary Route
Secondary Route
Neighbourhood Park
Green linkage
Outline Development Plan
GREEN NETWORK Plan
Area 13- Rolleston
Scale 1:2000 @A1

PART E

APPENDIX 39

OUTLINE DEVELOPMENT PLAN – HOLMES BLOCK, ROLLESTON



Species List for Clustered Street Trees:

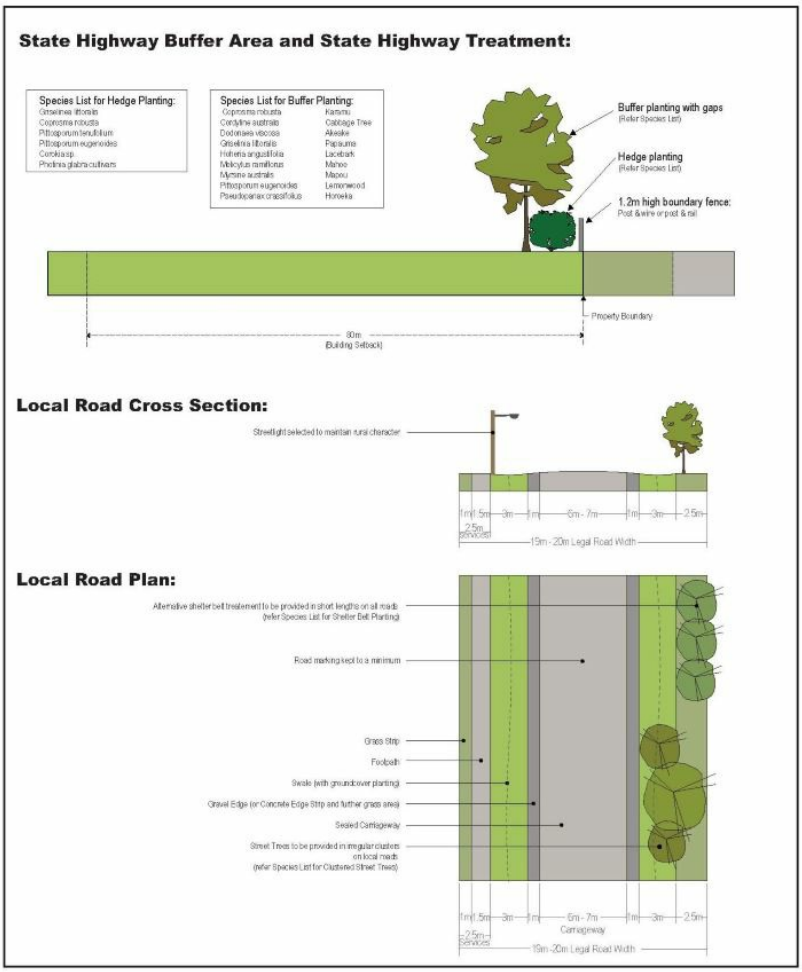
Acer pseudoplatanus	Sycamore
Alnus rubra	Alder
Fagus sylvatica	Beech
Ginkgo biloba	Ginkgo
Platanus orientalis	Plane
Prunus sp.	Flowering Cherry
Aesculus hippocastanum	Horse Chestnut
Sophora microphylla	Kowhai
Tilia sp.	Lime
Ulmus procera	Elm

Species List for Shelter Belt Planting:

Chamaecyparis lawsoniana	Lawsons Cypress
Cryptomeria japonica	Japanese Cedar
Cupressocyparis leylandii	Leyland Cypress
Liriodendron tulipifera 'Hellen'	Tulip Tree
Podocarpus totara	Torata
Quercus robur 'Fastigiata	Upright Oak
Taxus baccata 'Fastigiata'	Irish Yew'

Species List for Buffer Planting:

Coprosma robusta	Karamu
Cordyline australis	Cabbage Tree
Dodonaea viscosa	Akeake
Griselinia littoralis	Papauma
Hoheria angustifolia	Lacebark
Melicytus ramiflorus	Mahoe
Myrsine australis	Mapou
Pittosporum eugenoides	Lemonwood
Pseudopanax crassifolius	Horoeka


State Highway Buffer Area and State Highway Treatment:
Species List for Hedge Planting:
Griselinea littoralis
Coprosma robusta
Pittosporum tenuifolium
Pittosporum eugenioides
Corokia sp.
Prostanthera glabra cultivars
Species List for Buffer Planting:
Coprosma robusta Karamu
Cordyline australis Cabbage Tree
Dodonaea viscosa Akeake
Griselinia littoralis Papauma
Hoheria angustifolia Lacebark
Melicytus ramiflorus Mahoe
Myrsine australis Mapou
Pittosporum eugenioides Lemonwood
Pseudopanax crassifolius Horoeka
Buffer planting with gaps
(Refer Species List)
Hedge planting
(Refer Species List)
1.2m high boundary fence:
Post & wire or post & rail
Property Boundary
80m
(Building Setback)
Local Road Cross Section:
Streetlight selected to maintain rural character
1m
1.5m
3m
1m
5m - 7m
1m
3m
2.5m
2.5m
services
19m - 20m Legal Road Width
Local Road Plan:
Alternative shelter belt treatment to be provided in short lengths on all roads
(refer Species List for Shelter Belt Planting)
Road marking kept to a minimum
Grass Strip
Footpath
Swale (with groundcover planting)
Gravel Edge (or Concrete Edge Strip and further grass area)
Sealed Carriageway
Street Trees to be provided in irregular clusters
on local roads
(refer Species List for Clustered Street Trees)
1m
1.5m
3m
1m
5m - 7m
Carriageway
1m
3m
2.5m
2.5m
services
19m -20m Legal Road Width

PART E

APPENDIX 40

OUTLINE DEVELOPMENT PLAN – SKELLERUP BLOCK, ROLLESTON



Species List for Clustered Street Trees:

Acer pseudoplatanus	Sycamore
Alnus rubra	Alder
Fagus sylvatica	Beech
Ginkgo biloba	Ginkgo
Platanus orientalis	Plane
Prunus sp.	Flowering Cherry
Aesculus hippocastanum	Horse Chestnut
Sophora microphylla	Kowhai
Tilia sp.	Lime
Ulmus procera	Elm

Species List for Shelter Belt Planting:

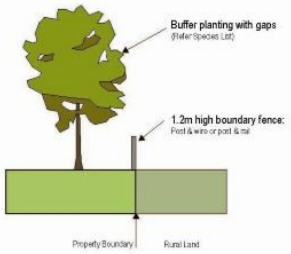
Chamaecyparis lawsoniana	Lawsons Cypress
Cryptomeria japonica	Japanese Cedar
Cupressocyparis leylandii	Leyland Cypress
Liriodendron tulipifera 'Hellen'	Tulip Tree
Podocarpus totara	Torata
Quercus robur 'Fastigiata	Upright Oak
Taxus baccata 'Fastigiata'	Irish Yew'

Species List for Buffer Planting:

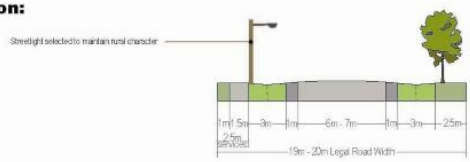
Coprosma robusta	Karamu
Cordyline australis	Cabbage Tree
Dodonaea viscosa	Akeake
Griselinia littoralis	Papauma
Hoheria angustifolia	Lacebark
Melicytus ramiflorus	Mahoe
Myrsine australis	Mapou
Pittosporum eugenoides	Lemonwood
Pseudopanax crassifolius	Horoeka

Rural Buffer Treatment:

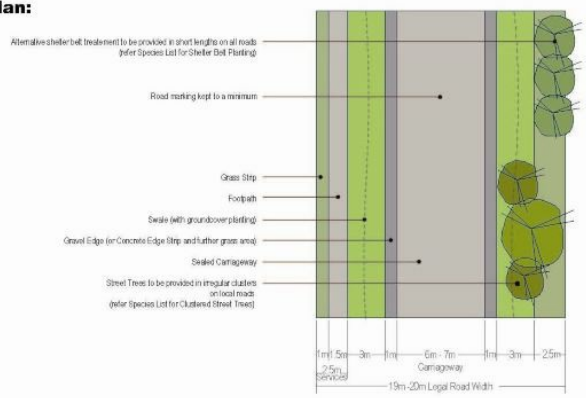
Species List for Buffer Planting:	
Coprosma robusta	Karamu
Cordyline australis	Cabbage Tree
Dodonaea viscosa	Akeake
Griselinia littoralis	Papauma
Hoheria angustifolia	Lacebark
Melicytus ramiflorus	Mahoe
Myrsine australis	Mapou
Pittosporum eugenioides	Lemonwood
Pseudopanax crassifolius	Horoeka



Local Road Cross Section:



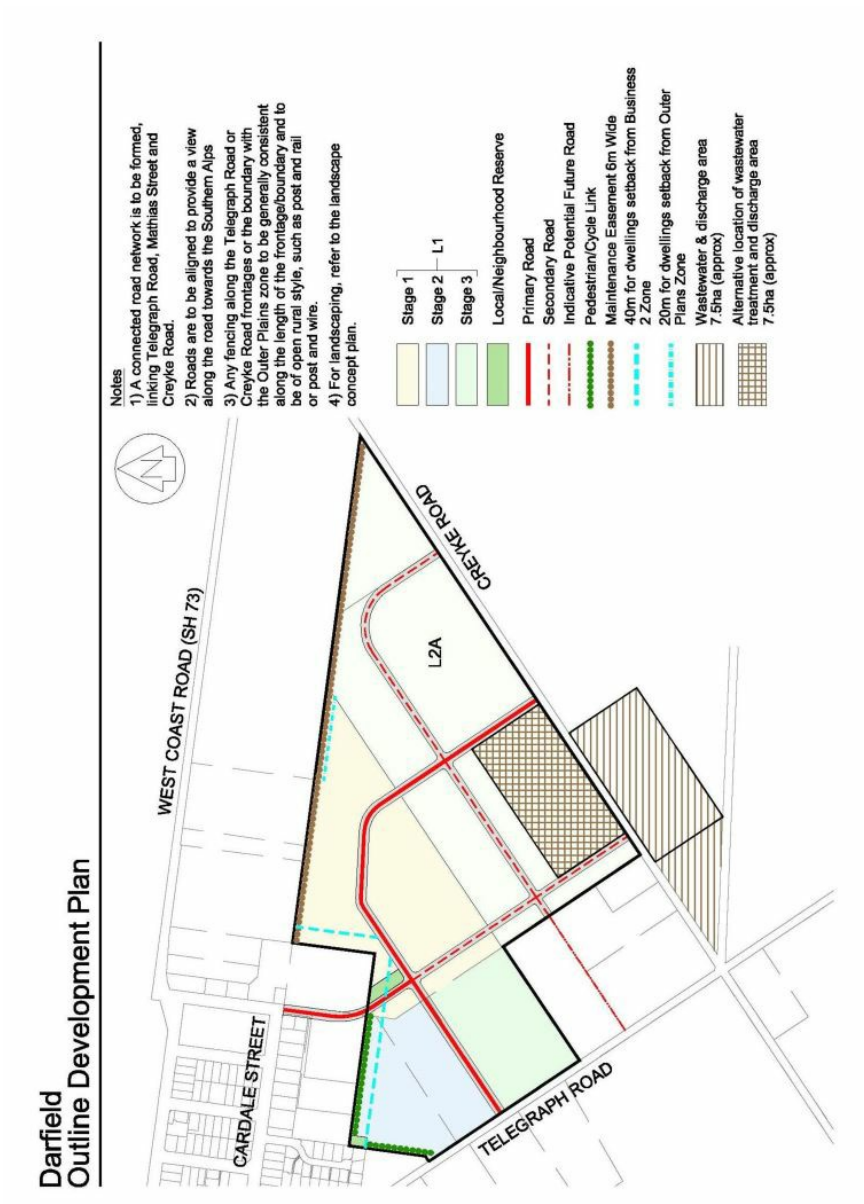
Local Road Plan:

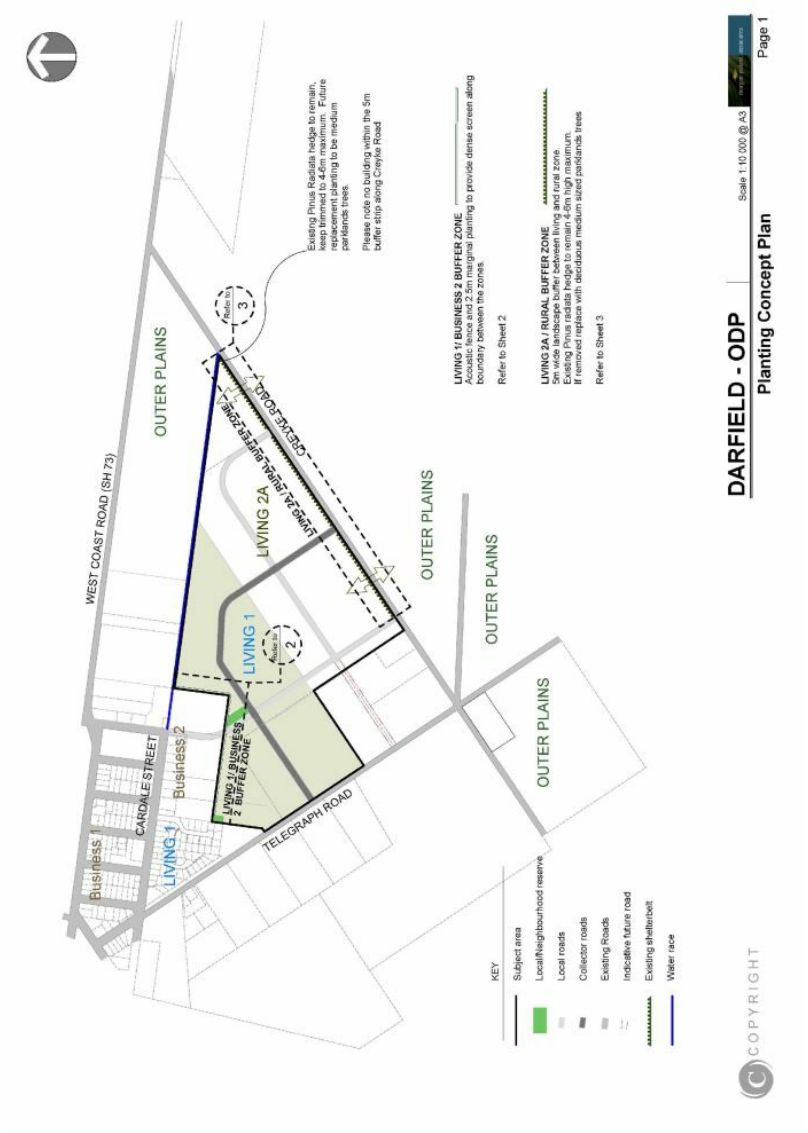


PART E

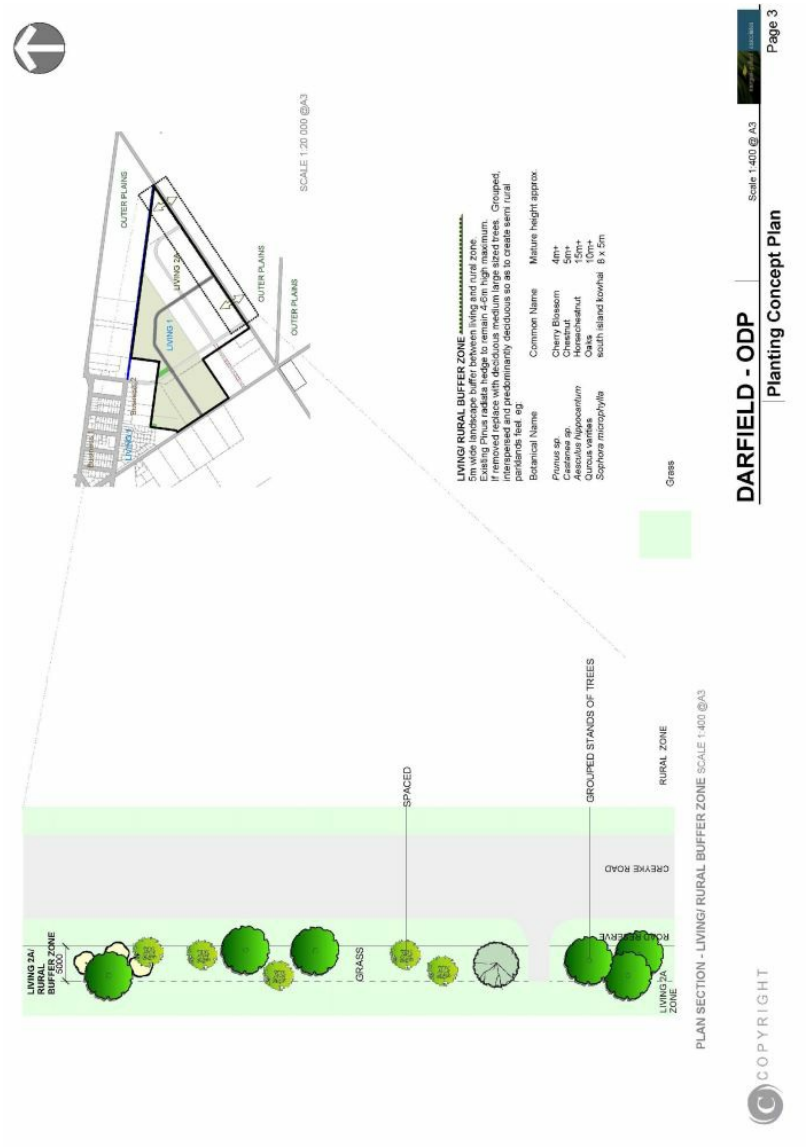
APPENDIX 41

OUTLINE DEVELOPMENT PLAN — AREA 3, DARFIELD




DARFIELD - ODP
Planting Concept Plan
Scale 1:10 000 @ A3
Page 1
WEST COAST ROAD (SH 73)
OUTER PLAINS
Existing Pinus Radiata hedge to remain, keep trimmed to 4.45m maximum. Future replacement planting to be medium palmlands trees.
Please note no building within the 5m buffer strip along Creyke Road.
Refer to 3
CREYKE ROAD
LIVING 2A / RURAL BUFFER ZONE
LIVING 2A
LIVING 1
Refer to 2
OUTER PLAINS
OUTER PLAINS
OUTER PLAINS
LIVING 1/ BUSINESS 2 BUFFER ZONE
LIVING 1/ BUSINESS 2 BUFFER ZONE
Acoustic fence and 2.5m marginal planting to provide dense screen along boundary between the zones.
Refer to Sheet 2
LIVING 2A / RURAL BUFFER ZONE
5m wide landscape buffer between living and rural zone.
Existing Pinus radiata hedge to remain 4.45m high maximum.
If removed replace with distribution medium rated palmlands trees
Refer to Sheet 3
Business 2
CARDALE STREET
Business 1
LIVING 1
TELEGRAPH ROAD
KEY
Subject area
Local/Neighbourhood reserve
Local roads
Collector roads
Existing Roads
Indicative future road
Existing shelterbelt
Water race
COPYRIGHT


DARFIELD - ODP
Planting Concept Plan
Scale 1:200 @ A3
Page 2
SCALE 1:20 000 @A3
OUTER PLANS
LIVING 2A
LIVING 1
Mature height approx.
Height after 5 years
Common Name
Botanical Name
ACOUSTIC FENCING
BUSINESS 2 ZONE
LIVING 1 ZONE
BUILDING SETBACK
40000
BUILDING
BUILDING
COPYRIGHT


DARFIELD - ODP
Planting Concept Plan
Scale 1:400 @ A3
Page 3
SCALE 1:20 000 @A3
OUTER PLAINS
LIVING 1
LIVING 2
LIVING 1
LIVING/ RURAL BUFFER ZONE
5m wide landscape buffer between living and rural zone.
Existing Pinus radiata hedge to remain 4.0m high maximum.
If removed shall be replaced with locally appropriate species. Grouped, interspersed and predominantly deciduous so as to create semi rural parklands feel eg
Botanical Name
Common Name
Mature height approx
Prunus sp
Cherry Blossom
4m+
Castanea sp
Chestnut
15m+
Aesculus hippocastum
Horse chestnut
15m+
Quercus ventes
Oaks
10m+
Sophora microphylla
south island kowhai
8 x 5m
Grass
PLAN SECTION - LIVING/ RURAL BUFFER ZONE SCALE 1:400 @A3
LIVING 2A/ RURAL BUFFER ZONE
GRASS
SPACED
GROUPED STANDS OF TREES
RURAL ZONE
CRESYKE ROAD
ROAD RESERVE
LIVING 2A ZONE
COPYRIGHT

APPENDIX 41A

OUTLINE DEVELOPMENT PLAN - Living 2 Darfield - Creyke Road

The following Outline Development Plan (ODP) has been designed for approximately 13.5ha on the south eastern of Darfield Township adjoining the southwestern corner of the area identified in Appendix 41 of the Selwyn District plan. The ODP seeks t enable the development of the site to Living 2 densities and to provide for a low density residential style development.

The following matters form part of this ODP, and are required to be addressed at the time of subdivision.

No more than 20 allotments shall be provided for accross the whole of the Outline Development Plan area. Within this overall limit, and to ensure development of individual landholdings can be achieved, the ODP includes a maximum number of 8 Allotments for Area A and a maximum of 12 Allotments for Area B. Individual subdivision applications within an identified Area should clearly demonstrate that the maximum development potential of another Area is not compromised.

At the time of subdividing that part of the ODP area adjacent to the proposed new road identified, provision shall be made for land to be set aside for future roading connections to the adjoining site east of the site in a coordinated manner. This shall ensure the roading network identified for the ODP area are consistently aligned. **Until such time as the land located within ODP41A is developed to a Living 1 standard, the road located within ODP41A shall only be developed to a 16 metre roa reserve with a six metre wide formed road.**

The Darfield Gun Club operates from land diagonally across the intersection of Creyke and Telegraph Roads from the ODP area. On an infrequent basis the Gun Club undertakes half or full day shoots, which generate loud sporadic noise in the area. The ODP shows a 60dB L_{AFmax} contour and a 55dB L_{AFmax} contour. These contours have been generated through testing noise generated during a shoot, and represent thresholds where noise generated from the gun club my impact on amenity values within the site.

At the time of subdivision of the ODP area, covenants, consents notices or other similar legal mechanisms will be placed on the resulting titles of newly created allotments to identify the following:

1. No additional dwellings are to be constructed within the extent of the 60 dB L_{AFmax} contour shown on the ODP as the 'no additional dwellings' area.
2. The primary outdoor living area associated with any new residential must be screened from the gun club noise to achieve a level not exceeding 50 dB L_{AFmax}.
3. Any new dwelling on the site must be designed, constructed and maintained to achieve a design noise level of 35 dB L_{AFmax} from the gun club noise inside all habitable spaces excluding bedrooms.

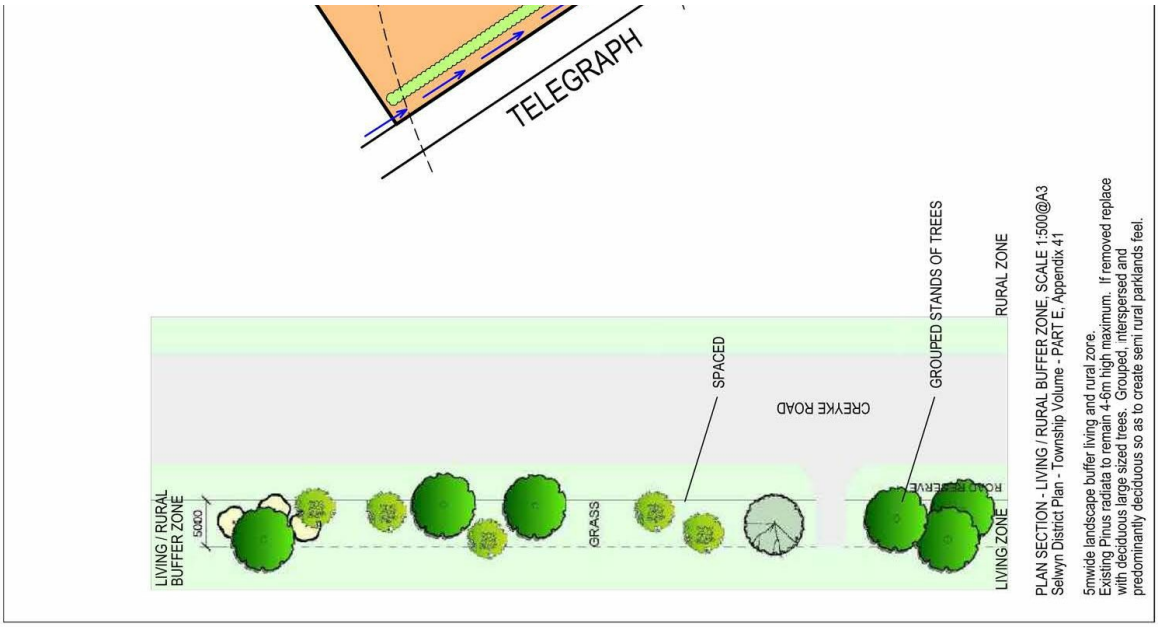
These legal mechanisms will also include a no complaints covenant to ensure that new owners are aware of, and cannot make complaints against the noise generated by the Gun Club.

The existing pine tree hedging along the boundary with Crekye Road is to be largely retained. Where it is removed (excluding for access reasons) it shall be replaced with a 5m wide landscape buffer containing grouped trees consistent with the adjoining Living 2A zone and in accordance with the provisions of the ODP.

The existing hedging along Telegraph Road is to be largely retained, except for where any new access onto Telegraph Road is necessary.

At the time of subdivision, provision for the retention of the water race adjacent to Telegraph Road will be required. Any new access onto Telegraph Road will be required to provide a bridge across the water race.



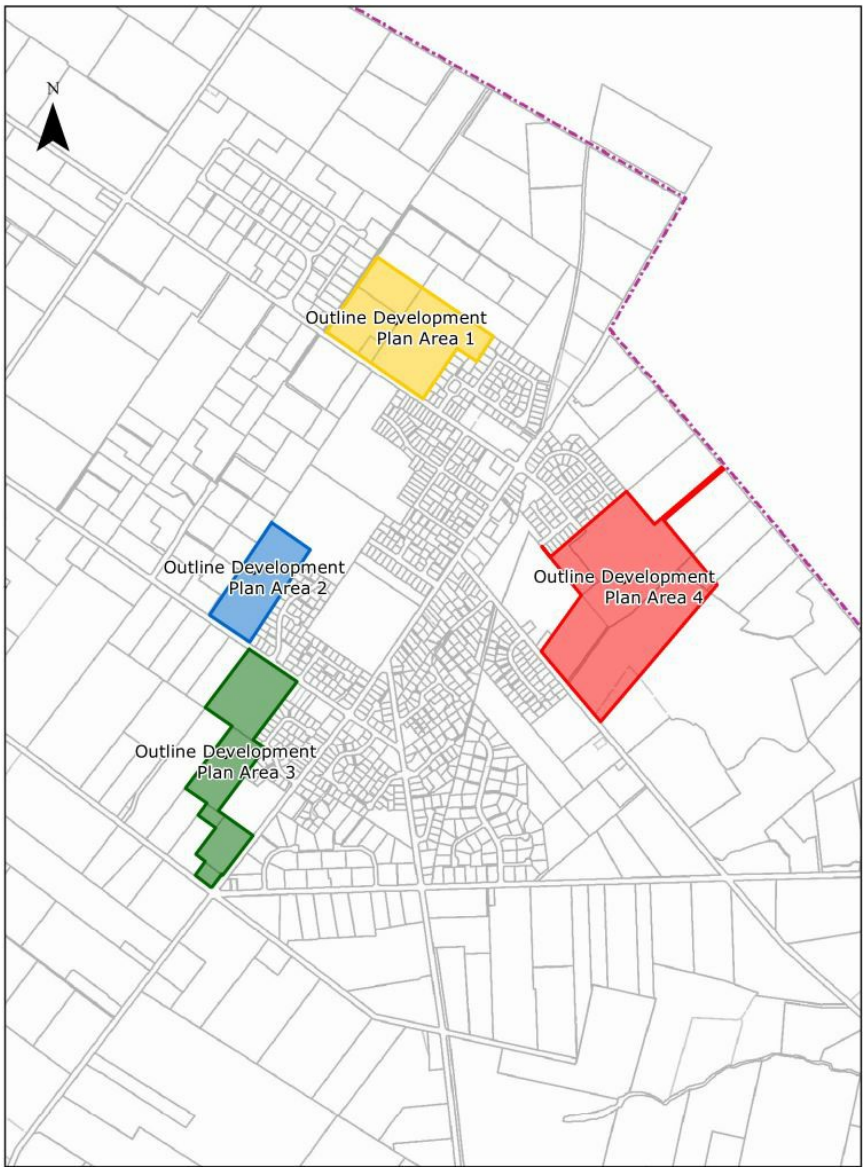

TELEGRAPH
RURAL ZONE
GROUPED STANDS OF TREES
SPACED
CREYKE ROAD
ROAD RESERVE
GRASS
LIVING / RURAL BUFFER ZONE
5000
LIVING ZONE
PLAN SECTION - LIVING / RURAL BUFFER ZONE, SCALE 1:500@A3
Selwyn District Plan - Township Volume - PART E, Appendix 41
5mwide landscape buffer living and rural zone.
Existing Pinus radiata to remain 4-6m high maximum. If removed replace with deciduous large sized trees. Grouped, interspersed and predominantly deciduous so as to create semi rural parklands feel.

PART E

APPENDIX 42

OUTLINE DEVELOPMENT PLAN — LIVING Z ZONE, PREBBLETON

- for locations of these ODP's see below
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4



OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for Area 1, which is zoned Living ZArea 1 includes 13.3ha of land, comprising four properties. Three of these properties front onto Blakes Road. The ODP area is contained by The Paddocks development to the north, Aberdeen Drive to the west and Elmwood Drive to the east.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.

- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.

- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.

- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.

- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.

- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.

Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the majority of the western boundary and the full length of the northern boundary to integrate the site with the adjoining Living 2A (Blakes Road) and Living 2A (The Paddocks) zones, being the Aberdeen and The Paddocks subdivisions respectively. Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living 1A4 zone to the east and Living 1A6 zone to the south.

Dwellings must front Blakes Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Blakes Road.

Residential housing established along the Local Minor Road to the north-east of the reserve must front the reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or solid screening. Other suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure that all future residential development that overlooks the reserve optimises the high amenity and outlook provided by this open space.

MOVEMENT NETWORK

The proposed roading network consists of a Local Major Road that forms a loop around the development block, supported by Local Intermediate and Local Minor Roads, to achieve an integrated and legible internal road layout. The ODP indicates that the Local Major Road connects to Blakes Road at two points, with the south-eastern connection aligning with the access point being established in the Living 1A6 zone on the opposite side of Blakes Road to form a crossroad.

The Local Minor Road that links between the Local Major Road and Local Intermediate Road shall align with the existing grouping of high quality amenity trees. These trees must be incorporated into the road reserve as an amenity feature. Retaining the trees preserves a link to the previous land use activity and protects high quality specimens. It also contributes to the character of Prebbleton. This grouping contains 7 specimens that are suitable to be retained as street trees within the road reserve, and includes specifically a row of six oak/*Quercus* that follow a north-south alignment and a single oak/*Quercus* to the south-east of this row of oaks.

A Local Minor Road situated north of the proposed reserve will provide access to adjacent residential sites. This will ensure that buildings front the road and overlook the reserve. The ODP also supports the establishment of a connection between the development block and the Living 2A zone to the north to support connectivity and to ensure this property does not become land locked.

Two indicative connections are also identified from the Local Major Road into the northern portion of the development block to achieve an integrated internal roading network. Confirmation will need to be established at subdivision that these through connections avoid conflict with the existing dwelling established within this property.

The remaining internal roading layout must be able to respond to the possibility that the area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a single open space reserve approximately 3,000m^2 in size. The reserve is located centrally along the Local Major Road. This location has been identified to optimise a portion of the existing walnut grove to secure a unique amenity feature, while preserving an historic reference to the previous use of the site. The orientation of this reserve supports a high amenity entrance into the site when viewed from Blakes Road.

A portion of the existing walnut/*Juglans* grove is to be retained as part of the reserve. These trees present an opportunity to retain a link to the land holdings past and to create a public space containing a relatively unique amenity feature. This walnut grove is contained within the legal boundaries of 36 Blakes Road (Lot 2 DP 54834).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Two sycamore/*Acer pseudoplatanus* and an established walnut/*Juglans* tree on the frontage of Blakes Road located within the gardens of the existing cottage at 36 Blakes Road (Lot 2 DP 54834).

- Three oak/*Quercus* trees within the yard at the rear of the Prebbleton Veterinary surgery at 56 Blakes Road (Lot 1 DP 58405).

- Nine oak/*Quercus* that follow an east-west alignment could also be incorporated into the road alignment along the northern side of the identified Local Major Road and future residential sections to the west of this road. These amenity trees are all currently contained within the legal boundaries of 60 Blakes Road (Lot 1 DP 71538).

- A copse containing two beech/*Nothofagus* and seven oak/*Quercus* trees to the north of the Local Major Road. The appropriateness of retaining this grouping of trees within any future connection to the land holding to the north should be investigated at subdivision. These trees are wholly contained within the legal boundary of 60 Blakes Road (Lot 1 DP DP 71538).

These trees provide amenity to the current and future residents and the community. They are a link to the historic use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

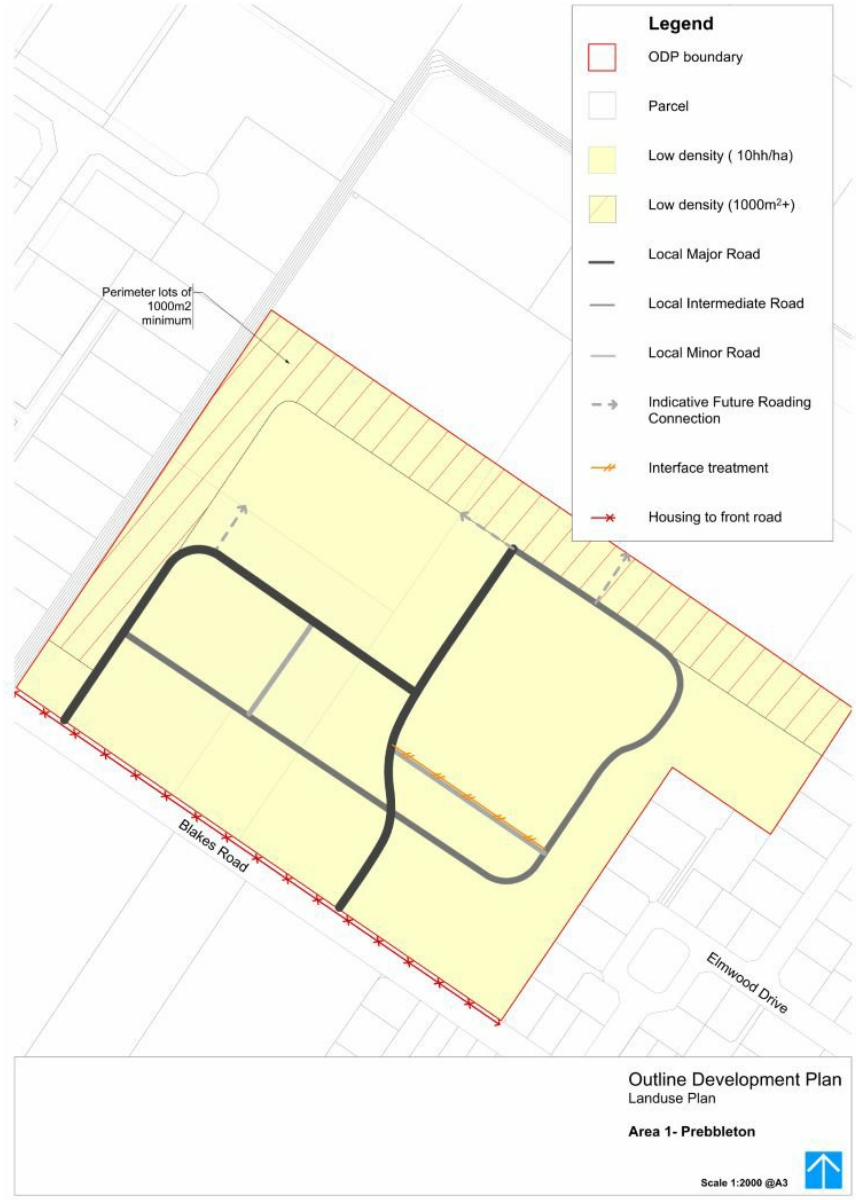
BLUE NETWORK

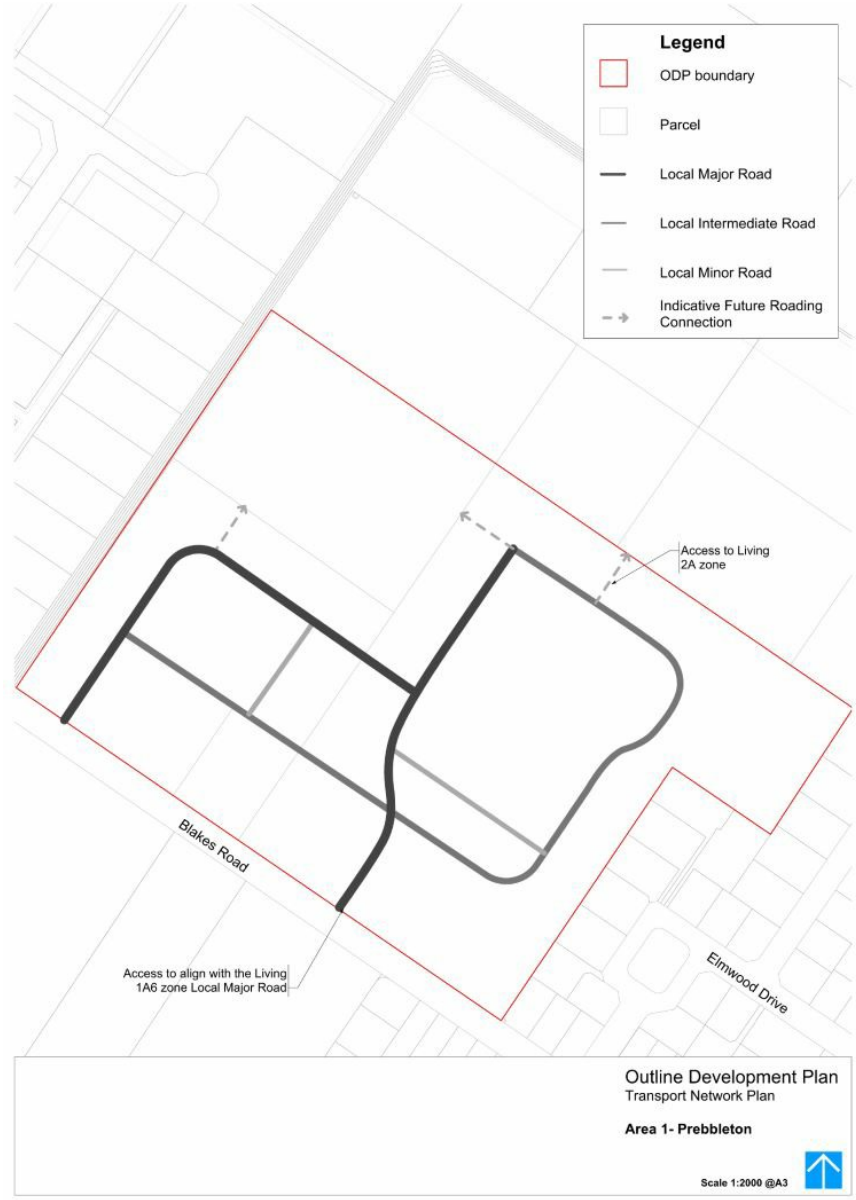
There is sufficient capacity in the Blakes Road water main and wider network to support the additional water connections required to service the area. Any works shall accord with the upgrades identified for the township.

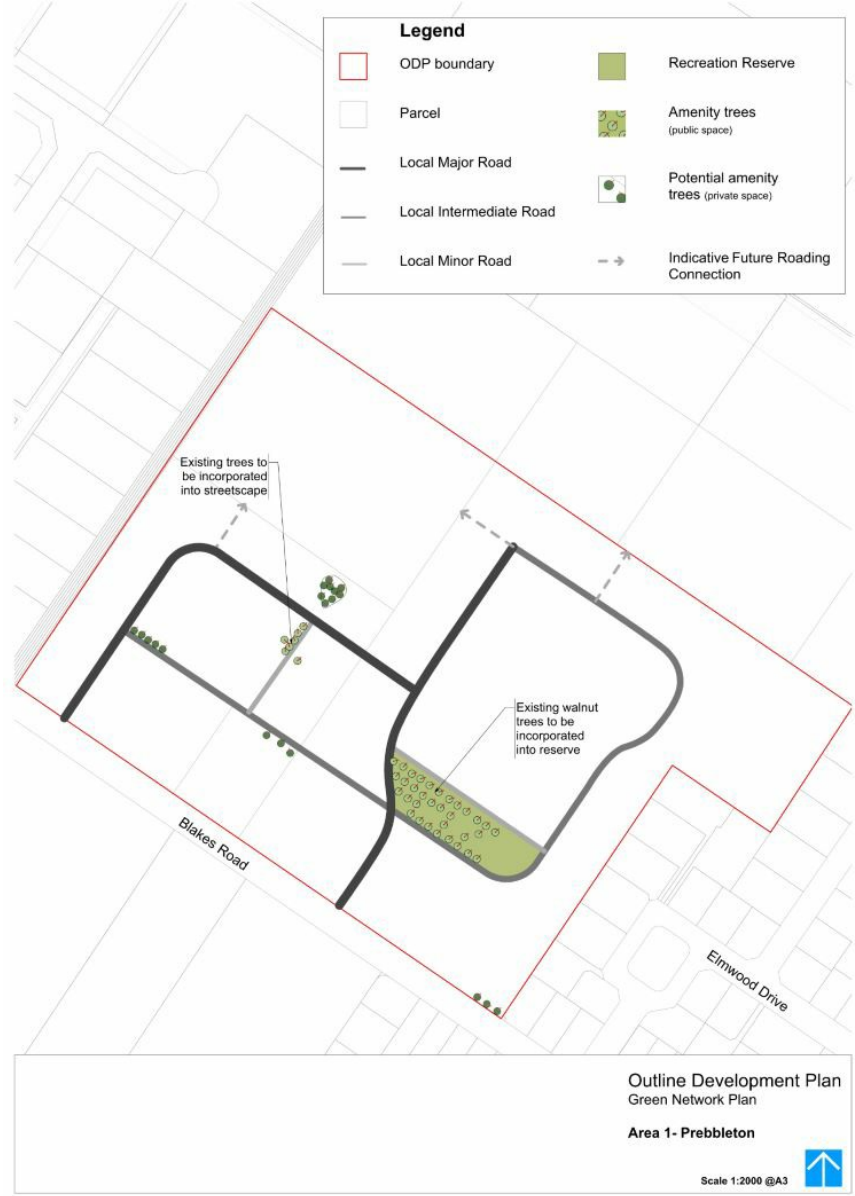
The anticipated wastewater solution is to establish a southern connection to the Living 1A6 zone on the opposite side of Blakes Road to enable access to the sewer gravity main.

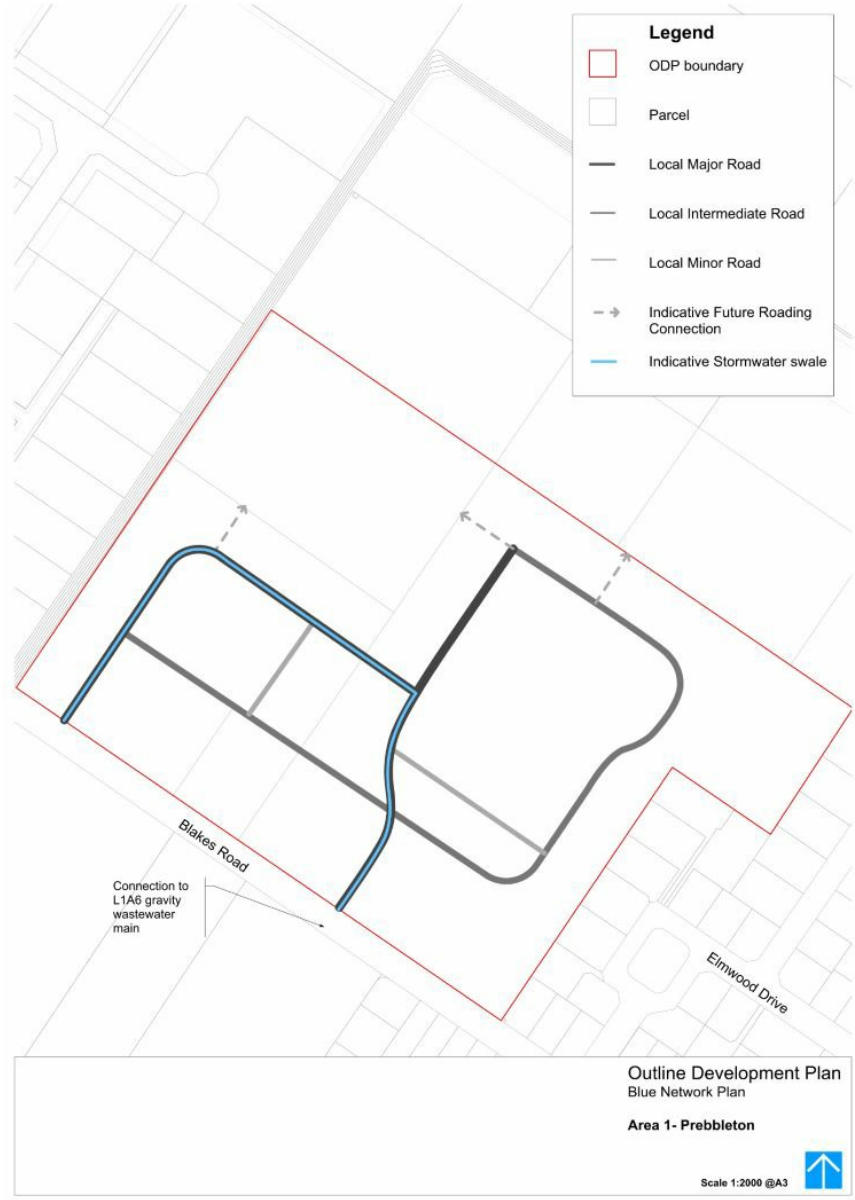
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to on-site soakage pits and for run-off to be collected in roadside swales and then discharged to ground within the proposed development area. The roadside swales referenced on the ODP Plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.




Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m2+)
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative Future Roading Connection
Interface treatment
Housing to front road
Perimeter lots of 1000m2 minimum
Blakes Road
Elmwood Drive
Outline Development Plan
Landuse Plan
Area 1- Prebbleton
Scale 1:2000 @A3


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative Future Roading Connection
Access to Living 2A zone
Blakes Road
Access to align with the Living 1A6 zone Local Major Road
Elmwood Drive
Outline Development Plan
Transport Network Plan
Area 1- Prebbleton
Scale 1:2000 @A3


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Recreation Reserve
Amenity trees (public space)
Potential amenity trees (private space)
Indicative Future Roading Connection
Existing trees to be incorporated into streetscape
Existing walnut trees to be incorporated into reserve
Blakes Road
Elmwood Drive
Outline Development Plan
Green Network Plan
Area 1- Prebbleton
Scale 1:2000 @A3



OUTLINE DEVELOPMENT PLAN AREA 2

INTRODUCTION

This Outline Development Plan (ODP) is for Area 2, which is zoned Living ZArea 2 is comprised of a single 6.4ha property that fronts Trents Road. The development block is generally bound by the Kingcraft Drive Existing Development Area zone to the west, Cairnbrae development to the north (Living 1A6 zone) and Waratah Park development to the east (Living X zone).

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.

- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.

- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.

- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.

- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the western boundary to integrate the site with the adjoining lifestyle properties established within the Kingcraft Drive Existing Development Area zone. Appropriate interface treatments at the boundary between residential and rural residential activities, and methods to protect these treatments in the long term, shall be established. Treatments could include appropriate fencing, landscaping and minimum building set backs.

Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living X zone to the east and Living 1A6 zone to the north. The proposed reserve forms a focal point for residential housing, with layouts and interface treatments optimising the open space amenity and outlook provided by the reserve.

Dwellings must front Trents Road to enhance passive surveillance and safety, while contributing to a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Trents Road.

Residential housing established adjacent to any future stormwater basins and the reserve must front these open space areas. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserve. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook.

MOVEMENT NETWORK

The proposed roading network consists of one Local Intermediate Road that links Trents Road with the Cairnbrae development to the north (Living 1A6 zone) to achieve an integrated transport network for the wider area. On-road cycling is provided for within the Local Intermediate Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan.

The remaining internal roading layout must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a single open space reserve that is approximately 2,000m² in size to accord with the reserve provision calculations for the township and the population base it is serving. The location has been identified to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

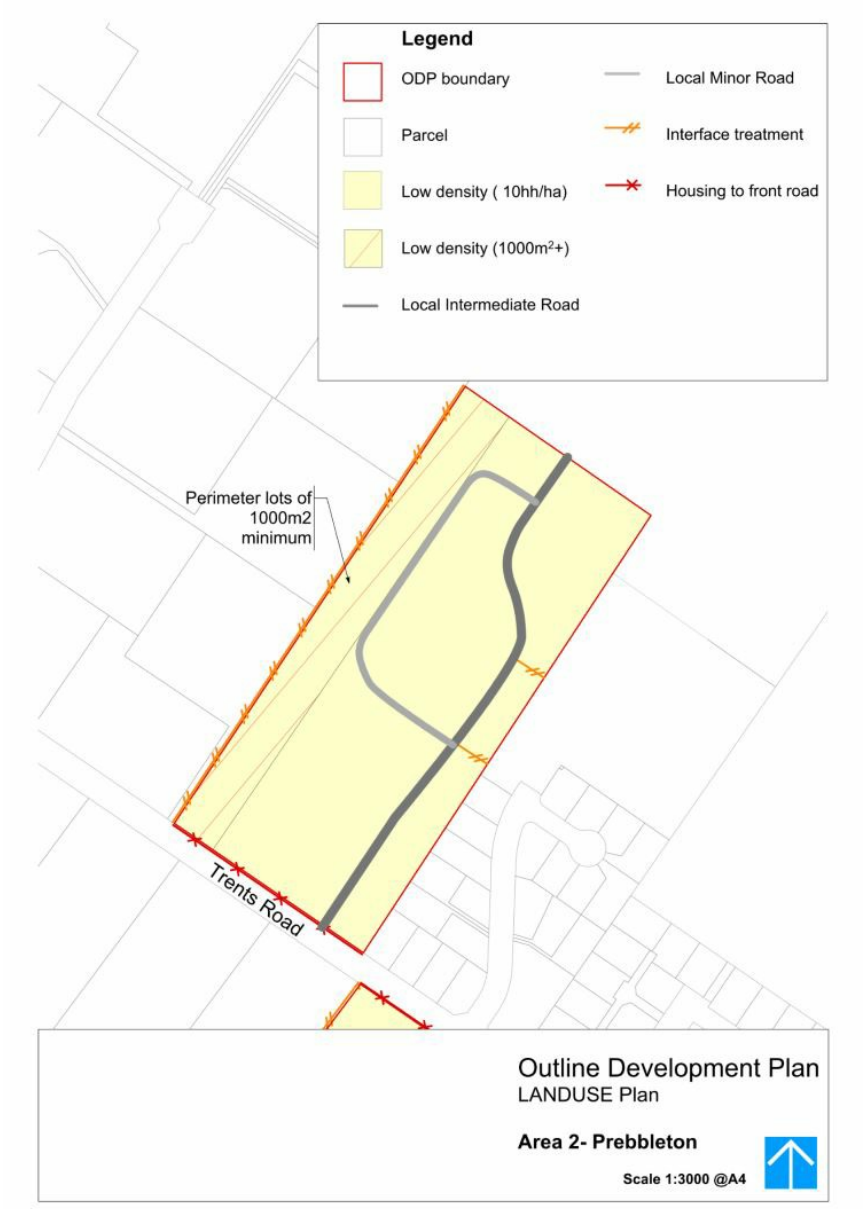
BLUE NETWORK

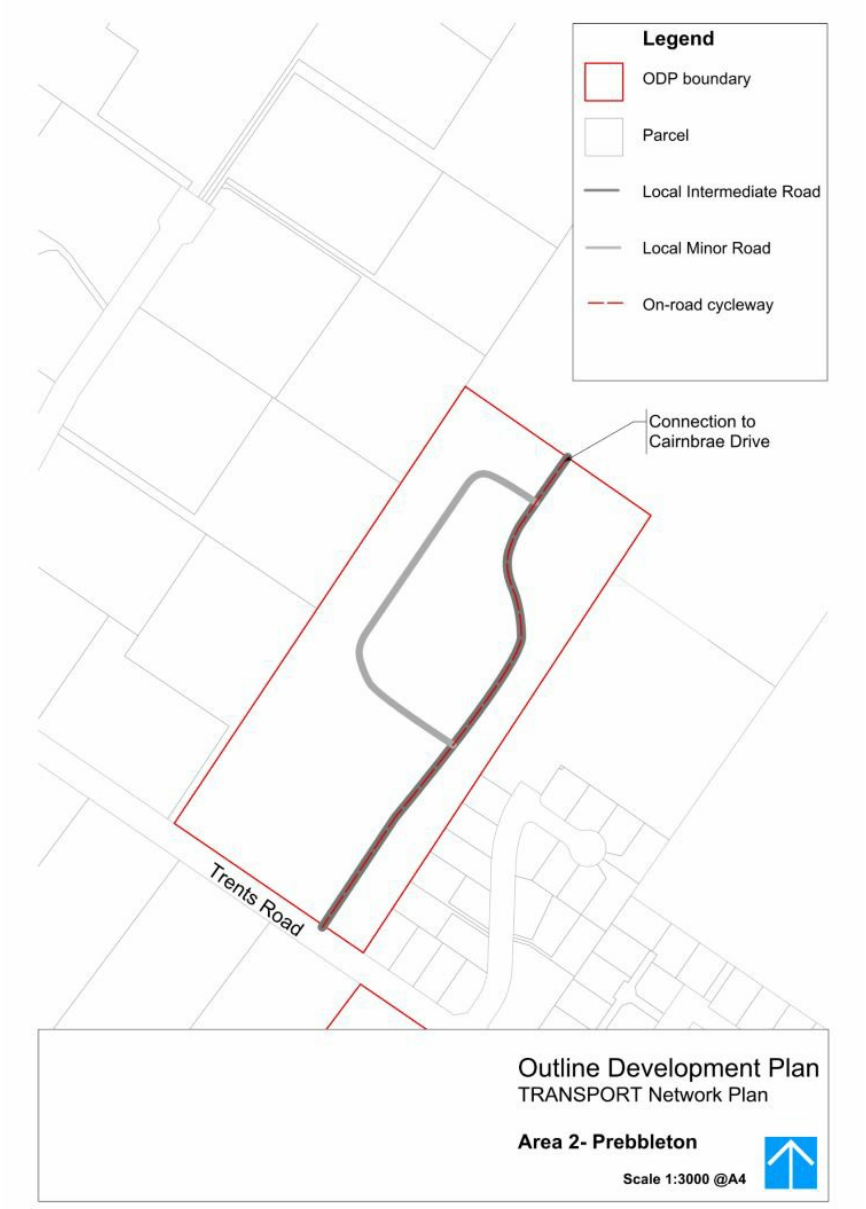
There is sufficient capacity in the Trents Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

The anticipated wastewater solution is to extend the wastewater network to the pumping station established at the intersection of Trents Road and Lindsay Drive.

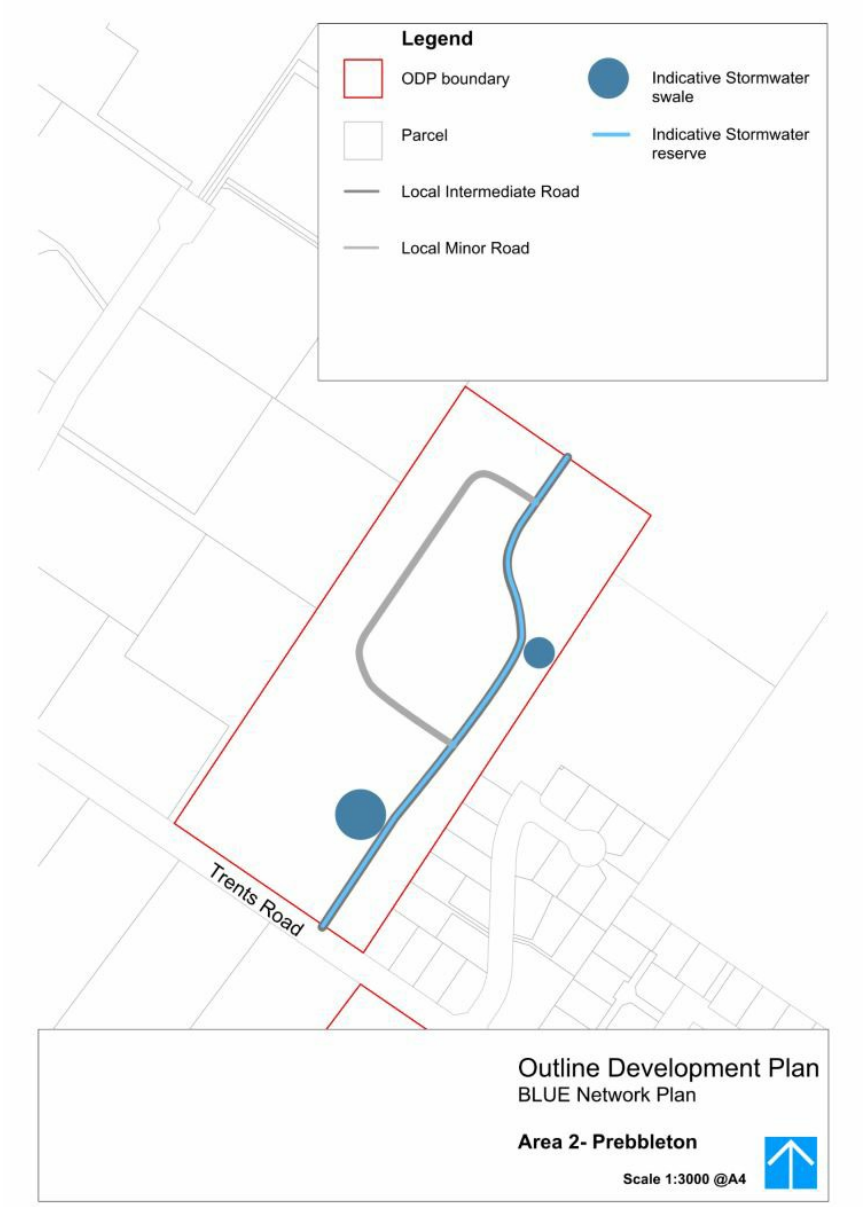
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off to be directed to two stormwater basins within the proposed development area. The stormwater basins and swales referenced in the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Intermediate Road
Local Minor Road
Interface treatment
Housing to front road
Recreation Reserve
Indicative Stormwater reserve
Indicative Stormwater swale
On-road cycling
Interface treatments
Perimeter lots of 1000m2 minimum
Housing to front Trents Road
Trents Road
Outline Development Plan
OVERALL ODP
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Intermediate Road
Local Minor Road
Interface treatment
Housing to front road
Perimeter lots of 1000m2 minimum
Trents Road
Outline Development Plan
LANDUSE Plan
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Intermediate Road
Local Minor Road
On-road cycleway
Connection to Cairnbrae Drive
Trents Road
Outline Development Plan
TRANSPORT Network Plan
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Recreation Reserve
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Intermediate Road
Local Minor Road
Trents Road
Outline Development Plan
GREEN Network Plan
Area 2- Prebbleton
Scale 1:3000 @A4



OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3, which is zoned Living Z. Area 3 incorporates 15.1ha of land comprising the five properties that are contained by Trents Road to the north, Hamptons Road to the south, the Sterling Park development (Living X zone) and Prebbleton Nature Park to the east and the Rural (Inner Plains) zone to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.

- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.

- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.

- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.

- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.

- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.

- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Dwellings must front Springs Road and Trents Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Springs Road and Trents Road.

Residential housing established along the boundary with the recreation reserve and Prebbleton Nature Park must front these reserves. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserves. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and setbacks, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook provided by the Prebbleton Nature Park and future recreation reserve.

Appropriate perimeter planting and fencing must be established along the western boundary of the development block to define the urban/rural interface and avoid adverse reverse sensitivity effects. Methods will also need to be established at the time subdivision to ensure long close board or solid fencing do not undermine the streetscape and amenity along the Hamptons Road frontage where access to dwellings is likely to be from within the subdivision.

MOVEMENT NETWORK

The proposed roading network consists of a Local Major Road that connects Springs Road with Trents Road. On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan, including safe access to the Prebbleton Nature Park. The northern point of this Local Major Road must align with the entrance to Lindsay Drive to create a cross roads and promote connectivity to adjacent neighbourhoods.

The ODP requires a secondary east-west connection to Sterling Drive. A secondary north-south connection from Hamptons Road is also required. Future indicative connections have been identified between Area 3 and the rural land holdings to the west. This will facilitate connectivity and expansion of the network should this land be developed to residential densities in the future.

Local Minor Roads provide access along the north-western boundary of the Prebbleton Nature Park and the southern boundary of the proposed recreation reserve.

Direct through connections from the development block to Hamptons Road shall be limited to a single Local Intermediate Road to reduce the potential for conflict with future road users. This road is proposed to be upgraded in the future in accordance with the Christchurch Rolleston and Environs Transportation Study 2007 and to facilitate improved local road access to the Southern Motorway. Housing is encouraged to be accessed from within the subdivision rather than from Hamptons Road directly, with there being a requirement that appropriate interface treatments are established to encourage an attractive streetscape by limiting long lengths of close board or solid fencing.

A detailed engineering assessment is required to establish the proximity roads able to be established within Area 3 where the land adjoins the Prebbleton Nature Park and the former quarry contained within it. This is to ensure that any roads, or subterranean servicing contained within it, do not undermine the stability of the quarry face or contribute to increased road maintenance and upgrade costs in the future.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP shows a single open space reserve that is 3,000m^2 in size. The location of the recreation reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

An additional open space setback between the Prebbleton Nature Park and the future roads on the north-western and south-western boundaries may be necessary. This is to ensure the roads are sufficiently set back from the former quarry face contained within the reserve. Further detailed engineering investigations will determine the setback needed between the quarry face and the road.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Plantings and ornamental shrubs along the eastern boundary of the development block with Springs Road, which are contained within the legal boundary of 670 Springs Road (Lot 1 DP 25587). These plantings are recognised as an attractive gateway feature when entering the township and they compliment the amenity of the adjoining Prebbleton Nature Park.

- The black beech/*Nothofagus solandri*, blue cedar/*Cedrus atlantica* and copper beech/*Fagus sylvatica 'Purpurea'* trees contained within the residential section at the corner of Hamptons and Springs Roads, being 146 Hamptons Road (Lot 1 DP 19741).

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

BLUE NETWORK

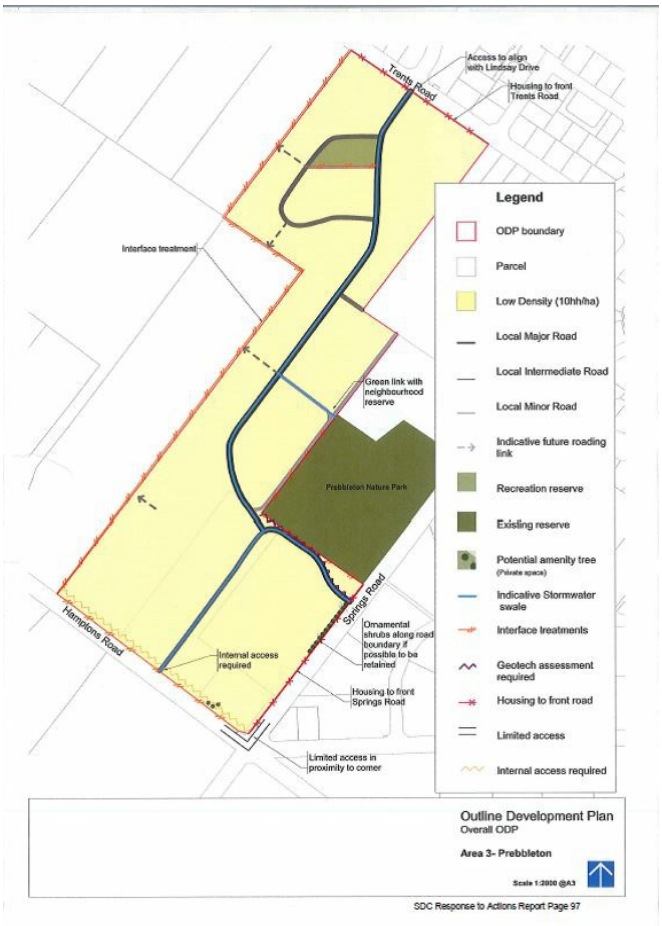
There is sufficient capacity in both the Springs Road and Trent's Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

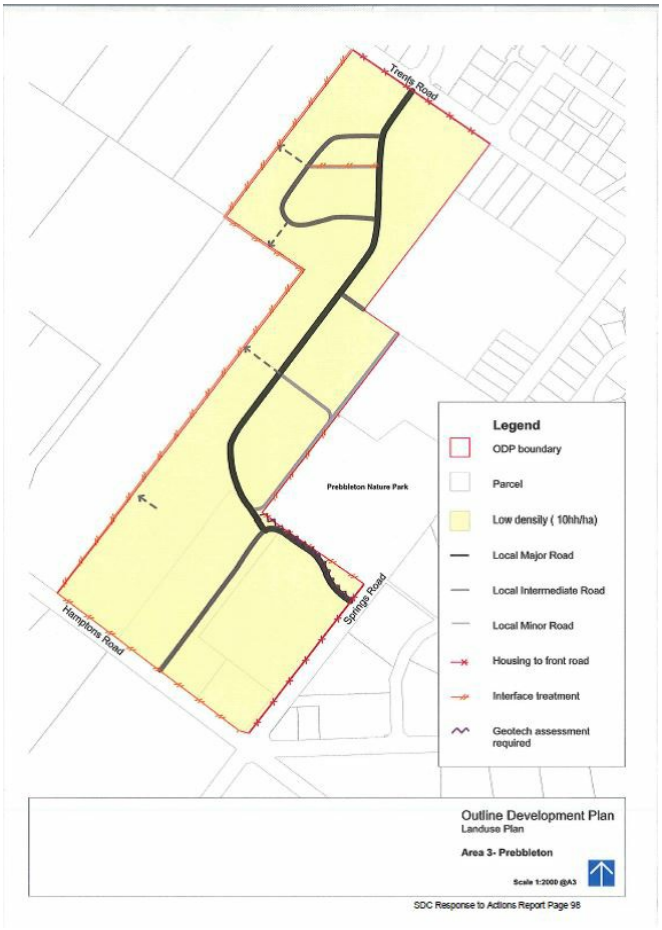
An existing pumping station is located on the corner of Trent's Road and Lindsay Drive. Access to the Springs Road sewer main is restricted. The anticipated wastewater solution is to establish a northern connection to the Trent's Road and Lindsay Drive pumping station, Sterling Drive sewer reticulation and new sewer pumping station at

the corner of Springs and Hamptons Roads.

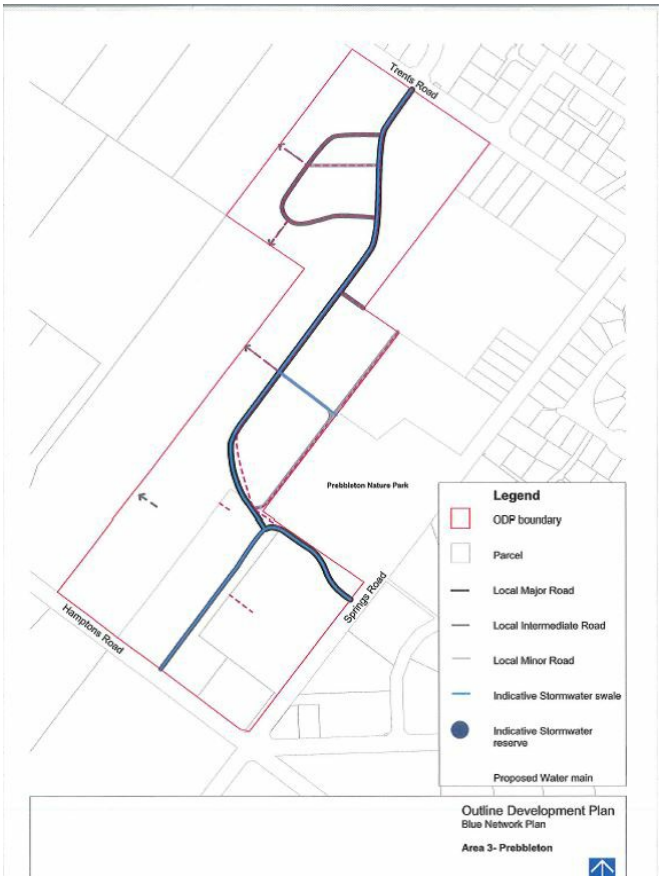
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off being collected in roadside swales or infiltration basins and then discharged to ground via soakage pits within the proposed development area. Stormwater associated with large rainfall events may be directed to the Prebbleton Nature Park and discharged to ground. Account will need to be made for the amenity and ecological values of this reserve and the extent to which this would not be undermined by the intermittent stormwater discharges if the option to discharge into the Prebbleton Nature Park is pursued.

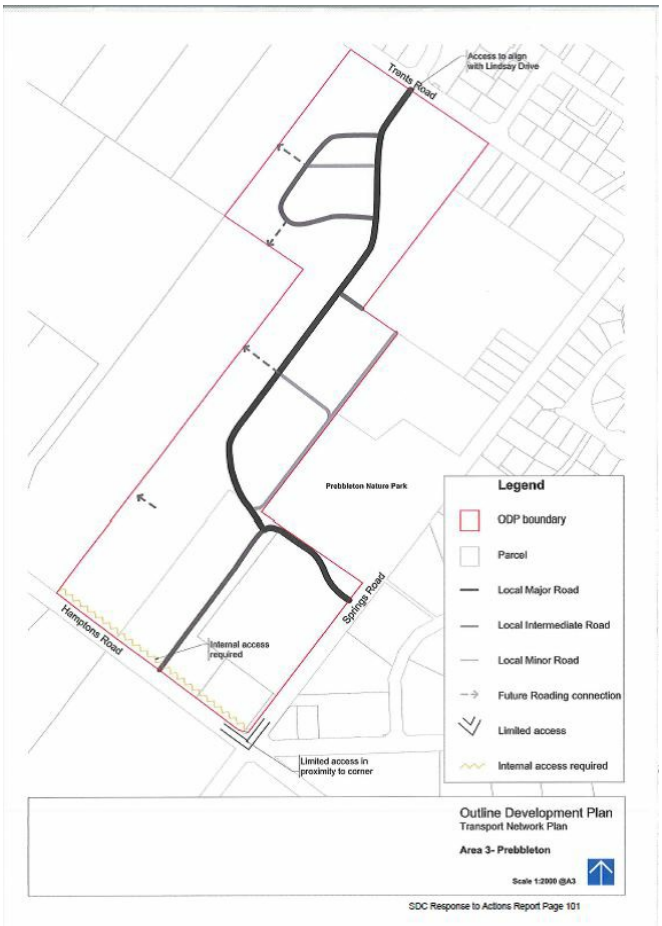
The roadside swales referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.




Trents Road
Prebbleton Nature Park
Springs Road
Hamptons Road
Legend
ODP boundary
Parcel
Low density (10hh/ha)
Local Major Road
Local Intermediate Road
Local Minor Road
Housing to front road
Interface treatment
Geotech assessment required
Outline Development Plan
Landuse Plan
Area 3- Prebbleton
Scale 1:2000 @A3
SDC Response to Actions Report Page 98


Trents Road
Neighbourhood reserve
Green link with neighbourhood reserve
Prebbleton Nature Park
Springs Road
Hamptons Road
Ornamental shrubs along road boundary if possible to be retained
Legend
ODP boundary
Parcel
Recreation reserve
Existing reserve
Potential amenity tree
(Private space)
Outline Development Plan
Green Network Plan
Area 3- Prebbleton
Scale 1:2000 @A3
SDC Response to Actions Report Page 99





OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Area 4, which is zoned Living ZArea 4 includes 25.5ha of land generally comprising three properties that front onto Tosswill Road. The development block is contained by the Prebbleton Central development to the west (Living X zone), Rural (Inner Plains) zone to the north and east, and the Oakwood Mews development (Living 1A1 zone) to the south.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the north-eastern boundary of Area 4. This will assist to integrate the site with the adjoining Rural (Inner Plains) zone, to preserve views towards the Port Hills and to increase the separation between future housing and Transpower's 220kV electricity pylons and lines located further to the north-east. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term, shall be established, including appropriate fencing, landscaping and minimum building set backs.

The ODP identifies a Medium Density area situated along the alignment of an open space corridor. The open space corridor provides a high amenity feature that compliments more intensive housing typologies. Its location within the centre of the development area ensures that any effects arising from this form of development on established living environments are internalised to within the development block. The development blocks proximity to the town centre and the establishment of the open space corridor incorporating a pedestrian and cycling connection promotes ready access to the town centre, Prebbleton Primary School, proposed Domain extension and other services established within the township. Provision must be made for appropriate layouts and housing designs that accord with Council's Medium Density Housing Guide and the District Plan. The ODP requires the open space corridor to form a focal point for residential housing. Permeable fencing (a minimum of 50% transparency along the full length of the fence) and fencing setbacks (5m) are to be formalised to ensure a high quality living environment is established. Road layouts and the size, shape and orientation of these Medium Density sections need to be designed in such a way as to protect the amenity of the open space corridor. CPTED principles should also be applied to promote passive surveillance.

Residential housing established along the boundary with the proposed Domain extension must front this reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the future reserve. Suitable methods, such as fencing controls and set backs, should be formalised to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook at subdivision stage.

Dwellings must front Tosswill Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Tosswill Road.

MOVEMENT NETWORK

The proposed roading network is focused around the Local Major Road that connects Station Masters Way with Tosswill Road and the open space corridor that connects the proposed domain extension with the town centre.

On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan. Off-road pedestrian and cycling connections are also identified along the full length of the open space corridor to support safe connections between the proposed domain extension and the town centre. It also provides an alternative alignment of the Christchurch to Little River Rail Trail. Dedicated walking and cycling links are also identified between the Local Major Road and the western point of the open space corridor, and between the Local Intermediate Road and Hodgens Road to the north-east. This road alignment supports section layouts that optimise the amenity provided by the open space corridor, while promoting a well integrated development.

The Local Intermediate and Local Minor Road network connects with Conductors Way and Platform Way established within the Prebbleton Central (Living X zone) to the west. The ODP makes specific provision for a Local Minor Road along the alignment of the open space corridor to the north to ensure section layouts facilitate future development that is well integrated into this high amenity feature. A Local Intermediate Road along the south-eastern boundary with the proposed domain extension also

aims to support urban design outcomes and preserve the open space amenity associated within this proposed reserve. The same principles apply to the Local Intermediate Road along the south eastern boundary of the proposed Domain extension.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP requires the establishment of an open space corridor that generally follows the alignment of the existing drain that services the area. The alignment and orientation of this open space corridor has been established to support overland flows for stormwater, secure a green space link that protects easterly views to the Port Hills and accommodate a primary pedestrian and cycling connection that links the town centre with the proposed domain extension.

The open space corridor shall be 20m wide on average along its entire length, although this width is able to vary in places depending upon road layouts, reserve provision and use, stormwater attenuation areas and the alignment of pedestrian and cycle ways.

A 2,200m^2 open space reserve is required to be established along the open space corridor to accommodate the large mature macrocarpa/Cupressus macrocarpa tree. This amenity tree is an important land mark and amenity feature that provides a link to Prebbleton's historic past. The tree is contained within the legal boundary of 93 Tosswill Road (Lot 1 and Part Lot 2 DP 5464).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

The row of Alder/*Alnus* trees and hedgerow that extends along a portion of the Tosswill Road frontage of the development block at 55 Tosswill Road (Lot 1 DP 3394 and Lot 2 DP 400006) should be investigated further to confirm that retention is feasible based on road shading, access arrangements and on-going maintenance.

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees long term retention.

BLUE NETWORK

There is sufficient capacity in the Tosswill Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

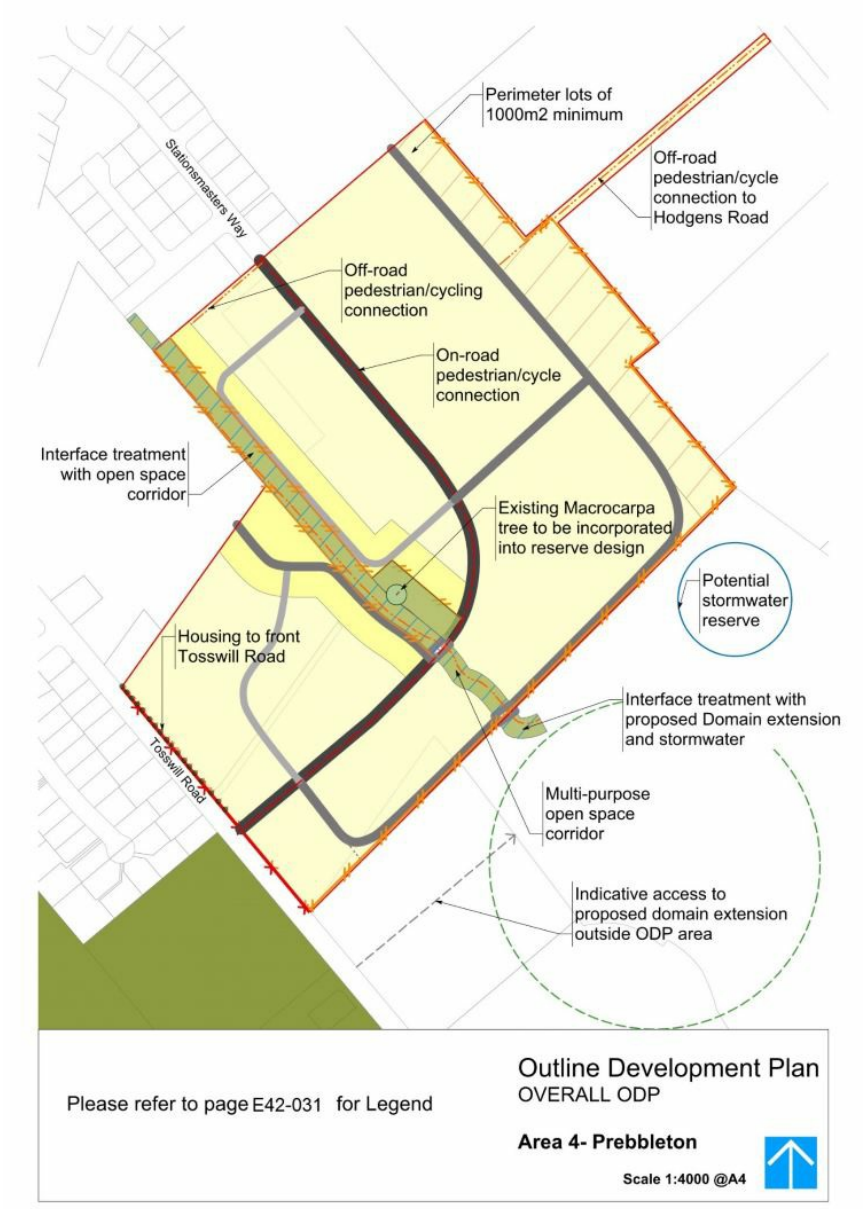
The anticipated wastewater solution is to establish a western connection to the pumping station within the Prebbleton Central development (Living X zone) to enable access to the sewer gravity main.

Opportunity exists for a catchment wide approach to manage, treat and dispose of stormwater within an integrated treatment facility to be established to the south-east of the development block. This facility would treat and dispose of stormwater from the areas within the township that are served by the reticulated stormwater network, the Business 1 zone, Prebbleton Central subdivision (Living X zone) and ODP Area 4 to ensure discharges are sufficiently detained within this catchment.An area of 6.4ha north of the proposed Domain extension is anticipated to be required for the stormwater ponds and riparian margins, with overland flow paths being established within the open space corridor.

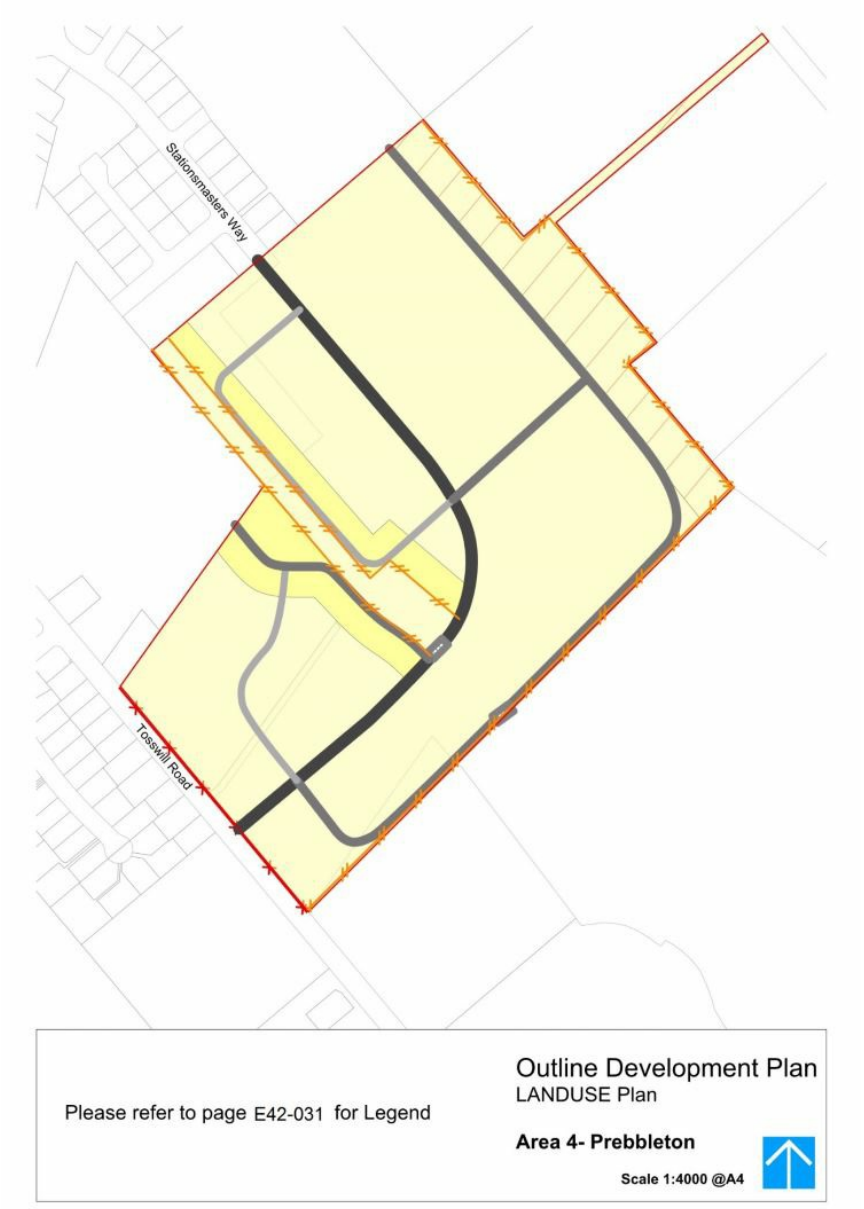
The overall stormwater solution should integrate with the wider transport and reserve network, including the proposed domain extension, walking and cycling network and open space corridor. Detailed stormwater solutions are to be determined by the developer in collaboration with Council and in accordance with Environment Canterbury requirements. This will involve the development of an integrated stormwater management scheme generally located to the east of the development area and north of the proposed domain extension, with stormwater being directed along the open space corridor. Riparian planting along the existing drain and the formation of wetland environments that support ecological, cultural and Te Taumutu values will also be a key component of the overall design. 'Spring reserves' are to be provided where necessary to separate spring water from stormwater flows to protect the Te Taumutu values of the spring water.

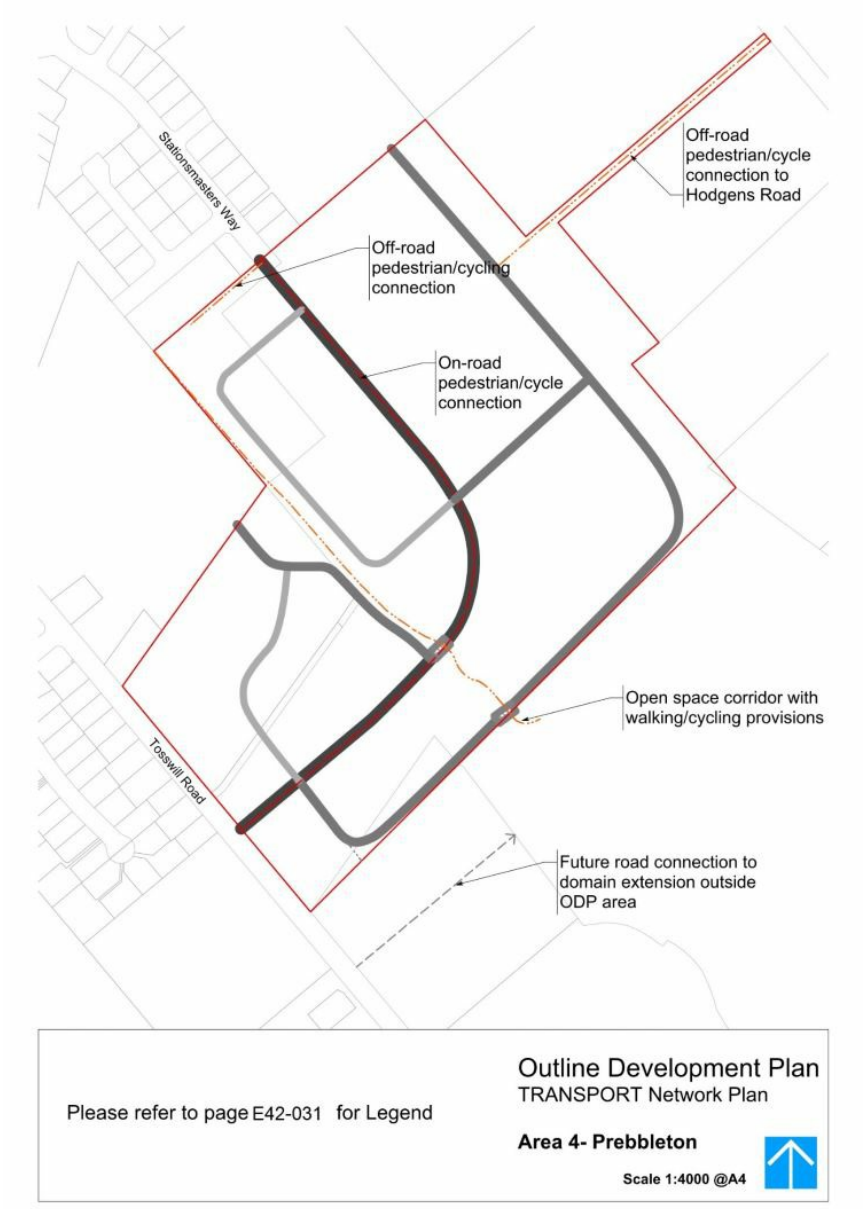
The existing stormwater facility that services the Prebbleton Central subdivision (Living X zone) and town centre could be decommissioned once the catchment wide stormwater treatment facility is established. If this was to occur, the resulting land may then be integrated into the open space corridor, with the balance being able to be developed to accommodate Medium Density housing.

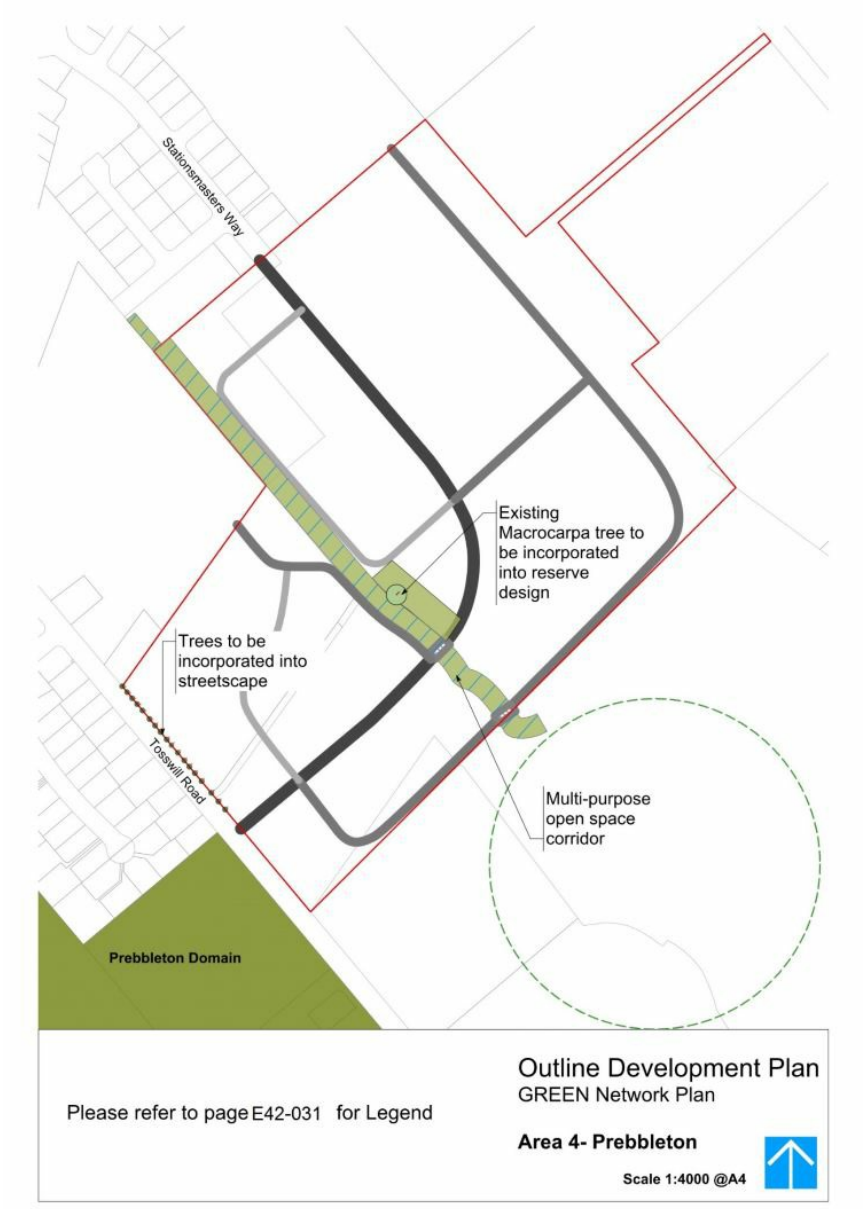
On-site stormwater management that satisfies all Environment Canterbury requirements will be necessary until such time as the integrated stormwater management scheme is established.

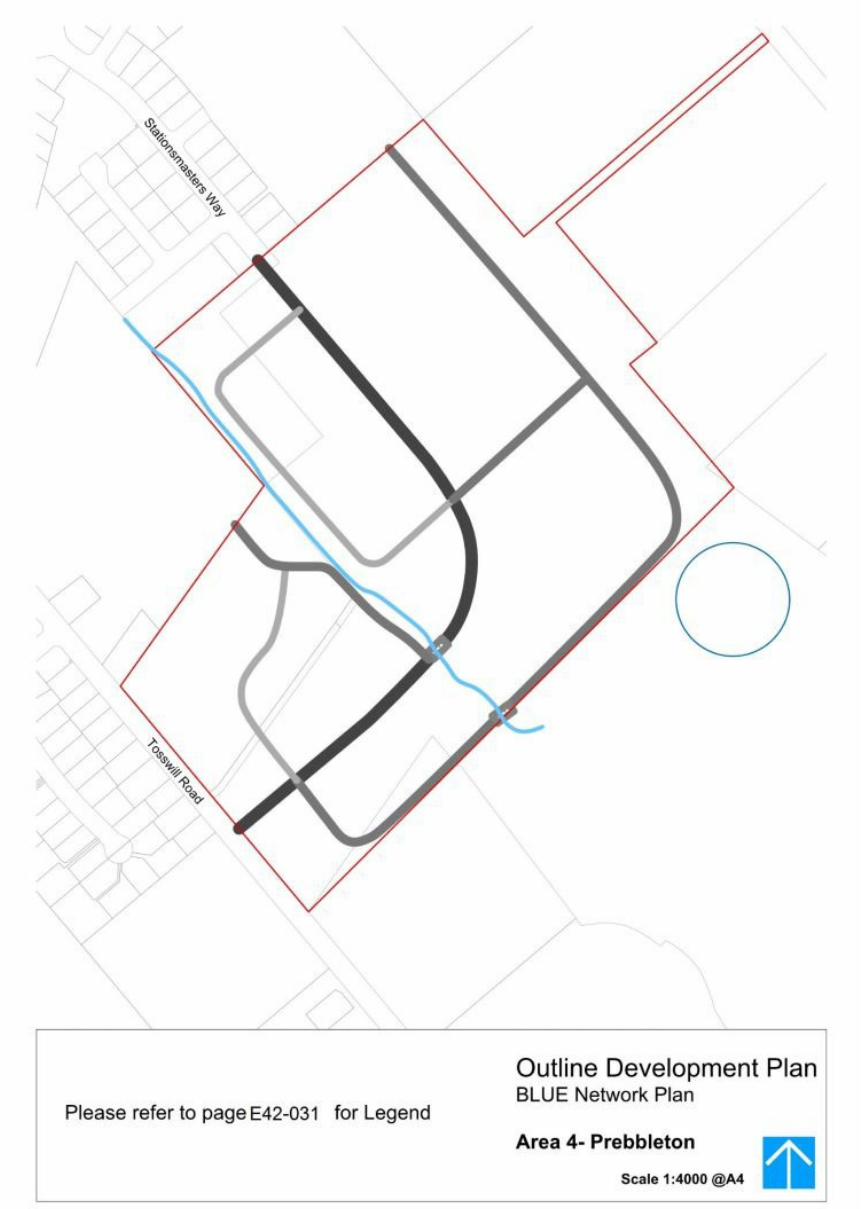

Perimeter lots of 1000m2 minimum
Off-road pedestrian/cycle connection to Hodgens Road
Stationsmasters Way
Off-road pedestrian/cycling connection
On-road pedestrian/cycle connection
Interface treatment with open space corridor
Existing Macrocarpa tree to be incorporated into reserve design
Potential stormwater reserve
Housing to front Tosswill Road
Tosswill Road
Interface treatment with proposed Domain extension and stormwater
Multi-purpose open space corridor
Indicative access to proposed domain extension outside ODP area
Please refer to page E42-031 for Legend
Outline Development Plan
OVERALL ODP
Area 4- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Low Density (10hh/ha)
Low Density (1000m2 +)
Medium Density
Local Major Road
Local Intermediate Road
Local Minor Road
Future Roading connection
On-road cycle way
Off-road cycle way
Recreation reserve
Open Space corridor& links
Existing reserve
Potential domain extention
Amenity tree (public space)
Possible amenity tree (public space)
Stormwater swale
Potential Stormwater reserve outside ODP area
Interface treatments
Housing fronting road
Outline Development Plan
Area 4- Prebbleton
Legend
Please refer to previous page for ODP plan
Scale 1:2000 @A3


Stationsmasters Way
Tosswill Road
Please refer to page E42-031 for Legend
Outline Development Plan
LANDUSE Plan
Area 4- Prebbleton
Scale 1:4000 @A4


Stationsmasters Way
Off-road pedestrian/cycle connection to Hodgens Road
Off-road pedestrian/cycling connection
On-road pedestrian/cycle connection
Open space corridor with walking/cycling provisions
Tosswill Road
Future road connection to domain extension outside ODP area
Please refer to page E42-031 for Legend
Outline Development Plan
TRANSPORT Network Plan
Area 4- Prebbleton
Scale 1:4000 @A4

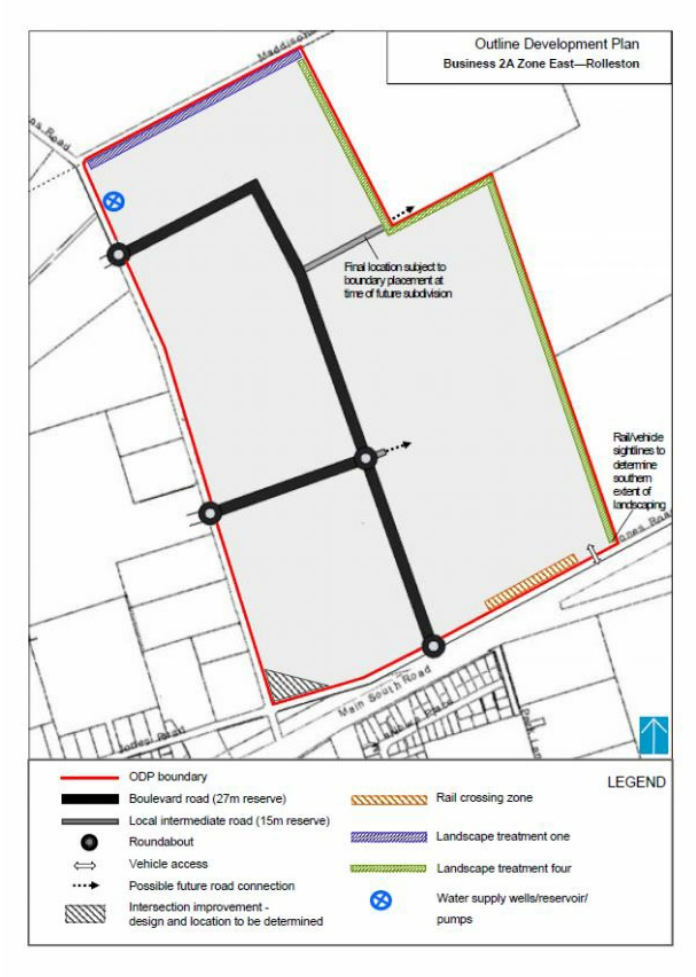

Stationmasters Way
Existing Macrocarpa tree to be incorporated into reserve design
Trees to be incorporated into streetscape
Tosswill Road
Multi-purpose open space corridor
Prebbleton Domain
Please refer to page E42-031 for Legend
Outline Development Plan
GREEN Network Plan
Area 4- Prebbleton
Scale 1:4000 @A4


Stationsmasters Way
Tosswill Road
Please refer to page E42-031 for Legend
Outline Development Plan
BLUE Network Plan
Area 4- Prebbleton
Scale 1:4000 @A4

PART E

APPENDIX 43

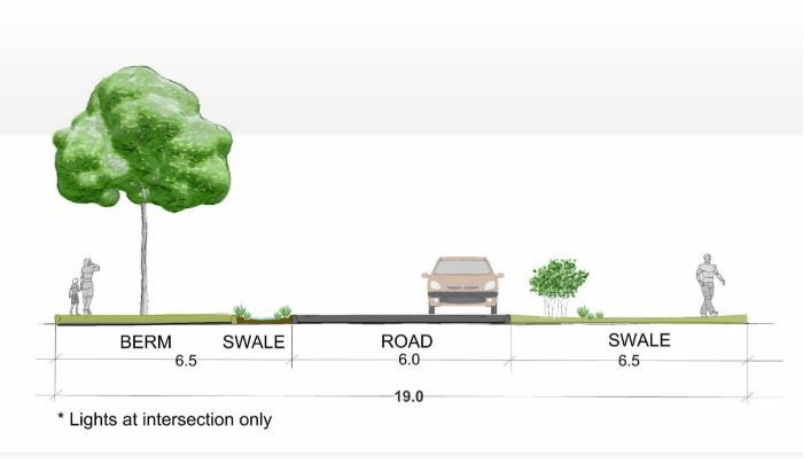
OUTLINE DEVELOPMENT PLAN — BUSINESS 2A ZONE EAST, ROLLESTON



PART E

APPENDIX 44

INDICATIVE ROAD CROSS SECTION – LIVING 3 ZONE



FENCING TYPOLOGIES – LIVING 3 ZONE

Post and rail







Post and wire







11

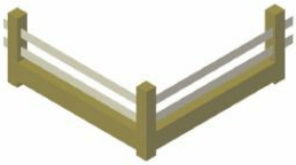
Traditional deer/sheep







Solid post and rail







12

PART E

APPENDIX 45

OUTLINE DEVELOPMENT PLAN - HIGH STREET SOUTHBRIDGE

BLUE NETWORK

Development within the Outline Development Plan Area will require upgrades to the waste water and water supply infrastructure to ensure the ODP area can be appropriately serviced. Any subdivision of land within the ODP at Appendix E45, High Street Southbridge shall outline how the subdivision will be serviced in discussion with Council.

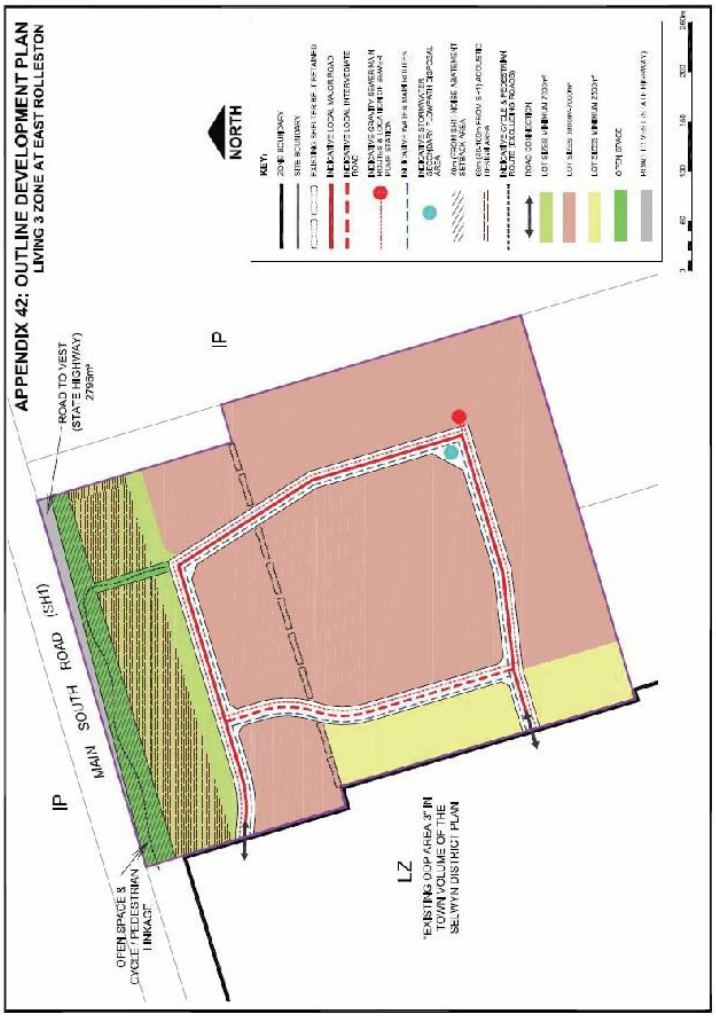
High Street, Southbridge
Outline Development Plan



PART E

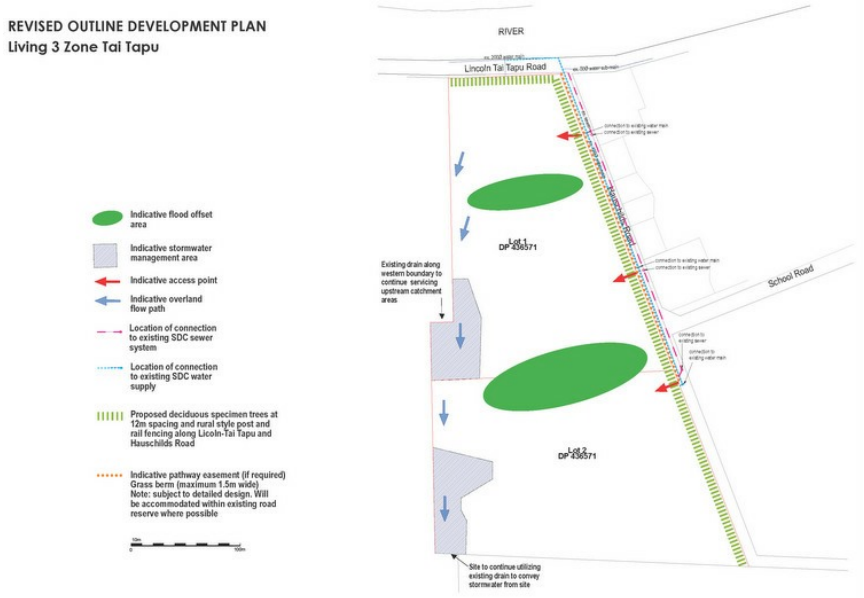
APPENDIX 46

EAST ROLLESTON - LIVING 3 ZONE



PART E

OUTLINE DEVELOPMENT PLAN - Living 3 Tai Tapu



APPENDIX 49

'Outline Development Plan: Living 2 Zone, Springfield'

Test

VOLUME 2 RURAL

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PART A

1 THE DISTRICT PLAN

A1.1 WHAT IS THE DISTRICT PLAN?

The Selwyn District Plan has been prepared under the Resource Management Act 1991 ("the Act").The purpose of the Act is to promote the sustainable management of natural and physical resources. Sustainable management is defined in section 5(2) of the Act as:

> "managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while -
>
> (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
>
> (b) Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
>
> (c) Avoiding remedying, or mitigating any adverse effects of activities on the environment".

The functions of the District Councils are set out in section 31 of the Act. They are:

> "(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district;
>
> (b) The control of any actual or potential effects of the use, development, or protection of land, including for the purpose of –

(i) the avoidance or mitigation of natural hazards; and

(ii) the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances; and

(iia) the prevention or mitigation of any adverse effects of the development,

(iii) the maintenance of indigenous biological diversity:

> (c) (Repealed) as from 1 August 2003, by s 10(1) Resource Management Amendment Act 2003 (2003 No 23)
>
> (d) The control of the emission of noise and the mitigation of the effects of noise:
>
> (e) The control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes;
>
> (f) Any other functions specified in this Act."

A1.2 CONTENT OF THE DISTRICT PLAN

The District Plan sets out the manner in which the Council carries out its functions under the Act.The District Plan is a legal document which is binding on all persons within the District, including government bodies (including the District Council).

The Plan describes the resource management issues in the District, and outlines objectives, policies and methods to address these issues.

One of these methods is rules. Rules have the power of regulations under Statute (they are legally binding). All rules are included in the Plan.

Section 75 of the Act sets out the matters to be included in any District Plan. They include:

- The objectives for the District;
- The policies to implement the objectives; and
- The significant resource management issues for the District;
- The methods to implement the policies.

Volumes of the District Plan

Land in the district is split into zones under the District Plan.The zones of each area of land are shown on the Planning Maps.The zones reflect the character and amenity values of different part of the district. The predominant land uses or activities in each area contribute to its character.

Townships in the district comprise Living or Business zones. There are 23 townships and they are managed in the Township Volume of the Plan. The remaining land in the district is zoned Rural and is managed in this volume of the Plan. There is only one Rural Zone in the District.The Rural Zone is split into different areas to manage specific issues, for example: subdivision and residential density. These different areas are described in specific rules, and the boundaries of these areas are shown on the Planning Maps.

The Rural Volume of the District Plan is prepared in four parts:

- Part A Introduction
- Part B Issues, Objectives and Policies
- Part C District Plan Rules
- Part D Definitions
- Part E Appendices

The Rural Planning Maps are contained separately.

Under section 73 of the Act, a territorial authority shall at all times have one District Plan, but that Plan may be prepared in territorial sections.This District Plan is prepared in two territorial sections, townships and the rural area. The two volumes are not separate District Plans, they are two sections of the same Plan.

The territorial boundaries of the sections are shown on the Planning Maps, with all land zoned Living or Business being administered through rules for the Township

Volume and all land zoned Rural through rules for the Rural Volume. Where effects of activities extend across the boundary into zones administered under the other volume of the Plan, then all relevant objectives and policies of both volumes will apply to any resource consents, and in terms of relevant objectives and policies, for plan changes and variations. The Township Volume also has a policy framework for dealing with urban expansion and the growth of townships. This process can affect the surrounding rural area where it involves rezoning land from Rural to a Living or Business zone.Therefore, the Township Volume includes policies to manage the effects of such change and to ensure patterns of residential development that achieve the purpose of the Act. These policies apply to land which is being considered for rezoning for urban growth. The Plan does not contain policies for rezoning land from Living or Business to Rural, because this is not a resource management issue which requires managing in the District. However, this does not preclude the land from being rezoned from a Living or Business zone to Rural, using the provisions in the Act, if that zoning better suits the existing or intended land uses on the site.

As the territorial sections of this District Plan are based on zones, rather than geographic areas, it is possible for land to move from one volume to another as it is rezoned. Therefore, any variation to the Proposed District Plan or change to the operative plan to rezone land is a change to both volumes of the Plan in the same way as it would be a change to the entire plan should it be bound as one document.

A1.3 CHANGING AND REVIEWING THE DISTRICT PLAN

Section 73 of the Act requires the Council to have a District Plan at all times.The Council must review its District Plan 10 years after the Plan becomes operative (it can review it sooner).

The District Plan is written with a view to addressing resource management issues in the District for the next 10 to 15 years.The Council may vary or change its District Plan at any time and other people can also request changes to the Plan. Therefore, the Plan can be amended to address changes in resource management issues and community values as they arise. The District Plan does not need to second-guess possible resource management issues in the future. It focuses on managing current issues.

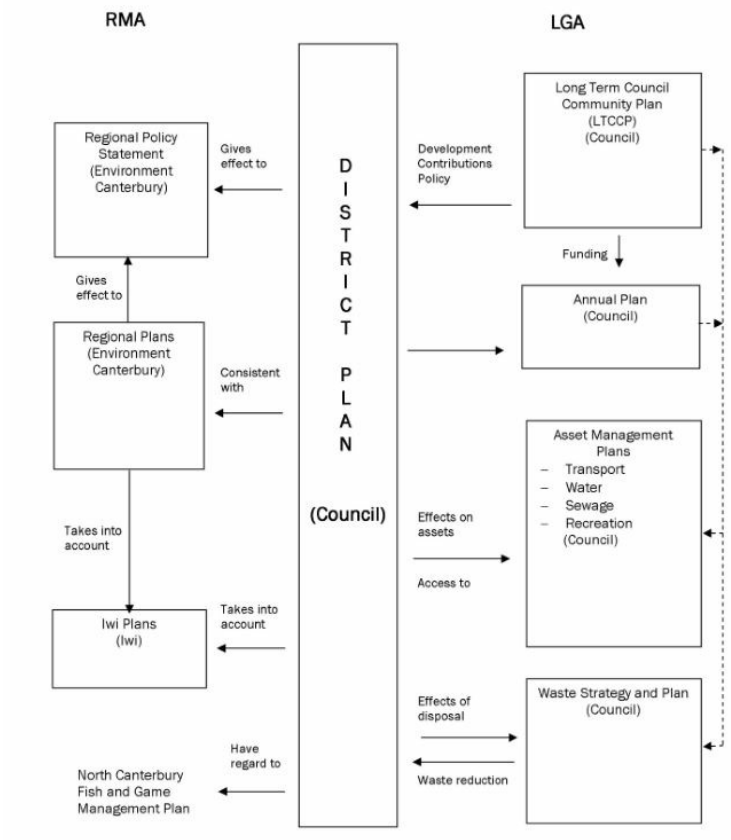
The procedures for requesting a change to the District Plan are set out in the First and Second Schedule to the Act.Under clause 22 of the Second Schedule to the Act, any request for a plan change must:

- be in writing;
- explain the purpose of and reasons for the change;
- contain an evaluation under section 32 for any objectives, rules or other methods proposed.

Appendix 18 provides some guidelines on the sort of information that may need to accompany a plan change request.

A1.4 RELATIONSHIPS TO OTHER DOCUMENTS

Figure A1.1 – Relationship Between Plans



Explanation

The Council is required to produce Plans to help it carry out its functions under both the Act and the Local Government Act 2002 (LGA)Figure A1.1 shows the relationships between the various strategies, policies and Plans the Council produces and those produced by Environment Canterbury (the Regional Council) and Iwi.

Resource Management Act 1991

Under the Act, Regional Councils must have a Regional Policy Statement (RPS – section 60) and a Regional Coastal Plan (section 64(1)) at all timesThey may also produce regional plans to address issues that are mostly under their control (section 65). District councils must produce a District Plan (section 73). Regional Plans must not be inconsistent with the RPS (section 66(2)(a)); district plans must not be inconsistent with both the RPS and any relevant regional Plan (section 74(2)(a)).

The Council must also, in preparing or changing a District Plan, take in to account any relevant planning document recognised by an iwi authority (section 74(2)).Such a document may also be relevant in the consideration of applications for resource consent (section 104(1)c). As at 1 July 2004 Te Rūnanga o Ngāi Tahu has prepared and recognised the following:

- Te Whakatau Kaupapa – Ngāi Tahu Resource Management Strategy for the Canterbury Region; and
- Te Rūnanga o Ngāi Tahu Freshwater Policy.

In addition, Te Taumutu Rūnanga has released a 'Natural Resources Management Plan'.

Local Government Act 2002 ("the LGA")

In New Zealand the powers of local government are set by parliament and are contained in the LGA, and other specific statutes, such as the Resource Management Act 1991. The LGA reflects a departure from the way in which powers and functions have traditionally been codified in legislation. Instead of prescribing all the functions that local government should undertake, the LGA has instead provided local government with a general form of empowerment. The LGA encourages local authorities to focus on promoting the social, economic, environmental and cultural well-being of their communities, consistent with the principles of sustainable development.

Under the LGA, district councils are required to prepare a Long Term Council Community Plan (LTCCP) and an Annual PlanThe LTCCP covers a period of ten years and outlines the Council's medium to long term priorities. It describes how the Council intends to contribute to the community well-being over the life of the Plan. The Annual Plan sets out the budget for each year and includes:

- a funding impact statement;
- forecast financial statements;
- statements setting out service levels and performance measures; and
- details of any changes from the information in the LTCCP.

The LTCCP and Annual Plan allocate funds for all Council's activities, including funds for non-regulatory methods, environmental monitoring in the District Plan and Asset Management Plans

The District Plan sets the policies and rules under which everyone (including the Council) must carry out their activities to protect the environment.

Other Legislation

The Council has functions, powers and duties under other statutes. Some of these functions and powers are used along with, or instead of, rules in the District Plan. The District Plan states where other legislation is used. Examples include:

- Building Act 1991 – safe and structurally sound buildings.
- Historic Places Act 1993 – protection of archaeological sites.
- Hazardous Substances and New Organisms Act 1996 – health and safety in use of hazardous substances.

The Resource Management Act 1991 does not apply to:

- Activities necessary for national security (section 4(2)).
- Activities by the Crown on land held under the Conservation Act 1987, or any act listed in the First Schedule of that Act, if the activity is consistent with a conservation management Plan or strategy or other management Plan prepared under those Acts (section 4(3)).

Regional Plans and Rules

Regional Plans contain rules that manage some activities that are primarily the function of regional councils under the Act. These include: earthworks (Port Hills), burning vegetation (hill and high country), discharge of contaminants on to land, and gravel extraction from river beds. There are also activities which cannot take place without a resource consent under the Act, unless allowed by a rule in a Regional Plan. These activities include: taking, use, damming or diverting of water (except taking water for domestic and stock use), and the discharge of contaminants into water.

A1.5 CROSS-BOUNDARY ISSUES WITH OTHER COUNCILS

A District Plan must identify issues which cross territorial boundaries and methods to address these issues, under the Act (section 75(2)(f)). Table A1.1 includes a list of cross-boundary issues in Selwyn District and methods to address each issue. The cross-boundary issues relate to both townships and the rural area in Selwyn, and are repeated in both volumes of the Plan.

Table A1.1 Cross-Boundary Issues in the Selwyn District

Issues	Local Authorities	Methods

Effects on the strategic and arterial road network from people commuting between Selwyn and Christchurch.	Christchurch City Council (CCC) and Environment Canterbury (EC)	Identified as an effect of residential growth in the Plan. CCC can submit on proposals to re-zone land for more growth.
Effects on "rural character" of small allotments on the boundary with Christchurch and the management of rural residential growth	CCC, EC, Waimakariri District Council (WDC) and New Zealand Transport Agency (NZTA)	Consistent provisions in plans for residential density in the District and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.
Effects of stormwater run-off in Christchurch on flood flows and water quality in the Halswell River.	CCC and EC	Submissions on proposals for residential development in Halswell catchment. Lobby EC to model flood flows.
Air pollution across the boundary with Christchurch.	CCC and EC	Submissions on Regional Air Plan.
Effects of land uses on groundwater supplies for Christchurch.	CCC and EC	Require reticulated sewage for West Melton township. Encourage EC research and monitoring.
Noise effects from aircraft utilising Christchurch International Airport.	CCC, EC and Waimakariri District Council (WDC)	Consistent approach between plans.
Disposal of sewage from some townships to Christchurch.	CCC	Disposal agreements between two Councils.
Region-wide approach to disposal of solid waste and hazardous waste.	CCC, WDC, Hurunui District Council (HDC) Ashburton District Council (ADC) and EC	Joint working party. RMA process to determine if a site is appropriate.
Recreational use and natural values of Port Hills	CCC and EC	Summit Road (Canterbury) Protection Act 2001. Consistent provisions between plans. Joint projects, reserve purchase and management.
Management of Te Waihora/Lake Ellesmere.	CCC, EC and Ngāi Tahu	Te Waihora/Lake Ellesmere Department of Conservation/Ngāi Tahu Joint Management Plan. Consistent provisions between Statutory Planning Documents.
Recreational use (including activities on the surface of the river) and natural values of the Waimakariri River.	WDC, CCC and EC	Consistent provisions between district plans and with regional plans. Monitor recreational use and effects.
Flooding from Waimakariri River.	CCC, WDC and EC	Management through EC.
Water take from Waimakariri River.	WDC and EC	Proposed Waimakariri River Regional Plan.
Recreational use and natural values of Rakaia River.	ADC and EC	Consistent provisions between District Plans and with regional plans.
Management of Puketeraki Ranges.	HDC and WDC	Consistent approaches between district plans.
Management of Southern Alps/ Ka Tiritiri o te Moana.Ka Tiritiri o te Moana.	Westland District Council and EC	Other legislation ensure consistent management: National Parks Act 1980, Crown Pastoral Lease Act 1998.
Development on or near the boundary of Selwyn District and Christchurch City Council.	CCC	Notify the Christchurch City Council of Plan Changes, Variations and significant resource consents for residential development near the city boundary and including Rolleston and Lincoln.
Management of the Coastal Environment.	EC	Consistency between the District Plan and the Proposed Regional Coastal Environment Plan.
Proposals affecting the road link between Selwyn and Waimakariri Districts.	WDC	Consistent approach between plans. Submissions on proposals involving new or amended road linkages.
Activities within the landscape corridor shared by Selwyn and Waimakariri Districts affecting qualities of the outstanding landscape identified in the District Plans of both Councils.	WDC	Consistent approach between district plans.
The provision of, and effect of, utilities crossing the territorial boundaries.	WDC and EC	Consultation between Councils and other utility providers.
Hazardous Substance thresholds and controls.	CCC, Westland District Council, WDC, ADC, HDC, EC and West Coast Regional Council	Liaison with relevant staff and representatives of other local authorities on hazardous substances issues of local and regional concern, with due consideration to relevant legislation and local and regional environmental issues. Submissions and cross references on variations of hazardous substances provisions in District Plans and the NRRP to aim for consistent approach between plans, with due consideration to relevant legislation and local and regional environmental issues Submissions on changes to hazardous substances legislation and standards of relevance to the District Plan.

Of these issues, the provision of land for residential and rural-residential development is the most complex and the most significant in terms of cross-boundary issues. Policies concerning the need for further residential development and rural subdivision within Christchurch City will directly affect the demand for residential development and rural subdivision in Selwyn District. Where proposed residential development is of a scale which has cross boundary significance (through resource consents, variations or plan changes) the Christchurch City Council will be advised.

In some areas different rules may apply on either side of territorial authority boundaries. It is preferable that consistent provisions apply where possible, but differences may occur where Council's and their communities have different objectives for their areas.

The processes used to address cross-boundary issues shall include:

- Meetings with other Canterbury Councils as agreed under the triennial agreement to discuss common issues.

- Meetings and discussions at staff and Councillor level regarding specific issues.
- Joint project teams/working parties as required from time to time.
- Regular meetings of Environment Canterbury/Territorial Local Authorities Liaison Group.
- Liaison with the Summit Road Protection Authority.

A1.6 MONITORING

The Council has duties to gather information, monitor and maintain records on resource management matters. These duties will allow the Council to monitor the effectiveness of the District Plan provisions and review it where necessary.

The monitoring strategy is set out in Part E, Appendix 1.

PART A

2 THE PLANNING PROCESS

A2.1 NEED TO COMPLY WITH THE DISTRICT PLAN

No person may use land in a manner that contravenes a rule in the District Plan, unless they have existing use rights or a resource consent granted by the Council (sections 9 and 10). In the context of the Act, such use includes the use of the surface of lakes and rivers (section 10A). In addition, no person may subdivide land unless expressly allowed by a rule in the District Plan or a resource consent (section 11).

A2.2 EXISTING USES

The Act provides for the existing and continued use of land and the surface of water in a manner which contravenes a rule in the district plan, subject to the following:

- The use was lawfully established (including by designation) before the rule became operative or the proposed Plan was notified; and
- The effects of the use are the same or similar in character, intensity and scale to those which existed before the Plan became operative, the proposed Plan was notified or the designation was removed; and
- If the activity involves the use of the surface of water in lakes and rivers, the person carrying out the activity applies for resource consent within 6 months of the rule in the Plan becoming operative.

Existing use rights do not apply if:

- The use of land has been discontinued for a continuous period of more than 12 months, unless the Council has granted an extension by way of application; or
- Reconstruction, alteration, or extension to any building that contravenes a rule in the district plan increases its degree of non-compliance.

A2.3 STATUS OF ACTIVITIES

Within the context of this District Plan, 'activity' includes the use and subdivision of land (and the surface of water), and/or the erection and/or use of buildings or structures thereon.

Within each zone, the status of activities under the Act; that is, as permitted, controlled, discretionary or non-complying; is assessed through consideration of 'listed' activities and effects based rules.

The following is not intended as a complete explanation of these activities, which can be found in the Act.

Permitted activities means an activity that is allowed without a resource consent because it complies in all respects with the conditions specified in the Plan.

Controlled activities require resource consent. A controlled activity shall comply with any standards and terms specified in the Plan and will be assessed according to those matters in the District Plan over which the Council has reserved control. The Council must grant its consent to a controlled activity, but in granting consent the Council may only impose conditions relating to those matters specified.

Discretionary activities require resource consent, and may be subject to standards and terms in the Plan. Restricted discretionary activity status applies where the Council has restricted the exercise of its discretion to those matters specified in the Plan. The Council may grant or refuse consent to a discretionary activity and, if granting consent, may impose conditions.

Non-complying activities require resource consent. The Council may grant or refuse consent to a non-complying activity and, if granting consent, may impose conditions. A resource consent for a non-complying activity may be considered for approval if either; the adverse effects on the environment will be minor, or if granting the consent would not be contrary to the objectives and policies of the Plan. The final Council discretion regarding approval of a non-complying activity is under section 104 of the Act.

Prohibited activities are those which a rule in the Plan expressly prohibits in the District or a particular zone. No application may be made for such activities and no resource consent will be granted. The only avenue open to a person wanting to carry out a prohibited activity is to request a plan change.

A2.4 CERTIFICATES OF COMPLIANCE

Where an activity is permitted by the District Plan and/or can be lawfully carried out without a resource consent, any person may request a certificate of compliance from the Council certifying that a particular proposal or activity can be carried out without a resource consent at that location.

A2.5 RESOURCE CONSENTS

The Act provides for two types of resource consent: land use consent and subdivision consent. Discharge, water and coastal permits are resource consents which are issued by Environment Canterbury.

An application for resource consent from the Selwyn District Council must be made in accordance with the Act.Forms for land use and subdivision consent applications, and an explanation of the information to be submitted with an application are available from the Selwyn District Council offices. Applications must include an assessment of effects of the environment, prepared in accordance with the Fourth Schedule of the Act.

The Act prescribes when applications need not be publicly notified. In many situations this requires the written approval of affected persons. The rules of the District Plan specify those resource consent applications which shall be non-notified, and those resource consents which do not require the written approval of any persons.

The Act sets out those matters to which the Council must have regard, in considering a resource consent application:

"(1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to -

(a) Any actual and potential effects on the environment of allowing the activity; and

(b) Any relevant regulations; and

(c) Any relevant national policy statement, New Zealand coastal policy statement, regional policy statement, and proposed regional policy statement; and

(d) Any relevant objectives, policies, rules, or other provisions of a plan or proposed plan; and

(e) Any relevant regional plan or proposed regional plan, where an application is made in accordance with a district plan; and

(f) Any relevant district plan or proposed district plan, where the application is made in accordance with a regional plan; and

(g) Any relevant regional plan or proposed regional plan, where the application is made in accordance with a district plan; and

(h) Any relevant water conservation order or draft water conservation order; and

(i) Any relevant designations or heritage orders or relevant requirements for designations or heritage orders; and

(j) Any other matters the consent authority considers relevant and reasonably necessary to determine the application."

The Council will reach a decision on the application in accordance with the requirements of the Act. The District Plan includes objectives, policies and assessment matters to which the Council will have regard when considering resource consents. The Act specifies circumstances whereby the Council shall not grant subdivision consent; this being for any land, structure on that land, or subsequent use of the land, subject to, or likely to cause or accentuate, material damage by erosion, falling debris, subsidence, slippage or inundation from any source.

The Council may impose conditions on consents in accordance with the Act, in restricting or prohibiting certain aspects of a proposal, to ensure it complies with the Act and the District Plan.

A resource consent lapses after a period of five years if it has not been given effect to. An applicant may request a longer period if required. A land use, once established, may continue at the same character, scale and intensity without time restriction, unless the consent states otherwise. Other consents (apart from subdivisions) may be limited in time, with a maximum life of 35 years.

A2.6 DESIGNATIONS AND HERITAGE ORDERS

Designations

A designation is a provision made in the District Plan to give effect to a requirement made by a requiring authority. These requirements apply to a public work or a particular project or utility operation.

The effect of a designation is that:

- The requiring authority may do anything in accordance with the designation; and

- Nobody may do anything that would hinder or prevent the public work, project or work to which the designation relates.

Any Minister of the Crown or local authority is automatically a requiring authority. Other network utility operators may apply to the Minister for the Environment for approval as a requiring authority. A requiring authority may give notice to the Council in respect of a requirement. Although the Council has called for such notices in preparing the District Plan, the Act makes provision for similar procedures throughout the life of an operative District Plan.

Designations are shown on the planning maps. Further information regarding the designations is given in Appendix 2 of the District Plan.

Designations limit the use of the land and override the provisions of the Plan and resource consents. The underlying zone indicates the purposes for which the land may be used, other than for the designated work.

Designations are not the only means of providing for public works or utility operations. The District Plan contains rules for utilities, which are not designated.

Heritage Orders

A heritage order is a provision in the District Plan to give effect to a requirement made by a heritage protection authority.

A heritage order is issued to protect features of special interest, character, intrinsic or amenity value or visual appeal, or of special significance to the Tāngata whenua, and such land surrounding these places as is necessary to protect and afford reasonable enjoyment of them. A place may be of special interest by having architectural, historical, archaeological, scientific, ecological or other interest. No person may undertake work in a manner contrary to a heritage order.

The Act establishes several heritage protection authorities which include any Minister of the Crown, a local authority (eg: District Council) and the New Zealand Historic Places Trust Pouhere Taonga. Any body corporate having an interest in the protection of a place can apply to the Minister of Conservation to become a Heritage Protection Authority under section 188 of the Act.

The effect of a heritage order is that no person may, without first obtaining the written consent of the Heritage Protection Authority named in the order, do anything that would wholly or partly nullify the effect of the heritage order.

A2.7 ENFORCEMENT

The Council will use its powers under Part XII of the Act to require persons to cease or not commence activity which is or is likely to:

- Contravene the Act, any regulations, a rule in the district plan, or any resource consent; or

- Be noxious, dangerous, offensive, or objectionable to such an extent that it has or is likely to have an adverse effect on the environment.

Under Part XII of the Act, the Council has recourse to several enforcement tools.These include enforcement orders, abatement notices, infringement notices, prosecutions for offences, and the power to entry and inspection of land to ascertain compliance, seize and obtain evidence or carry out emergency works.

PART A

3 PREPARING THE PLAN

A3.1 BACKGROUND

This Plan replaces the following District Schemes prepared under the Town and Country Planning Act 1977:

- Paparua County District Scheme: Operative 1 July 1985
- Ellesmere County District Scheme: Operative 1 January 1982
- Malvern County District Scheme: Operative 6 August 1990

As a result of local government restructuring in October 1989, the former Ellesmere and Malvern Counties, and part of the former Paparua County, were amalgamated to form Selwyn District. The District Schemes relevant to the previous local authorities have remained in force and with the introduction of the Act on 1 October 1991 were deemed to be the Selwyn Transitional District plan.

A3.2 SECTION 32

Section 32 of the Act requires that certain duties be performed in the preparation of any objective, policy, rule or other method in the district plan. The following are the three main components of section 32:

- To address the extent to which the provision is needed at all, to explore other possible means, and to provide reasons for and against the proposed and principal alternative means;
- To evaluate the benefits and costs of the proposed method and the principal alternative means; and
- To decide whether the proposed method is needed to achieve the purpose of the Act, and is the most appropriate in terms of efficiency and effectiveness.

The Council considers that it has fulfilled its section 32 duties in the preparation of this Plan. The Council's Section 32 assessment may be viewed by appointment at the Rolleston Council Offices. A Section 32 assessment is also required when any changes are made to the District Plan.

A3.3 CONSULTATION

The Act clearly requires consultation to be undertaken by councils exercising responsibilities under the Act. The Selwyn District Council is concerned to ensure that the plan fully reflects the concerns and aspirations of the District's community.

Prior to the preparation of this plan, considerable public consultation was undertaken with the general public, government agencies, the Tāngata whenua, land care groups and special interest groups. The Council's initial mechanisms for consultation were the three public discussion papers to which submissions were received.

These comments, and the results of other consultation undertaken have, where possible, been considered and incorporated into this plan.

The Act also provides opportunity for public participation or input into changes to the District Plan and resource consent applications having potential adverse effects beyond the boundary of the property to which they relate.

PART A

4 FINDING MATERIAL IN THE PLAN

A4.1 INTRODUCTION

This section of the Plan outlines where and how the Plan addresses resource management issues associated with Māori, conservation values and energy. The District Plan does not have specific sections devoted to these matters. They are addressed throughout the Plan in the relevant sections dealing with natural and physical resources, and people's values.

A4.2 MĀORI ISSUES AND VALUES

Introduction

The Act recognises the inextricable links between Māori culture and natural resources. The Act provides a special role for Māori in resource management. Section A4.2 of the Plan discusses:

- The role of Māori under the Act,
- The Tāngata Whenua of Selwyn District, and
- The resource management issues for Tāngata Whenua in the District and where they are addressed in the Plan.

Role of Māori Under the Act

Part of promoting sustainable management of natural and physical resources includes specific duties:

- To recognise and protect:

"the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi Tapu, and other Taonga" (section 6(e));

- To have particular regard to:

"kaitiakitanga" (guardianship) (section 7(a)); and

- To take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi (section 8).

Many of the general duties to promote sustainable management are of particular interest to Māori, too. For example:

- "The preservation of the natural character of the coastal environment wetlands, and lakes and rivers and their margins" (section 6(a));
- Recognising and protecting:

"significant indigenous vegetation and significant habitats of indigenous fauna" (section 6(c)); and

- "Safeguarding the life-supporting capacity of air, water, soil, and ecosystems." (section 5(2)(b)).

The Act also provides a special role for Māori in resource management processes through Tāngata whenua. Tāngata whenua means:

" … the iwi or hapū that holds mana whenua over that area". (section 2).

Tāngata Whenua are involved in the following ways:

- They may be an affected party in the processing of resource consent applications.
- They must be consulted in the preparation of any plan which affects them (clause 3 First Schedule).
- District councils must have regard to relevant planning documents recognised by an iwi authority affected by a district plan (section 74 (2A)(a)).
- The consent authority must consider the specific duties in sections 6(e), 7(a) and 8 (and all other matters in Part II of the Act) when making decisions on resource consent applications and preparing plans.

Tāngata Whenua of the Selwyn District

In Te Wai Pounamu (the South Island), one tribe, Ngāi Tahu[1] occupies all but the most northern part of the island. The entire Selwyn District lies within the rohe (area) of Ngāi Tahu.

[1] In this Plan the term "Ngāi Tahu" and "Ngāi Tahu Whanui" have the same meaning.

Ngāi Tahu Whanui is Tāngata Whenua within the rohe of Ngāi Tahu. The iwi is made up of whānau and hāpu (family groups) who hold traditional authority – manawhenua,

over particular areas. Manawhenua is determined by whakapapa – genealogical ties, and confers traditional political authority over an area. Once acquired, manawhenua is secured by ahi ka – continued occupation and resource use. Selwyn District Council recognises manawhenua through its relationship and consultation with Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu.

Through the Papatipu Rūnanga the Tāngata whenua who hold manawhenua over a particular area or resource will be able to determine the characteristics of kaitiakitanga (guardianship) and how it should be given expression.

Te Rūnanga o Ngāi Tahu represents the tribal collective of Ngāi Tahu Whanui[2]. It was established by the Te Rūnanga o Ngāi Tahu Act (1996) to give a legal identity to the tribe. This Act also establishes Te Rūnanga o Ngāi Tahu as the 'iwi authority' for the purposes of the Resource Management Act 1991[3].

[2] Ngāi Tahu Whanui refers to the collective of the individuals who descend from the primary hāpu of Waitaha, Ngāti Mamoe, and Ngāti Tahu, namely, Kati Kuri, Irakehu, Kati Huirapa, Ngāi Tuahuriri, and Kai Te Ruahikihiki as described in section 2 of the Te Rūnanga o Ngāi Tahu Act (1996).

[3] Subsection 2 of section 15 of the Te Rūnanga o Ngāi Tahu Act (1996) "Where any enactment requires consultation with any iwi or with any iwi authority, that consultation shall, with respect to matters affecting Ngāi Tahu Whanui, be held with Te Rūnanga o Ngāi Tahu".

Selwyn District Council in its liaison and consultation with Ngāi Tahu deals with both Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga within the District.

In 1998 the Ngāi Tahu Claims Settlement Act was passed to achieve full and final settlement of historical Ngāi Tahu claims against the Crown.This Act, amongst other things, identifies taonga species and establishes topuni, statutory acknowledgements and nohoanga sites[4] . These instruments recognise the special association of Ngāi Tahu with these areas and species for the purpose of improving the effectiveness of Ngāi Tahu participation in resource management. There are also other sites of significance that are important to local Rūnanga, but are not included in the statutory areas. This highlights the need for consultation with Papatipu Rūnanga.

[4] See section A4.2

The Treaty of Waitangi, and legislative responsibilities under the Resource Management Act, the Te Rūnanga o Ngāi Tahu Act, and the Ngāi Tahu Claims Settlement Act, obligate the Selwyn District Council to consult with and consider resource management decisions from the perspective of Papatipu Rūnanga as well as Te Rūnanga o Ngāi Tahu, the iwi authority.

Ngāi Tahu Whanui, represented by Papatipu Rūnanga and Te Rūnanga o Ngāi Tahu, comprise people of Ngāi Tahu, Ngāti Mamoe and Waitaha descent, and hold customary tribal authority over an area that includes the entire Selwyn District.

Papatipu Rūnanga (Rūnanga) are modern representative bodies of the whānau and hāpu of traditional marae based communities. Each Rūnanga has its own area, determined by natural boundaries such as mountain ranges and rivers. These areas are called takiwa or rohe and are defined in the Te Rūnanga o Ngāi Tahu Act (1996) [5] .

[5] Te Rūnanga o Ngāi Tahu Act (1996), schedule 1. See appendix TGW1.

Papatipu Rūnanga are the modern day representatives of the people who hold manawhenua over a particular area and its resources. Manawhenua encompasses the concept of kaitiakitanga (guardianship). For consultation purposes arising from this Plan and the Resource Management Act, initial contact should be through the Papatipu Rūnanga who are the kaitiaki over the areas concerned to ensure their views and values are considered.

A brief pre-European history of the Selwyn District is given below.

The following historical summary has been prepared by Te Taumutu Rūnanga for and on behalf of all hapū (sub-tribes) who hold manawhenua and manamoana of the Selwyn District.

First habitation to Te Wai Pounamu began over 1000 years ago with the arrival of the Waitaha people on the Uruao waka. The captain of this waka was Rakaihautu, a great man credited with creating the alpine lakes of the South Island with his magic ko (digging stick) named Tuwhakaroria. Upon the completion of his deeds he returned to Banks Peninsula and in doing so discovered the great flat plains of Canterbury, which he called Nga Pakihi Whakatekateka o Waitaha, and the great coastal lagoon he described as "te waihora" or flat spread out water. Rakaihautu and his son Te Rakihouia claimed this abundant resource as their mahinga kai and hence named the lake Te Kete Ika a Rakaihautu. Te Rakihouia set about building eel weirs in the lake and tributaries and thus named the spit that divided the lake from the sea Ka Poupou Te Rakihouia (The Eel Weirs of Te Rakihouia).

Some generations later Ngāti Mamoe from the North Island came in search of resources and settled amongst the Waitaha people.A prominent yet mischievous man of this tribe was Tutekawa and in establishing his home at Waikakahi (Birdlings Flat) pronounced Te Waihora as his, hence the lake's second name Te Kete Ika a Tutekawa. Te Rakitamau, a son of Tutekawa, established his pa (village) at Taumutu and from this point set about securing access to the rich resources of the Canterbury and Westland areas.

Generations beforehand, Ngāti Mamoe and Ngāi Tahu had consistently battled for resources and mana. As a consequence of Tutekawa killing two senior Ngāi Tahu women, the Ngāi Tahu kinsmen came in pursuit of Tutekawa and his people, migrating across Cook Strait, down the Kaikoura Coast and into Canterbury.As the leading Rangatira (chiefs) took control of the area they established manawhenua by laying claim to various places and resources. Examples of these claims include Te Ruahikihiki claiming Te Waihora and establishing his pa at Orariki (site of the Hone Wetere Church), and Tanetiki, the eldest son of Tuahuriri, claiming Whatarama, the Torlesse Range as a kakapo reserve.

From their headquarters, the various Ngāi Tahu rangatira sent members of their hapū and whānau north, south and west to secure further resources via conquest and inter-marriage.

Given the harsh southern environment, the most important resources were the rights to mahinga kai (food gathering sites).

These rights to Wāhi tapu and Wāhi taonga, including mahinga kai, have been passed down from generation to generation, enabling hapū and whānau to undertake cultural rituals and gather their food from the places at which it was abundant and healthy. Since the signing of Te Tiriti o Waitangi, these rights have been maintained under Article 2 and are now commonly referred to as Customary Rights. From the time of the Treaty though, it appeared to European settlers that the traditional rights of Tāngata whenua were extinguished. However, during the ensuing years Ngāi Tahu have maintained their cultural identity within individual whānau (families) and quietly kept their ahi kaa roa – their home fires burning.

Deed of Settlement – Ngāi Tahu and the Crown

Ngāi Tahu and the Crown have settled claims under the Treaty of Waitangi in relation to areas and assets within Te Wai Pounamu (the South Island). The Deed of Settlement between the Crown and Ngāi Tahu is affected in the Ngāi Tahu Claims Settlement Act 1998.Under the Ngāi Tahu Claims Settlement Act 1998, the following areas within Selwyn District are vested in Ngāi Tahu ownership: the bed of Te Waihora/Lake Ellesmere; Greenpark Huts; Whakamātakiuru (Ellesmere Landing) and the bed of Muriwai (Cooper's Lagoon).Ngāi Tahu are granted the lease of two sites at Te Waihora/Lake Ellesmere from the Crown: Pakoau (being Part Section 1, Block X, Res 959), and Waikirikiri (being Part Section 18, Block X, Res 959).In addition, the following areas are identified as Areas of Statutory Acknowledgement: Whakamatau (Lake Coleridge); Moana Rua (Lake Pearson); and Kura Tawhiti (Castle Hill)Ngāi Tahu are considered an affected party under sections 93 and 94 of the RMA in relation to activities in Areas of Statutory Acknowledgement (under section 208 of the Ngāi Tahu Claims Settlement Act 1998). There is also one nohoanga site in the District, located at the mouth of the Rakaia River. The site is crown land which Ngāi Tahu may occupy and erect temporary structures for mahinga kai (food gathering).

The areas described above are all located within the rural area of the District. The provisions in the Rural Volume of the PDP recognise and provide for the Deed of Settlement between the Crown and Ngāi Tahu in the following ways:

- The Areas of Statutory Acknowledgement and the nohoanga site are shown on the planning maps for the rural area (as required under section 220 of the Ngāi Tahu

Claims Settlement Act 1998).

- The Plan provisions allow for the use of the nohoanga site and the erection of temporary structures on that site, as permitted activities.
- The future management of Te Waihora/Lake Ellesmere and the Joint Management Plan are recognised as a cross-boundary issue in the District Plan (both volumes).
- The identification of Te Waihora as an Outstanding Natural Feature and Landscape, and provisions to protect these values, developed in consultation with Te Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga.
- The use of dual place names.

The District Plan provides for the recognition and protection of sites of significance to Tāngata Whenua (Wāhi Taonga Sites and Management Areas, Silent File areas and mahinga kai sites; and for customary use of Māori land at Taumutu, in particular papakainga housing. These provisions are part of the duties under sections 6(e) and 8 of the RMA but are also regarded by Ngāi Tahu as giving effect to the Deed of Settlement.

Tāngata Whenua Issues in the Selwyn District

The Tāngata Whenua have cultural, spiritual, historic and traditional association with, and customary rights to, the land and resources of the Selwyn District. The District has an extensive history of Māori settlement, particularly in the coastal areas where food resources were abundant, and consequently there are many places throughout the District which have been used and occupied by Tāngata Whenua. The area is spiritually and culturally important to Tāngata Whenua, who have specific concerns for the integrity of the District's natural environment. These concerns include but are not limited to:

- Recognition of the rights of Tāngata Whenua to be involved in all aspects of natural and resource management in the District, including ongoing involvement in decision making processes;
- Identification and protection of those natural and physical resource of importance, such as coastal and inland waterbodies and areas of indigenous vegetation;
- Protection and, where necessary, restoration of the overall integrity of the District's natural environment;
- Protection of Wāhi Tapu, Wāhi Taonga and mahinga kai (food gathering sites) from any use or development which may threaten the values of these areas, in particular avoidance of waterbody contamination by human, industrial or animal wastes;
- Protection and, where necessary, restoration of continued access to Wāhi tapu, Wāhi taonga and mahinga kai sites;
- Protection of culturally significant sites and areas, such as urupā (burial sites) and occupancy sites.

Partnership

In recognition of the statutory provisions of the Act, including the principles of the Treaty of Waitangi, the Council will pursue the following objective:

An effective partnership between the Council and Te Rūnanga o Ngāi Tahu through its kaitiaki Papatipu Rūnanga, Te Taumutu Rūnanga and Te Ngāi Tuahuriri Rūnanga, in the management of the District's natural and physical resources in recognition of the principles of the Treaty of Waitangi, the relationship of the Tāngata Whenua and with their ancestral lands, water, sites, Wāhi Tapu, and other Taonga, and in accordance with Kaitiakitanga.

Table A4.1 – Rural Resource Management Issues for Tāngata Whenua

Issue		Sections
Land	Contaminated	Land and Soil Hazardous Substances Waste Disposal
	Unstable Land	Land and Soil
Water	Effluent Disposal	Water Waste Disposal
	Solid Waste Disposal	Waste Disposal
	Water Quality Run-off	Water Natural Hazards
	Riparian Margins	Water Ecosystems
	Cleaning waterbodies	Utilities
	Protecting indigenous vegetation	Ecosystems
Special Sites and Areas	Access to waterbodies	Community Facilities
	Sites - Wāhi tapu, Wāhi taonga and burial sites	Cultural and Heritage Sites Outstanding Natural Features and Landscapes
	Sites mahinga kai (food gathering)	Water Outstanding Natural Features and Landscapes Cultural and Heritage Sites

Ngāi Tahu are also concerned that the role they play in resource management is meaningful. Local Government, as agents for the Crown, recognise Ngāi Tahu as their Treaty partner and give effect to the spirit and principles of the Deed of Settlement between Ngāi Tahu and the Crown. The Council will do this, in the following ways:

Resource Management

- Participation in the preparation of and review of the District Plan, and relevant variations or Council Plan changes.
- Establishing guidelines for referring resource consent applications to Ngāi Tahu and Papatipu Rūnanga.
- Consultation with Tāngata Whenua when establishing the effects of activities on resources or areas of interest to them.

Council Projects

- Papatipu Rūnanga are invited to participate on project teams for sewerage schemes and other works that are of particular interest to Tāngata Whenua.
- Council will continue to consult with papatipu Rūnanga over any concerns they have about the maintenance or upgrades of Council water race, drainage and water supply systems.

A4.3 CONSERVATION VALUES

Introduction

The effects of activities on “conservation values” is a traditional part of resource management. “Conservation values” in a general sense include effects on:

- Plants, animals and their habitats, especially rare species or ecosystems that have not been modified by humans.
- Landforms, landscape and views, especially in areas that are not very modified by humans.
- Pollution of natural resources, such as waterbodies.

The Act requires specific “conservation” matters to be addressed as part of promoting sustainable management of natural and physical resources. Section A4.3 outlines:

- The specific duties under the Act; and
- Where those duties are addressed in the Plan.

“Conservation” Duties under the Act

There are general duties to sustain resources and to manage adverse effects on the environment within the purpose of the RMA, and general duties to maintain and enhance the quality of the environment and amenity values under section 7 of the RMA.In addition, there are specific duties associated with the protection of ‘conservation values’ under the RMA. The specific “conservation” duties under the Act, include:

- “The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and, development”. (section 6(a))
- “The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development”. (section 6(b))
- “The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.” (section 6(c))
- “The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers.” (section 6(d)).

Having particular regard to:

- “The ethic of stewardship” (section 7(aa))
- “Intrinsic values of ecosystems” (section 7(d))
- “The protection of the habitat of trout and salmon” (section 7(h))

“Conservation Issues” in the Plan

Table A4.2 outlines where these “conservation values” are addressed in the District Plan

Table A4.2 – Conservation Values

Duty	Sections of the Plan
Natural Character of waterbodies and their margins. Section 6(b).	Water Hazardous Substances Waste Disposal
Outstanding Natural Features and Landscape. Section 6 (b).	Outstanding Natural Features and Landscapes
Significant areas of indigenous vegetation. Section 6(c).	Indigenous vegetation and wild tree spread
Ethic and Stewardship. Section 7(aa).	Water (Riparian Margins) Land (Soil Erosion) Indigenous Vegetation & Wilding Tree Spread
Public access along waterbodies. Section 6(d).	Community Facilities
Intrinsic Values of Ecosystems. Section 7(d).	Land Indigenous vegetation and wild tree spread Water
Habitat of Trout and Salmon. Section 7(h)	Water

A4.4 ENERGY

Introduction

The quantity of, and rate at which, energy is used is a resource management issue in a general sense. This subsection outlines:

- The extent to which energy use is an issue under the RMA; and
- Where and how these matters are addressed in the Plan.

Energy and the Act

Energy is a resource management issue in two ways:

- Most of New Zealand's energy for transport comes from fossil fuels which are a non-renewable resource.This raises issues about whether these energy sources should be conserved for use by future generations.
- The effects on the environment from generating or using energy. This includes:
    - Damming waterbodies for hydroelectricity generation;
    - Localised air pollution and effects on global atmospheric conditions from gases released when fossil fuels are burned; and
    - Visual effects from structures used to generate wind or solar energy or wind power;
    - Radiation risk from nuclear energy; and
    - Effects on local ambient air quality (both inside and outside Selwyn District) through the combustion of fossil fuels.

Energy issues are more confined under the Act. Part of promoting sustainable management involves:

> "Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations". (section 5(2)(a)); and
>
> "Avoiding, remedying, or mitigating any adverse effects of activities on the environment" (section 5(2)(c)).
>
> Having particular regard to:
>
> "the efficient use and development of natural and physical resources", and (section 7(b))

Fossil fuels are minerals. The issue of conserving the rate of the use of fossil fuels for future generations is not addressed under the Act. Issues that may be addressed under the Act are:

- Sustaining the potential of renewable energy resources for future generations.

- Addressing adverse effects of generating and using energy on the environment.

- Regard to the efficient use of energy.

Energy and the District Plan

Before adopting any provision in a Plan, the Council must be satisfied that the provision is the most appropriate means of exercising this function, having regard to its efficiency and effectiveness relative to other means.

For example, carbon dioxide and other greenhouse gas emissions and the use and effects of nuclear energy are matters addressed by central government. Part of promoting sustainable management can include addressing some aspects of energy issues, but the District Plan is not necessarily the best tool to manage all of those issues.

Table A4.3 – Energy Issues in the District Plan

Issue	Method
Sustaining the potential of energy resources, other than minerals	Not addressed in the Plan. Other energy resources are renewable.
Effects of generating or using energy on the environment.	As for any activity. Part B, Sections 1.1 to 3.4 address effects of activities on natural and physical resources and people's values.
Efficient use of energy	No specific provisions. The main factors are cost and convenience, which cannot be controlled through a District Plan. Plan provisions do not prevent energy efficiency by placing unnecessary restrictions on: • Generating new or less common forms of energy (Section B2.2 - Utilities) • Co-location of residential and business activities. District Plan provisions ensure all properties have access to sunlight. Population growth is encouraged to be concentrated around townships (Section B4.1).

Other Plans and Documents

The Council's Waste Management Strategy and Plan address options for the efficient collection and disposal of municipal waste (waste collected by the Council) and options for reusing and recycling resources.

The Council's Asset Management Plans are the appropriate documents to address energy efficiency in the management of the Council's own operations and activities.

A4.5 THE RURAL AREA AND ZONES

Introduction

The District Plan is in two volumes: Townships and Rural Area. Land within the District is zoned as Living, Business or Rural. Land in Living and Business zones forms townships, and is covered in the Township Volume of the Plan. The remaining land is zoned Rural and is covered in this volume of the Plan. This section describes:

- The Rural area in Selwyn District; and

- The use of zones in the District Plan.

The Rural Area

The Selwyn District covers approximately 649,200 hectares of land. The Canterbury Plains and foothills cover 54% of that area. The remaining land is located on the Port Hills or in the high country and is dominated by land with slopes exceeding 15 degrees.

Scattered throughout the District are twenty-three townships and many small pockets or clusters of houses. These clusters may be remnants of former townships or settlements, baches at popular recreational areas, or the start of townships or settlements, which never developed. These small settlements are recognised and provided for in the District Plan, as part of the Rural zone.

The dominant land use in the Rural zone remains farming. Farming is becoming increasingly diverse in both types of crops grown and livestock reared, and the methods used to undertake the activities. There are many other activities, which also occur in the Rural zone, which need to be recognised and provided for as part of promoting sustainable management of natural and physical resources. They include (but are not limited to):

- Forestry

- Mining and quarrying (gravel, bentonite and limestone),
- Community facilities
- A variety of business activities
- Outdoor recreation
- Residential activities, and
- Conservation and preservation of wildlife and natural features.

The rural area is valuable not only for its land and soils for primary production but also:

- Recreational and aesthetic values of mountains, lakes and rivers
- Wildlife and habitat values, particular in the less intensively settled parts of the Port Hills and hill and high country
- The value of open space which provides areas for activities, which cannot be located close to houses and people in townships. Open space also has amenity values, which attract people to rural areas to live or for recreation.

The Rural Area of Selwyn District may be divided into four broad geographic areas:

- Port Hills
- Canterbury Plains
- Te Waihora/Lake Ellesmere, and
- Hill and High Country

The Plains

The Canterbury Plains are the largest area of flat land in New Zealand.It is an outstanding natural feature. It is also an area with different characteristics, such as the wetter area around Te Waihora/Lake Ellesmere with loam and clay soils, and the drier, stonier area on the Waimakariri river floodplain, west of Christchurch. The different characteristics of the Plains have resulted in different land uses and intensity of subdivision and settlement. These differences are reflected in the division of the Plains into Inner and Outer Plains for the management of subdivision and residential density in the Plan.

The single most significant resource management issue on the Plains is the demand for small allotments (less than 4 hectares) for residential development. The demand is greatest within an area up to 30km from Christchurch City. This demand affects:

- Natural resources such as groundwater and soil;
- Farming activities and potential ‘reverse sensitivity’ issues;
- The character of the rural area.

These issues are addressed in Part B, Sections: 1.1, 1.2, 3.4 and 4.1 of the Plan.

A further resource management issue in the Outer Plains is related to the growth in the dairy industry and the need to provide for the efficient processing of milk and its by-products. Milk processing facilities have been established and these are at a scale that is economic and optimal relative to the level of milk production within the district and region. Accordingly the density of built development at these sites is much greater than occurs on individual farms and the nature of the processing activity means they are industrial in character. Without appropriate mitigation this may affect rural amenity and landscape as well as traffic efficiency and safety.
These issues are addressed in Part B, Section 3.4 of the Plan (PC43)

The Port Hills

The part of the Port Hills west of the Summit Road, from Motukarara to Kennedy’s Bush is in Selwyn DistrictAdministration of the rest of the Port Hills is shared between Christchurch City and Banks Peninsula District Councils.

The main activities on the Port Hills in Selwyn District are pastoral farming, residential activities, exotic forestry, and outdoor recreation with some horticulture at the base of the hills. Some areas are set aside as reserves. There is an increasing demand for land for residential development on the Port Hills.So far small allotments for residential development have been restricted to the lower slopes and base of the Port Hills, in Selwyn District, though some people have purchased large allotments to enable them to build houses on higher slopes.

The Port Hills provides a rural and scenic backdrop to Christchurch City for which it is a major outdoor recreation area.There is a lot of public interest in how land on the Port Hills is managed. Much land on the Port Hills in Selwyn District is privately owned. Some tension exists between the wishes of some landowners to have free choice in how they manage their land and the desire of some interest groups to be involved in these matters.

There are two main resource management issues on the Port Hills:

- The pressure for subdivision and residential development and the effects of buildings and infrastructure on:
    - The landscape and recreational values of the Port Hills;
    - Natural hazards, through building on unstable land;
    - Water resources.
- Pressure from interest groups to protect and enhance the ecological, landscape and recreational values of the Port Hills for public enjoyment and the need or desire for landowners to earn an income from their land in farming, forestry, residential development or other activities.

Te Waihora/Lake Ellesmere

Te Waihora/Lake Ellesmere is a wetland of international significance and the largest brackish lake in Selwyn District. It is an area of immense cultural importance to Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga (see Part A, Section 4.2).

The boundary between Selwyn and Banks Peninsula District traverses the lake.

The main resource management issues for Te Waihora/Lake Ellesmere and its surrounding area are:

- The effect of land uses on water quality in the Lake and its tributaries;
- The effect of activities on the plants, animals and natural habitat around the edge of the lake and its wetlands, including any land reclamation;
- Activities disturbing sites of Māori settlement or cultural importance;
- Maintaining the wetland character and rural landscape of the area.

The Hill and High Country

The foothills and high country of Selwyn District start around the Malvern Hills and extend west to the top of the Main Divide.Selwyn District is bounded to the north, north-east by the Putekeraki Ranges and the Waimakariri River and to the south by the Rakaia River.

The geography of the high country and foothills includes:

- Mountains, lakes, river gorges.
- Severe weather: snow, heavy frosts, hot summers, nor-westerly gales.
- The high country is a symbol of the pioneering spirit of New Zealand sheep farming: merinos, dogs, horses and swannies.
- The area has a much older Māori heritage with routes travelled to the West Coast and the landforms which guided travellers and are part of tribal whakapapa.
- The foothills and high country is an area with known active faults and epicentres from past earthquakes. Avalanches and natural hazards from heavy snowfalls, heavy rain or strong wind storms occur.

The dominant land use in these areas is pastoral farming, but exotic forestry and outdoor recreation/tourism activities are increasing. A small amount of mining/quarrying occurs. Over 50% of the land area of the Selwyn District high country has some form of protected status for its ecological, landscape or recreational values, e.g. National Parks and reserves.

Generally the area is much less intensively settled and farmed than the Canterbury Plains. The foothills are also more intensively settled and farmed than the high country, with most of the land in the foothills in improved pasture or exotic forest. Due to the lower rates of settlement the foothills, in particular, are sometimes considered as sites for activities which need to be located away from people and houses. Recent proposed activities in the foothills (at the time of writing) include a landfill, and a dam for irrigation water for the Canterbury Plains.

The High Country is the least settled and least modified of land in Selwyn District.The flat land in the basins and the rolling hills are often improved pasture and farmed in similar fashion to the flat land and rolling hills of the Plains and foothills. Steeper mountain ranges are often unmodified or little modified tussock blocks which are grazed much less intensively. Much of the very steep high country is retired from grazing.

Recreation is an important activity within the High Country. The mountains of the District are accessed for a range of passive and active sporting activities including fishing, hunting, tramping, mountain-biking, skiing and other snow sports. There are a number of Ski Areas within the Selwyn District.These include Porters, Mt Cheeseman, Broken River, Mt Olympus, Craigieburn Valley and Temple Basin. Of these Ski Areas, Porters is the largest commercial area and has been up-graded and expanded into

the adjoining Crystal Basin. It is specifically recognised with a Ski and Recreation Area zoning which enables ski-field infrastructure and activities to be established and developed. Porters Ski Area is also distinguishable as providing New Zealand's first on-mountain village with permanent and visitor accommodation and commercial activities. This village base enhances accessibility to the mountains in this locality and is a year-round tourist destination.

There are three townships in the high country: Arthur's Pass, Castle Hill and Lake Coleridge villages.There are also smaller clusters of houses. These may be remnants of past settlements associated with transport or industry e.g. the railway village at Cass; or popular recreational spots e.g. Bealey Spur.

Land in the high country is a mixture of freehold, crown pastoral lease and University of Canterbury endowment lease. Leasehold land is held in long-term lease for pastoral use. Lessees pay both rates and rental on leasehold land and also pay for the costs of any improvements to the land. Crown pastoral lease land is subject to the Crown Pastoral Lease Act 1998.

The sustainable management of the foothills and high country faces different pressures and has to consider a number of effects from different sources.

- Pressure from interest groups to protect and enhance the ecological, landscape and recreation values of the Malvern Hills and the high country by restricting the activities which landholders can undertake, and the need or desire for landholders to earn an income from their land in farming, forestry, tourism or other activities.
- The effect of recreational activities on wildlife in remote areas and the amenity values of those areas.
- The effect of recreational uses on landholders, because people expect public access over land.
- Natural hazards from buildings and earthworks on steep slopes or from earthquakes.
- Activities which are out of character with people's perceptions of the hill and high country as a remote rural area which is miles away from urban areas and activities.

Use of Zones

There is only one zone in the rural area, though the zone is split into areas to manage specific activities, for example subdivision and residential density, dairy processing activities and buildings, plantations and outstanding landscapes. The boundaries of these areas are shown on the Planning Maps.

PART B

1 NATURAL RESOURCES

B1.1 LAND AND SOIL- ISSUES

- **Activities which contaminate, damage or erode soil.**
- **Effects of contaminated or unstable land on people, property, and the environment.**
- **Irreversible use of versatile soils.**
- **Maintenance of the life supporting capacity of soils.**

Land and soil are used for a variety of activities. Land provides space to undertake many activities. Soil is used to grow plants for food, fibre and other products. Organisms in soil decompose matter. Land and soil are non-renewable resources. The rate at which soil forms, is so slow compared with human activities. Current land and soil resources are the only ones available for the reasonable foreseeable future.

Most activities in the rural area in the Selwyn District involve the use of land or soil. These activities can cause or contribute to the following adverse effects on land and soil resources:

- Contaminated soil.
- Unstable land and soil erosion
- Damage to soil structure.
- Irreversible uses of versatile soils.

Each effect is described below.

Contaminated Soil

Soil is contaminated if it contains chemicals in concentrations which are harmful for, or toxic to people. (Contaminated land is defined in Part D of the Plan). Some activities occurring in rural areas can contaminate soil, especially if they are carried out on the same site for long periods of time and contaminants 'build up' in the soil. Examples include:

- Residue from chemicals used to spray crops or to poison weeds.
- Areas used to store or dispose of hazardous substances or goods treated with hazardous substances, such as treated timber or sawdust.
- Landfills and spreading effluent on to land.

NOTE: Not all substances applied to soils result in their contamination and indeed some are used to enhance the soil.

Section B2.4 addresses waste disposal and Section B3.2 addresses hazardous substances.

Contaminated soil can affect people directly through contact with the soil, or indirectly, if contaminants are absorbed through food chains or drinking water. Examples of sites which may be contaminated include: old sheep dips; railways storage yards; underground petroleum tanks; and landfills.

Contaminated soils can also adversely affect the surrounding environment with the migration of contaminants through soil, into water, and the uptake of contaminants, by plants and animals. Care is needed where disposing contaminated soils off-site to ensure other resources, including air, water and soils are not adversely affected.

Unstable Land and Soil Erosion

Land and soil may erode, subside, slip, move or settle in other ways. These processes may occur naturally, or may be caused or accelerated by people's activities. Examples of activities that may cause or trigger unstable land or soil erosion include:

- Earthworks, where slopes are not stabilised or large holes are not correctly filled.
- Removal of vegetation cover.
- Cultivation in dry and windy conditions.

Unstable land and soil erosion may have the following effects:

- Increased sediment flow in waterbodies.
- Loss of topsoil on sites.
- Creating land slips.

Section B3.1 addresses natural hazards caused by building on unstable land.

High Country

Very steep slopes of the high country are vulnerable to soil erosion. In the past, these areas have been grazed and vegetation cover burned to increase the area of improved pasture. Most very steep areas are now retired from grazing. The Regional Land and Vegetation Management Plan has rules to manage vegetation burning on steep slopes.

Port Hills

Land on the Port Hills is particularly susceptible to accelerated erosion because of:

- Steep slopes;
- Loess soils on impermeable rock base; and
- Past removal of bush and forest cover.

In early days of settlement, cultivation was undertaken on the Port Hills. Land uses today are mostly residential, recreational, pastoral farming and some exotic forestry. The Regional Land and Vegetation Management Plan has special rules for earthworks on the Port Hills.

Damage to Soil Structure

Soil forms in layers (horizons). The topsoil ('A' horizon) contains organic matter, air, and soil organisms, which are needed for plant growth. If the structure of soil is damaged or the topsoil removed from a site, the soil will be less efficient for growing plants.

Activities, which can affect soil structure, include:

- Compacting soil under heavy weight.
- Removing large quantities of topsoil.

In Selwyn District, vegetation is burned to dispose of crop residue, to clear land for pasture or tree planting, or to manage plant pests. Possible effects of burning stubble or other vegetation on soil structure are being researched. Any future management of this activity will be addressed by Environment Canterbury (the Regional Council).The risk of fire from burning vegetation is managed by the District Council under the Forest and Rural Fires Act 1977.

Irreversible Use of Versatile Soils

The Regional Policy Statement identifies the irreversible use of versatile soils as an issue in Canterbury. Irreversible use is defined as including urban expansion or development and versatile soil as land with a land use Capability Class I or II (MOWD 1971[1]). The provisions of the Regional Policy Statement are to minimise the irreversible use of versatile soil, through a case by case assessment of the effects of urban expansion on versatile soils (see Objective 2 and Policy 6, Chapter 7 of the Regional Policy Statement).

1 Ministry of Works and Development

When land is used to erect houses and associated infrastructure, the land and soil is no longer available for other uses. This effect is perceived as an issue by some people because the amount of versatile soil in the District is finite. Whether it is a real issue depends on several factors:

- The rate at which versatile soil is used for urban expansion.
- Whether versatile soils are needed for other uses.
- If a shortage of versatile soils occurs, whether social and economic systems will adjust without regulations.
- Whether other factors limit the potential of particular land containing versatile soils for use for primary production.

Between 5% and 10% of New Zealand's stock of versatile soils is located on that part of the Canterbury Plains in Selwyn District. Selwyn District has one of the highest projected population growth rates in New Zealand for the next 10 and 20 years. Most of that growth demand is projected to occur in areas containing most of the versatile soils in the District. The irreversible use of versatile soils is thus an issue that needs further investigation. There is insufficient information at present to determine the extent of that issue. Therefore the Council has adopted the approach of consolidating urban expansion around townships, with the intention that it will carry out further research in to and monitor the rate and effects of the irreversible use of versatile soils.

Maintenance of Life Supporting Capacity of Soils

In addition to the issues outlined above, many areas of soils throughout the District are dependent on the availability of water to ensure maintenance of their life supporting capacities.

Council Functions

Under the Act, regional councils control both the discharge of contaminants and land uses which affect soil conservation. Many of the issues identified in this section are managed by Environment Canterbury including: soil erosion; soil compaction; and effects of burning on soil. The District Council has a general function to manage effects of land uses on the environment. The District Plan manages activities which may have significant effects on soil, and which are not managed by Environment Canterbury.

Register of Sites Recommended for Testing

The Council is required to record any information it possesses about a piece of land on any Land Information Memorandum requested for that land under the Local Government Official Information and Meetings Act 1987. The Council keeps a register of sites:

- It recommends be tested for contaminated soil; or
- Which may be unstable;

due to past activities on the site.

The information about past activities is kept on the property file and the recommendations noted on Land Information Memoranda.The property files are updated when the Council receives new information.

Please Note:

Sites on the register may not be contaminated or unstable. Sites are listed because testing is recommended.

LAND AND SOIL — STRATEGY

The Rural Volume of the District Plan uses the following strategy to address land and soil issues.

Contaminated and Unstable Land

- Avoid creating contaminated or unstable land, in the first instance by policies and rules to manage hazardous substances, waste disposal, earthworks and forestry on slopes. (Burning on hills is controlled by the Regional Council).
- Policies and methods to protect people from contact with contaminated land or from building on unstable land.
- Encourage people to clean up contaminated sites.

Soil Erosion

- Encourage work by Environment Canterbury and landowners to minimise risk of soil erosion or damage to soil structure.
- Manage large-scale earthworks and forestry on slopes.

Irreversible Use of Versatile Soils

- Encourage urban expansion to occur in or adjoining townships.

LAND AND SOIL — OBJECTIVES

Objective B1.1.1

Adverse effects of activities on the District's land and soil resources are avoided, remedied or mitigated.

Objective B1.1.2

People and their property are not affected by contaminated soil or unstable land and any adverse effects on the environment are avoided, remedied or mitigated.

Objective B1.1.3

Promote the sustainable management of the soil resources of the District.

Explanation and Reasons

Objective B1.1.1 recognises that any adverse effects of activities on land and soil resources in the District need to be addressed under the Act.This includes activities which contaminate soil, or cause or exacerbate soil erosion or unstable land. Objective B1.1.1 is achieved by policies and methods to manage potential effects of hazardous substances, waste disposal and earthworks on slopes.

Objective B1.1.2 relates to land and soil, which is already contaminated or unstable due to past activities. The objective is to ensure people or their property are not affected by either contact with contaminated soil or damage from unstable land. Objective B1.1.2 is achieved by policies and methods to manage activities on contaminated land and buildings on unstable land.

Objective B1.1.2 and policies should be read in conjunction with Section 3.1 – Natural Hazards.

Any potential effects of urban expansion on versatile soils is addressed through managing residential density in the Rural zone. Residential density is managed in the Rural zone to address several effects of activities. As a result, the ratio of land to buildings will be low enough over most of the Rural zone to retain versatile soils for other uses.

While Objective B1.1.1 focuses upon the avoidance of adverse effects of activities on the District's soils resources, Objective B1.1.3 focuses upon encouraging those activities and management practices that will help to sustain the life supporting capacity of the soils of the District as well as assisting in the prevention of soil loss through erosion.

LAND AND SOIL — POLICIES AND METHODS

CONTAMINATED LAND

Policy B1.1.1

Ensure any activity involving hazardous substance or waste disposal is carried out in a way which reduces the risk of contaminating land or soil.

Policy B1.1.2

Avoid adverse effects on people through exposure to contaminated land and mitigate or remedy any adverse effects on the environment.

Policy B1.1.3

Encourage the management of contaminated sites so that effects on peoples' health or on the environment are avoided.

Explanation and Reasons

Policies B1.1.1 to B1.1.3 are a three-pronged approach to manage the effects of contaminated land or soils by:

- Not creating contaminated sites in the first instance;
- Avoiding people having contact with land which is contaminated if that contaminant may be toxic or harmful to them; and
- Working to get contaminated sites cleaned up or contained

Policy B1.1.2 applies to land which is contaminated. Contaminated land is defined in Part D of the Plan.The policy does not prevent any use of contaminated land, as long as there is no potential effects on people's health or well being and effects on the environment. For example: in some circumstances contaminated soil may be covered with concrete if the site is used for a business activity.

Policies B1.1.1 and B1.1.2 are implemented by rules to manage:

- hazardous substances and waste disposal; and
- activities on land which is contaminated.

The discharge of contaminants on to land (and into water) is controlled by regional councils under the Act. The District Plan rules manage activities where an accidental leak or spill could contaminate land or soil.

Policy B1.1.3 is implemented through information and assistance to both landowners and Environment Canterbury initiatives to clean up contaminated sites.It is also implemented through Land Information Memoranda. The Council is required, by law, to record all information it holds about a property on a Land Information Memorandum. This recording may encourage landowners to get sites tested and cleaned up if they are contaminated.

Contaminated land is defined in Part D of the Plan. Existing activities on contaminated land may be Existing Uses under section 10 of the Act. The policies and rules do no apply once the site is "cleaned up" and no longer contains contaminated soil.

Method

District Plan Rules

- Hazardous substances
- Waste disposal

Information and Advocacy

- Contaminated land
- Support initiatives to clean up.

Land Information Memoranda

- Identify sites for testing contaminated sites for contaminated land

UNSTABLE LAND

Policy B1.1.4

Require earthworks on slopes to be carried out in ways that minimise the likelihood of land slipping or slumping.

Policy B1.1.5

Avoid adverse effects on people or their property from locating buildings or infrastructure on unstable land.

Explanation and Reasons

Policies B1.1.4 and B1.1.5 create a two-pronged approach to manage effects of unstable land or soil by:

- Minimising the likelihood of creating unstable land from earthworks on slopes in the first instance.

- Avoiding the creation of natural hazards caused by allowing people to build structures on or under unstable land.

Unstable land includes both land on slopes which is susceptible to slipping or slumping, and flat land which is prone to subsidence or settling.

Policy B1.1.4 does not prevent earthworks on slopes, but focuses on how the activities, including forestry activity, must be undertaken to reduce soil slipping, slumping or subsiding. The policy is implemented through a combination of regional rules (Port Hills and burning in the high country) and District Plan rules, where regional rules do not apply.

Policy B1.1.5 should be read in conjunction with Section B3.1 – Natural Hazards.It is implemented through the Council's duties under section 106 of the Resource Management Act (RMA) and Sections 71 to 74 of the Building Act 2004.Under these provisions, the Council cannot grant a subdivision consent or a building consent on land which is unstable, unless any potential adverse effects are addressed. The Council also has a duty to record on Land Information Memoranda, any information it holds about unstable land.

Method

District Plan Rules

- Subdivision

Building Act 2004

- Sections 71 to 74

Land Information Memoranda

- Record land known to be unstable

SOIL DAMAGE

Policy B1.1.6

Encourage initiatives by Environment Canterbury and landowners to reduce the adverse effects of activities on soil structure and soil erosion.

Policy B1.1.7

Avoid removing large quantities of topsoil from sites unless:

- **The site will be covered in hardstanding; or**

- **The topsoil will be replaced and the site replanted, when the activity ceases.**

Explanation and Reason

Topsoil and good soil structure are important to maintain the life supporting capacity of soil.

Policy B1.1.7 addresses the intentional excavation or removal of large quantities of topsoil from land rather than the incidental loss of topsoil as part of cultivation. The purpose of Policy B1.1.7 is to avoid activities leaving large areas of land where the topsoil has been stripped and the site left with little aesthetic value and limited future uses. Policy B1.1.7 seeks to avoid removing topsoil from sites in large quantities unless the site will be covered over, and so may be better used elsewhere.

Covered in buildings or concrete. In this case the topsoil will be covered over, so it may be better used elsewhere. Policy B1.1.7 allows topsoil to be removed from sites for other activities, as long as it is replaced and the site rehabilitated when the activity ceases. The site should be restored to the condition it was prior to the activity or better.

Policy B1.1.7 is implemented by rules to manage earthworks. Earth works includes both distributing soil or removing soil.

Methods

District Plan Rules

- Earthworks

Advocacy

- Support initiatives by landowners and Environment Canterbury to reduce impacts of activities on soil structure.

VERSATILE SOILS

Policy B1.1.8

Encourage residential development to occur in and around existing townships.

Explanation and Reason

The District Plan policies encourages residential development to occur in and around existing townships in the District.Residential density in the Rural zone is kept low to manage several effects. As a result versatile soils in the Rural zone will not be used for residential development.

Residential development means subdividing and erecting houses at a higher density than 1 house per 4 hectares.

Methods

District Plan Rules

- Residential density

LAND AND SOIL — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B1.1:

- No increase in contaminated land.
- People are not exposed to contaminated land.
- No increase in natural hazards by putting structures on unstable land.
- Areas where topsoil is removed are recontoured and replanted when the activity ceases.
- Maintenance of the life supporting capacity of soils.

LAND AND SOIL — MONITORING

See Part E, Appendix 1.

B1.2 VEGETATION AND ECOSYSTEMS — ISSUES

- **Loss of or damage to areas of significant indigenous vegetation or habitats of indigenous fauna.**
- **Spread of plant pests.**
- **Decline in indigenous biodiversity, modification and loss of natural areas, and their associated cultural and amenity values.**

Significant Indigenous Vegetation

In many parts of the Rural Zone there are patches of vegetation, which have species that are native to New Zealand or the local area which may qualify as significant areas of indigenous vegetation or habitats of indigenous fauna under the Act. Such areas are called “significant ecological sites” in this Plan.

Part of promoting sustainable management is recognising and protecting significant areas of indigenous vegetation and habitats of indigenous fauna (section 6(c)), or “significant ecological sites” for short. Significant ecological sites may include: forest, bush, tussock lands or scrublands and wetlands.

Many patches of indigenous vegetation and wetlands, which are not already protected in Selwyn District, are on land which is owned or leased for other uses.In the past, many of these sites could have been cleared or drained for farming purposes. However, many sites have been actively conserved by landholders, or simply left alone. Therefore, provisions in district plans to protect sites of indigenous vegetation have caused a lot of debate in New Zealand. There are two aspects to the debate:

- Principles – protecting sites on private land without the landholder’s consent; and

- Practicalities – the quality and age of data used to identify sites and the practicality of rules to protect them.

The amount and type of indigenous vegetation remaining in the District varies over the rural area, due to climate: topography; intensity of settlement and farming; and the extent to which areas have been cleared and modified.

Part of the history of Māori and European settlement in the District has been the recognition and conservation of areas with special ecological values. Arthur's Pass National Park was founded in 1908. Today some 114,800 hectares of indigenous rainforest, tussockland and subalpine and alpine flora and fauna are protected within the Park. Other examples include:

- Numerous reserves and conservation parks administered by the Department of Conservation;
- Seven sites held in QEII covenants;
- A couple of Protected Natural Areas; and
- Reserves purchased by local authorities on the Port Hills, including a recent joint purchase at Otahuna by the Selwyn District Council and Christchurch City Council.

High Country

The high country vegetation is a mix of extensive tussock land; improved pasture; areas of modified and secondary or regenerating bush; exotic forestry, and areas of original bush and forest. Several rare and threatened animal and plant species are found in the high country, including four endemic species in the Castle Hill Basin.

Over 50% of the high country is under some form of protection for its conservation status. These areas include Arthurs Pass National Park (963,619 hectares), Craigieburn Conservation Park (44,172 hectares) and some additional 17,000 hectares of conservation areas including; Broken River (1,061 hectares), Torlesse (2,728 hectares), Lochinvar (6,786 hectares), and the recent Ben More purchase (of approximately 6,000 hectares). Further conservation areas in the high country include Castle Hill Conservation Area, Lance McCaskill Nature Reserve, Cave Stream Scenic Reserve and Lake Grasmere Scenic Reserve. There are also extensive areas of indigenous grassland and scrubland, together with a number of forest remnants outside the conservation estate.

A significant proportion of the remaining land is Crown Pastoral Lease which is subject to the Crown Pastoral Lease Act 1998. This Act provides for the management of the land with consideration for its conservation values.

The Department of Lands and Survey initiated a programme in the late 1980's to identify and negotiate the protection of a variety of sites and areas in Ecological Districts. These sites were intended to represent a full range of New Zealand's natural diversity. In the Selwyn District, sites in the Cass-Craigieburn and Coleridge-Mathias-Mount Hutt Ecological Districts were identified. Formal protection of a few sites has been successfully negotiated with landholders. These became Protected Natural Areas. The remaining sites were identified by the Department of Conservation as possible sites for protection under section 6(c) of the Act. These sites are included in a database (along with other sites) to be assessed using the process and criteria set out in Appendix 12.

Malvern Hills

The Malvern Hills lie between the plains and the alpine areas of the high country and range in elevation from 250 to 1500m. Four percent of land on the Malvern Hills is under some form of protection status for its conservation value, including 13 Mile Bush (2, 728 hectares), Lord's Bush and Kowai Bush Scenic Reserve.

Port Hills

The part of the Port Hills from Kennedy's Bush to Motukarara and up to the Summit Road is included in the Selwyn District. The Port Hills has a mix of indigenous tussock, exotic trees, modified pasture and regenerating indigenous bush. Most of the original indigenous timber which stood on the Port Hills was burned by Polynesian fires or cleared by early European settlers. Today there are areas of regenerated bush on the Port Hills.

The Port Hills are an important ecological area because of their topography and their close proximity to Christchurch, which also make the Port Hills a highly desirable area for subdivision and residential development. Some parties consider these activities threaten the ecological and landscape values of the Port Hills (see Section B1.4, Outstanding Natural Features and Landscapes). There may also be opportunities to protect significant ecological sites on the Port Hills, as part of residential development proposals.

Six percent of land on the Port Hills is under some form of protection status for its conservation values. In 1986 Hugh Wilson carried out a survey on the Port Hills, identifying and ranking sites and areas of ecological interest or value. Five sites were identified in the Selwyn District. These sites are included in the Council's database to be assessed using the process and criteria outlined in Appendix 12.

The Canterbury Plains

The Canterbury Plains are the most intensively farmed and settled part of the rural area. Fires removed the original vegetation cover, several hundred years ago. European settlers replaced the tussock grasslands with improved pasture, crops, shelter belts and settlements. A few areas of tussock grassland remain, for example along the Waimakariri River east of West Melton, and rare remnant stands of manuka and kanuka. Only 0.5% of the Plains area in Selwyn District is protected for conservation or ecological values.

Plant Pests

Plant pests are managed through the Regional Pest Management Strategy which is prepared under the Biosecurity Act 1993. The Regional Pest Management Strategies for Canterbury identify Pinus contorta as a plant pest, meaning it would be illegal to knowingly spread, offer for sale or propagate the plant. In the Proposed Regional Pest Management Strategy (Biodiversity Pests), other wilding conifers including Mountain Pine, Corsican Pine, Scots Pine, Larch and Douglas Fir, have been identified as 'organisms to be controlled' to give Environment Canterbury powers to manage these plants, without restricting their commercial use. Environment Canterbury is proactive in removing stands of wilding trees in high country areas.

The Resource Management Act and Biosecurity Act have complimentary roles in managing wilding trees. While the Biosecurity Act targets the management of wilding trees from past land use practices, the RMA, through this District Plan is concerned with the avoidance, remediation or mitigation of adverse effects associated with future forestry activities.

Some exotic tree species are prone to spreading in the high country, particularly on land which is lightly grazed or not grazed at all. The effects of wilding tree spread include:

- Costs to adjoining landholders to remove trees; or

- If trees are left to seed and spread:
- Loss of grazing land;
- Changes in landscapes or views; and
- Changes in microclimate which may destroy other plant species; and
- Loss of ecological value.

The most infamous example of wilding spread in Canterbury is the Amuri Range at Hanmer. Local examples include Mt Barker at Lake Coleridge and the Craigieburn Range. Mt Barker is now used as a research plot.

High Country land is prone to infestation by plant pests. These pests compete vigorously with and may replace indigenous species if they are not managed. Landholders are concerned that land subdivided from farms as part of tenure review may not be managed for plant pests and wilding trees, and will become seed sources. The Crown cannot be bound by Regional Pest Management Strategies although the Department of Conservation has agreed to abide by a number of provisions contained in the Regional Pest Management Strategy (1998) for pest control along the boundaries of land it administers.

Retention of Indigenous Ecosystems, Vegetation and Habitat

The importance of retaining indigenous vegetation extends beyond the areas which meet the criteria of being significant (see Appendix 12) in terms of section 6(c). Indigenous vegetation generally is important because it has the following functions:

- to form and maintain soil and underpin other ecological processes
- to provide habitat for native species;
- to intercept, control and filter runoff and maintain freshwater ecological processes;
- to contribute to landscape values and amenity;
- to provide for cultural, recreational and educational opportunities; and
- to contribute to economic wellbeing through activities such as grazing, beekeeping and tourism.

VEGETATION AND ECOSYSTEMS — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address these issues:

Indigenous Vegetation

- Voluntary assessment and protection of significant areas of indigenous vegetation and habitats of indigenous fauna using the process and criteria set out in Appendix 12.
- Policies and rules to manage large scale earthworks and forestry in the high country, foothills and on the Port Hills.
- Policies and interim rules to manage clearance of indigenous vegetation generally throughout the whole district.
- In the High Country policies and rules to manage planting of exotic tree species which spread easily.
- The assessment of potential sites for significant indigenous vegetation and habitats of indigenous fauna for inclusion in the District Plan and the development of District Plan method to protect the significant sites.

NOTE: The assessment and protection of significant ecological sites is voluntary until the site is subject to a change in land use which involves large scale earthworks or forestry.

VEGETATION AND ECOSYSTEMS — OBJECTIVES

Objectives B1.2.1

Significant areas of indigenous vegetation and habitats of indigenous fauna are recognised and protected and enhancing areas of indigenous vegetation is encouraged.

Objective B1.2.2

No wilding tree spread in the high country.

Objective B1.2.3

Protect, and where practicable enhance indigenous vegetation along riparian margins and wetlands generally.

Objective B1.2.4

The potential adverse effects from activities on areas of indigenous vegetation, habitats of indigenous fauna, and indigenous biodiversity and functioning are avoided, remedied or mitigated.

Explanation and Reasons

Part of promoting sustainable management is recognising and protecting:

- "Significant areas of indigenous vegetation and habitats of indigenous fauna" (section 6(c)).

Objective B1.2.1 reflects this duty. It is achieved by a two-pronged approach:

- Setting up a process and set of criteria, to identify and protect significant ecological sites in partnership with landholders and other stakeholders. (The process is outlined in Appendix 12.)

- Managing large-scale earthworks and forestry, to avoid destruction of or irreversible damage to significant ecological sites, until their protection is finalised. (Burning is controlled by Environment Canterbury).

The process of identifying and protecting these sites is done in partnership with landholders for several reasons:

- In recognition that most sites are on land which is privately owned or leased and are still there due to the actions or in-actions of the landholder.

- Most sites will need some monitoring or management. Co-operation from landholders is essential to do this.

- Landholders have indicated they are happy with this process. The Council prefers to work with ratepayers to enhance conservation values.

Objective B1.2.1 also encourages enhancement of areas of indigenous vegetation. Enhancing areas of indigenous vegetation is purely voluntary. It may occur on significant ecological sites; areas that are not significant; or by replanting sites where vegetation has been removed in the past. The duty under the Act is to recognise and protect significant areas of indigenous vegetation. The Plan encourages people who want to enhance other areas on their own property or in public spaces, because indigenous vegetation adds to:

- The diversity of flora in the District;

- Habitat for indigenous fauna; and

- The District's indigenous heritage

Objective B1.2.1 should not be interpreted as requiring the protection of indigenous vegetation which is not a significant ecological site.

Objective B1.2.2 relates to spread of wilding trees in the high country. The objective is to avoid any new sources of wilding spread resulting from tree planting in the high country. The objective is achieved by a policy and rule which restricts the planting of some exotic tree species, known to spread easily, or requires management plans to prevent wilding spread. The District Plan provisions cannot address wilding spread from existing, lawfully established, trees.

Objective B1.2.2 also acknowledges the adverse environmental effects that wilding trees can have on roads in the following ways: shading of the carriageway causing icing of the road surface in winter, reduced visibility from overhanging trees, or trees near curves in the road, and deterioration of the asset through root damage.

Objective B1.2.3 reflects duties under both section 6(c) and section 6(a) of the Act:

> "The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development." (section 6a)

Indigenous vegetation plays an important role in the preservation of the natural character of wetlands and riparian margins. The District Plan recognises the role of all indigenous vegetation in contributing to ecosystem functioning, biodiversity and the Council's duties under sections 6(a) and (c).

VEGETATION AND ECOSYSTEMS — POLICIES AND METHODS

Policy B1.2.1

Identify and protect significant ecological sites in partnership with landholders and other stakeholders using the process set out in Appendix 12.

Explanation and Reasons

Significant ecological sites refers to "significant areas of indigenous vegetation and habitats of indigenous fauna".

Policy B1.2.1 requires these sites to be recognised and protected:

- in partnership with landholders and other stakeholders; and
- using consistent criteria to identify sites and a consistent process to provide protection.

The criteria to assess whether a site is “significant” and the process to protect “significant sites” are set out in Appendix 12. The method(s) used to protect a site, is/are specific to that site. Appendix 12 outlines the matters to be considered in choosing a method, including the Council’s duties under section 32 of the Act.

The Council believes that significant ecological sites can only be effectively protected with the support of the landholders on whose land the site is located. The reasons are:

- Most potentially significant sites require active management to maintain or enhance their ecological values.
- Some activities which affect sites will be ‘existing uses’ and may continue irrespective of rules in the Plan. In these cases, landholders have to agree to change the activities.
- Most potentially significant sites are not easily accessible to the public. Landholders are the only ones likely to know whether a site is damaged or destroyed.
- Co-operation from landholders will be essential to monitor, manage or enhance sites located on private or leasehold land.
- These sites still exist because landholders have not cleared them for farming in the past, despite the absence of rules. These voluntary efforts should be respected and encouraged.

Therefore, the Council has chosen in the first instance to focus its efforts and resources among landholders who are willing to consider protecting sites. The Council believes consistent methods for identifying and protecting significant sites are vital to:

- Ensure equity between sites and landholders;
- Provide certainty for all interested parties about how the process works; and
- Ensure the most “significant ecological sites” in the District are those which are recognised and protected.

Methods

Voluntary Process

- Assessment and protection of significant sites
- Ecological surveys, assessment of the existing significant sites and threatened plant data and consultation with landowners/ occupiers.

District Plan Rules

- Controlling clearance and disturbance of indigenous vegetation and habitat across the District generally.

Outside of the District Plan

- Alternative methods to protect and enhance significant sites may include:
    - Iwi management plans
    - Advocacy and provision of information
    - Heritage orders
    - Tenure review
    - Covenants
    - Management plans and purchase.

Policy B1.2.2

Avoid irreversible damage to or destruction of significant ecological sites.

Explanation and Reasons

Significant ecological sites are:

- Any site which meets the criteria set out in Appendix 12 for identifying significant ecological sites.

Policy B1.2.2 is concerned with any activity that could adversely affect significant ecological sites. Such activities may include, but are not limited to, earthworks, tree planting and burning.

The Act does not state the degree of protection for significant ecological sites. Policy B1.2.2 requires sites to be protected from destruction or irreversible damage, to the whole site. Minor work such as trimming some vegetation on the site to allow a track to pass through or similar activities which have only minor effects, are permissible. Policy B1.2.2 does not seek to protect significant ecological sites from any changes. These sites will change through both natural processes and the effects of activities which are not managed by district plans. The sites will also change if they are enhanced. The District Plan provisions are to encourage the long-term survival of the site.

The policy does not apply to grazing, for two reasons:

- Grazing in most cases will not cause irreversible damage or destruction of sites. Most sites have survived grazing regimes so far; and

- Where sites have been grazed, the activity is likely to be an existing use under section 10 of the Act and not affected by District Plan rules.

The quantity and type of indigenous vegetation on the site which may be burned is controlled through regional rules for the Port Hills, Malvern Hills and High Country.

The District Plan rules require resource consents for large scale earthworks and for forestry on the Port Hills, foothills and in the high country. The matters the Council considers include:

- Whether the site contains an area which meets the criteria for a significant ecological site in Appendix 12; and if so,

- Whether the proposed activity is likely to affect the site; and if so,

- How the site may be protected, or effects mitigated.

If an area is subject to large-scale earthworks or tree planting contains a ‘significant ecological site’, the applicant should make every effort to protect the site. The duty under section 6(c) of the Act is strong and the Council expects people to be responsive to options to modify or shift the activity, to protect the site. Where this is not possible, the Council (as the consent authority) will consider:

- The effects of not allowing the activity to proceed, including costs to the landholder; and

- The ecological, social and planning effects of permitting the site to be destroyed or irreversibly damaged.

Methods

District Plan Rules

- Earthworks

- Forestry

- Clearance and disturbance of indigenous vegetation

Regional Rules

- Burning

Policy B1.2.3

Ensure exotic tree species which are prone to wilding spread in the high country, are only planted with an effective plan to remove wilding trees prior to seeding.

Explanation and Reasons

Some species of exotic trees are more prone to wilding spread in the high country. If these tree species are planted in the high country, a satisfactory programme must be put in place to remove all wilding trees prior to them seeding.

Policy B1.2.3 applies whether the trees are planted for amenity, shelter, woodlots, or forestry. It is the species of tree, not the quantity planted which causes the wilding

spread. (The seed sources for wilding spread on Mt Barker were shelter belts). Policy B1.2.3 is implemented by rules which make the planting of named tree species a restricted discretionary activity in the high country. These rules are derived from Nick Ledgard's Guidelines for Wilding Prevention (1999).

Methods

District Plan Rules

- Tree planting
- Forestry

Policy B1.2.4

To avoid, remedy or mitigate the adverse effects of wilding trees on the High Country landscape by actively supporting and encouraging coordinated action between Environment Canterbury, the Department of Conservation, University of Canterbury, LINZ, MAF, Forest Research Institute, Selwyn and Other District Councils, landholders and other interested parties to remove existing wilding trees and prevent further spread.

Explanation and Reasons

In order to avoid, remedy and mitigate the adverse effects due to wilding tree spread two courses of action are necessary: removal of existing wilding trees and control to prevent spread from any new sources. Policy B1.2.4 recognises that the Council should take a leadership role in advocating for a concerted and ongoing effort by all parties with management responsibilities in the High Country to remove existing trees as well as manage and prevent future sources of tree spread.

Policy B1.2.5

Encourage the retention of existing indigenous vegetation on the margins of lakes, rivers, wetlands and streams and the enhancement of these areas through management practices which allow for the re-establishment of vegetation of the margins of lakes, rivers, wetlands and streams in areas where it has been depleted.

Policy B1.2.6

Adverse effects on indigenous ecosystems, vegetation and habitat should be avoided, remedied or mitigated where these areas are important for maintaining the indigenous biodiversity and ecosystem functions and natural character of the District.

Explanation and Reasons

Policies B1.2.5 and B1.2.6 refer both to significant areas of indigenous vegetation and habitats of indigenous fauna and to areas containing indigenous vegetation which may not qualify as significant. Until the process outlined in Appendix 12 has identified significant ecological sites and developed appropriate methods to ensure their protection, the District Plan uses a system of interim rules to manage the effects of activities involving clearance of indigenous vegetation. Clearance involves any method such as one which kills or removes vegetation such as by felling, clearing, or disturbing trees, or any vegetation by cutting, crushing, cultivating or disturbing the ground, spraying or burning. It does not include grazing. Adverse effects on indigenous ecosystems, vegetation and habitat should be avoided, remedied or mitigated where the areas are important for maintaining the indigenous biodiversity, ecosystem functions and natural character of the District. In particular adverse effects should be avoided on the following:

- wetland areas and indigenous riparian vegetation
- red tussock and tall sedge wetlands
- tall tussock communities
- mixed podocarp forestry remnants
- limestone and bluff communities
- grey leafed shrublands
- alpine and sub-alpine areas
- braided river habitat
- indigenous vegetation remnants on the Canterbury Plains.

VEGETATION AND ECOSYSTEMS — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B1.2.

- Significant ecological sites are maintained and some sites are enhanced.
- Exotic tree species are confined to areas where they have been intentionally planted.
- Significant Ecological Sites within the District are to be identified and protected.
- The indigenous biodiversity and ecosystem functioning of the District are retained.

VEGETATION AND ECOSYSTEMS — MONITORING

See Part E, Appendix 1.

B1.3 WATER — ISSUES

- **Pollution of ground water and waterbodies.**
- **Activities that degrade the natural character along the edge of waterbodies (riparian margins).**
- **Activities that affect the amenity, cultural and recreational values of waterbodies.**

Water is an important natural resource in Selwyn District. The Plains area is located above a large, unconfined aquifer. This aquifer supplies residents in both Selwyn District and Christchurch City with some of the best untreated drinking water in the world. The District also features many lakes, rivers and streams. It is bounded by the Waimakariri and Rakaia Rivers and by Te Waihora/Lake Ellesmere. The Waikirikiri/Selwyn River runs through the District.These waterbodies have: ecological, aesthetic, recreational and cultural values. All are sites of mahinga kai (food gathering) or Wāhi taonga or Wāhi tapu (cultural significance) for Ngāi Tahu local Rūnanga.Some waterbodies supply drinking water to townships and to many rural residents. The waterbodies in the District are important recreational areas and habitat for indigenous aquatic life and for trout and salmon.

Activities in the rural area can affect water resources in the following ways:

- Demand for water supplies can affect the quantity of water in waterbodies.
- Discharge of contaminants into water or running off land, can affect water quality.
- Structures, earthworks and trees planted along the edge of waterbodies can affect the natural character of the waterbody and access to it.
- Structures or activities on the surface of waterbodies can affect their recreational and amenity values.

Part of promoting sustainable management is:

- Maintaining the life supporting capacity of water (section 5(2)(b)).
- Recognising and protecting the natural character of lakes, rivers wetlands and their margins (section 6(a)).
- Recognising and protecting areas of significant vegetation and habitats of indigenous fauna (section 6(c), which includes aquatic life).
- Having particular regard to habitat of trout and salmon (section 7(h)).
- The maintenance and enhancement of amenity values (section 7(c)).
- Maintenance and enhancement of the quality of the environment (section 7(f)).

Flooding of waterbodies is addressed in Section B3.1 – Natural Hazards.

Māori Values

Water is taonga (a thing of special significance) to Māori. Activities which degrade the quality or reduce the quantity of water in waterbodies are of particular concern to Ngāi Tahu and local Rūnanga. All waterbodies in Selwyn District are sites of Wāhi taonga and Wāhi tapu, (cultural significance) or Mahinga Kai (food gathering).The quality of water and ecological values in these areas are particularly important. Activities which affect water quality and access to sites of Mahinga Kai, are of particular concern to Māori.

The discharge or leaching of waste (including, treated or untreated sewerage) into water, is an issue of particular concern to local Rūnanga. The issue is addressed in Part

B, Section 2.4 – Waste Disposal.

Te Waihora/Lake Ellesmere is an internationally renowned wetland, significant commercial and recreational fishery, and an area of immense cultural significance to both Te Rūnanga o Ngāi Tahu and Papatipu Rūnanga. Both Rūnanga would like water quality improved and enhanced in Te Waihora/Lake Ellesmere to ensure that the total lake can be used for Mahinga Kai (food gathering). The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu and other taonga" is part of promoting sustainable management (section 6(e)).

Water Quantity

Rural properties require water supply for domestic supply, stock water, irrigation and for firefighting. Many rural properties in Selwyn District have private water supplies for domestic use and irrigation. These may be from streams (surface water takes) or groundwater (bores). Environmental Canterbury (the Regional Council) controls the taking of water under the Act.

Land use activities associated with the reticulation or storage of quantities of water to serve rural properties can often be extensive in terms of the area served and sometimes involve large associated structures. While such features are generally to be provided for in the rural area, care needs to be taken to balance water quantity issues against potential adverse effects on amenity and environmental quality.

Water Quality

The quality of water becomes degraded when it has certain concentrations of bacteria, sediments, nutrients or other chemicals. The Council measures contamination by reference to the current Drinking Water Standards for New Zealand.On occasions some water supplies in the District do not comply with these standards, particularly those from shallow aquifers, or from surface water sources. The main contaminants of concern are micro-organisms and nitrates. Contamination of public water supplies is not a major issue in Selwyn District at present but it could become an issue if activities that affect water quality are not managed.

Parts of some waterbodies in Selwyn District, particularly the Waikirikiri/ Selwyn River and its tributaries, sometimes record concentrations of contaminants that exceed recommended levels for contact recreation (bathing). This usually occurs during very low flows in summer. Often, there is more than one source of contamination which are not easy to detect or manage, because water from different sources mixes as it flows towards Te Waihora/Lake Ellesmere. Water quality of Te Waihora/Lake Ellesmere has deteriorated over the last 150 years since European settlement and farming of the land. This deterioration concerns Ngāi Tahu, local residents and recreational users of the lake.

Environment Canterbury controls both the taking of water and discharge of contaminants under the Act (section 30). The District Plan manages land uses to:

- Avoid the need to discharge contaminants in areas where water quality may be affected; and
- Reduce the risk of accidental discharges of contaminants near waterbodies.

The Transitional Regional Plan requires that there be a separation distance between drinking bores and areas used for effluent treatment and disposal. When land is subdivided these zones of influence can extend across property boundaries, restricting where new owners can place bores or septic tanks. As residential density increases and allotments get smaller, this is becoming an issue in the rural area.

The Central Canterbury Plains groundwater is mostly unconfined and as a consequence is vulnerable to contamination from activities at the land surface.On the lower plains the aquifers are confined where the confining layers help protect the groundwater from contaminant sources. The prevention of ground and surface water contamination is an issue for Selwyn District.

Riparian Margins and Natural Character of Waterbodies

A riparian margin is land on the edge of a lake or river. Riparian margins should not be confused with riparian rights, a term for private rights in relation to waterbodies. Public access is addressed in Section B2.3 Community Facilities and Recreation Areas.

It is difficult to assess how activities affect the natural character of waterbodies because many have been modified. In the south-east of the District, streams have been straightened and extended to form part of land drainage systems. Many wetlands (including 80% of the original wetlands of Te Waihora/Lake Ellesmere) have been drained for farming. Stream edges have been replanted in pasture or trees or invaded by gorse or cracked willow. The Acheron, Harper and Wilberforce rivers have been diverted into Lake Coleridge and the lake level raised for hydroelectricity generation. Raising the lake created a large wetland at the southern end.

The natural character of a lake, river or wetland will vary across the District. Therefore the effects of activities on the natural character, will also differ. The Plan interprets natural character as the predominance of natural features, such as unmodified vegetation, over modified features such as structures, artificial banks or mown grass.

Activities more likely to effect the natural character of the riparian margins are:

- Flood protection works; e.g. stopbanks or groynes.
- Realigning or strengthening banks; e.g. for roadworks or land drainage.
- Clearing the natural vegetation and replacing with crops, lawns or exotic forestry.
- Spread of exotic plant pests; e.g. gorse and cracked willow.
- Earthworks and tracking.

Many parts of the rural area contain rain fed tarns and wetlands, which do not adjoin lakes and rivers. The activities most likely to permanently damage these areas are large-scale earthworks, forestry, agricultural runoff and fertiliser application.

The Plan has policies and rules to manage effects of earthworks, structures and tree planting in riparian margins; and large-scale earthworks or forestry near wetlands. The Plan has provisions to create esplanade strips along the edges of lakes or rivers, to maintain the natural character of riparian margins (esplanade strips or reserves for public access along lakes and rivers are addressed in Section B2.3).

Apart from the case of new dairy conversions or extensions to existing dairy farms, the District Plan does not directly address the effects grazing has on the natural character of the riparian margins or wetlands. In some cases grazing may be protected through section 10 of the Act where it has normally occurred prior to the Plan being notified. However, where appropriate, the District Council may negotiate agreements with the landowner to restrict grazing along riparian margins and wetland through

esplanade reserves, strips or as part of a Significant Indigenous Area.

Activities on the Surface of Waterbodies

Activities on the surface of waterbodies can disturb wildlife and affect the amenity and recreational values of lakes or rivers. All navigable waterbodies in the rural area of the Selwyn District are subject to Environment Canterbury by-laws that regulate navigation and prevent nuisances arising from the use of vessels.The Environment Canterbury Inland Water Navigation Safety Bylaws 2000 restrict the speed of vessels.Speed restrictions have been removed for the mainstream of the Waimakariri River between State Highway 1 and the Bealey Bridge on State Highway 73.Similar restrictions have been uplifted for most of the Rakaia River and its tributaries. Parts of these rivers are reserved for the use of non-powered craft for part of the year.

A number of smaller lakes in the Selwyn District are reserved for the use of non-powered craft. They include Lakes Grasmere, Sarah, Hawdon, Marymere, Letitia, Rubicon, Henrietta, Evelyn, Georgina, Catherine, Ida, Lillian, Blackwater, Vagabonds Inn, Moana Rua/Lake Pearson, Selfe and the Red Lakes. Moana Rua/Lake Pearson is now a wildlife refuge. Speed limits are applied over Lake Lyndon and reserved areas and water ski access lanes are provided in Lake Lyndon and Te Waihora/Lake Ellesmere.

Effects of activities on the surface of water are controlled by district councils under the RMA (section 31(1)(e)). The District Plan focuses on effects of activities on:

- Wildlife and the natural character of the area; and
- The enjoyment of other recreational users and the tranquillity of the area.

Selwyn District has several small and very picturesque lakes in the high country. They are popular for a variety of recreational activities: swimming, picnicking, fishing, boating and windsurfing, particularly those with easy access from the road. These lakes often have important wildlife values too. The District's lakes can be divided into three categories:

- **Large**

  Lakes able to accommodate a variety of recreational uses and motorised craft without adverse effects. Examples include Te Waihora/Lake Ellesmere and Whakamatau/Lake Coleridge

- **Medium**

  Lakes able to accommodate different uses if the type of use, and the number of users, are managed. to avoid effects on wildlife, on the enjoyment of other recreationalists, and on the pleasantness of the area. Examples include Moana Rua/Lake Pearson and Lake Lyndon.

- **Small**

  Lakes less than 400m wide. Speed restrictions apply over then entire surface. Noise and wake from motorised craft used at speed have adverse effects on wildlife, other recreational users and the amenity values of the area. Examples include Lake Letitia and Lake Grasmere.

Other activities that can affect the surface of water include structures across the waterbody or jutting out from the bank, including permanent moorings. The District Plan has rules to manage use of motorised craft on small lakes, structures which pass across the surface of waterbodies and permanent moorings. Motorised craft on medium and large lakes are adequately managed by regional by-laws for speed and safety.

The Waimakariri and Rakaia Rivers (especially above their gorges) are popular for jet-boating, fishing, kayaking and other activities. The Proposed Plan 1995 raised this activity as a potential issue but the Council has not received any complaints about effects to date. If this changes in the future the Council will begin to monitor any activities on these rivers.

WATER — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues relating to water:

Ground and Surface Water

- Most of these issues are managed by Environment Canterbury
- The District Plan:
  - Requires people to keep the zones of influence from wells and septic tanks within property boundaries.
  - Manages activities near waterbodies to reduce the risk of accidental discharges.

Riparian Margins and Waterbodies

- Provisions to manage activities likely to affect the natural character of riparian margins (earthworks, structures, tree planting and hazardous substances).
- Policies and rules to create esplanade strips to protect the natural character of waterbodies.

Activities on the Surface of Water

- Policies and rules to manage the use of motorised craft on small and medium lakes.

- Policies and rules to manage structures across the surface of water and permanent moorings.

- Monitoring activities on the Waimakariri and Rakaia rivers.

WATER — OBJECTIVES

Objective B1.3.1

Contamination of ground water or surface water is avoided and/or mitigated and water quality improved in degraded waterbodies through changes in land management practices and controls on land uses likely to cause waterbody contamination.

Objective B1.3.2

To protect and enhance the vegetation, habitat values, ecosystem processes and amenity values of waterbodies and their riparian margins, their role in maintaining water quality and their significant landscape values.

Objective B1.3.3

Protect and enhance the amenity values along waterbodies.

Objective B1.3.4

Land use activities involving structures or provisions for the storage of or reticulation of rural water supplies are to maintain and mitigate adverse effects on the amenity and environmental qualities of the rural area.

Objective B1.3.5

Remaining wetland areas within the District are protected and degraded areas are restored.

Objective B1.3.6

Land use activities, and particularly earthworks, forestry, vegetation clearance and modification, and agricultural activities, are managed within catchments and riparian areas to protect water quantity and quality, aquatic habitat, and natural character.

Explanation and Reasons

The Regional Council controls most activities that directly affect water quality and activities that affect water quantity. Objectives B1.3.1 and B1.3.2 relate to activities which district councils manage under the Act.

Riparian margins and wetlands are valuable habitat areas that contribute significantly to the maintenance of biodiversity in the District (both flora and fauna). They also provide an important interface between land and water environments, assisting in the amelioration of the consequences of land activities on aquatic systems.

Objective B1.3.1 relates to activities contaminating ground or surface water through accidental spills or mis-management. In these cases no discharge is intended so there is no discharge permit. Environment Canterbury can prosecute for accidental discharges once they occur. The District Council considers it is better to try and prevent adverse effects in the first instance by managing earthworks, structures, tree planting, hazardous substances and waste disposal in close proximity to waterbodies or in areas where leaching to ground water could occur.

Objective B1.3.2 relates to protecting and enhancing the various values which the District's waterbodies and wetlands have. It reflects the duties under Sections 6(a), 6(e) and 7(h) of the Act. It is implemented by policies and methods to:

- Manage earthworks, structures and tree planting in riparian margins and earthworks and tree planting in wetlands;

- Protect and enhance the natural character and indigenous vegetation along riparian margins; and

- To manage activities on the very small lakes in the District's high country.

WATER — POLICIES AND METHODS

GENERAL POLICIES

Policy B1.3.1

To pursue integrated, catchment based approaches to the management of the District's water resources in conjunction with the Regional Council.

Explanation and Reasons

There is an overlap in responsibility for water between regional and district councils. It is important that councils work together to manage water resources. Catchments are wide systems and need to be managed comprehensively. Splitting a catchment into areas to manage does not recognise downstream effects. Managing water by types of activities does not recognise cumulative or synergistic effects.

Methods

Regional plans

- Submissions and consultation

Rules controlling

- Earthworks
- Forestry
- Clearance of indigenous vegetation.

Advocacy

- Information and incentives to manage vegetation modification
- Grazing of riparian margins and wetlands and stock entry to waterbodies.

Policy B1.3.2

Recognise and provide for the special interest of Tāngata whenua in resource management issues relating to water.

Explanation and Reasons

Water is taonga (a thing of special significance) to Māori. Many sites of Wāhi tapu and other cultural importance include lakes and rivers. Waterbodies are important areas for mahinga kai (food gathering). The discharge of contaminants into water (especially sewage (treated or untreated) or other waste) is a critical issue. In Selwyn District Tāngata whenua are involved in water issues through the following ways:

- As members of the District Plan Committee.
- They are notified of resource consent applications for activities affecting water, where the activity requires resource consent from Selwyn District Council.
- As members of project teams for sewerage schemes and other infrastructure development involving water or waste.
- In discussions about maintenance and cleaning of land drainage scheme.

GROUND AND SURFACE WATER

Policy B1.3.3

Ensure allotment sizes are adequate to provide for on-site water abstraction and effluent disposal, and ensure the zones of influence from these activities do not adversely affect other people and that any adverse effects are contained within the boundary of the property they are situated on.

Explanation and Reasons

Many activities in the rural area require on-site water abstraction and/or effluent treatment and disposal. The Transitional Regional Plan (General Authorisation) has rules for the separation distances between these activities. Policy B1.3.3 is to ensure that:

- People do not buy an allotment that is too small to enable both activities to occur; or
- The zones of influence from a bore or septic tank do not cross onto someone else's property and restrict where they can abstract water or dispose of effluent.

The policy is implemented by rules for subdivision. When allotments are subdivided, the allotment needs to be sufficiently large to comply with the Transitional Regional Plan, or a notation placed on the Certificate of Title to make people aware than permits will be required for on-site effluent disposal. A notation on the Certificate of Title is also required to advise a person if the zone of influence from a well or septic tank may extend on to an adjoining allotment, if the land is subdivided.

Method

District Plan Rules

- Subdivision

Policy B1.3.4

Manage land to protect water resources and avoid, remedy, or mitigate adverse effects on surface water quality and quantity, and aquatic habitat from activities and development, including:

- **Activities locating close to waterbodies; or**
- **Activities which may result in surface run-off of contaminants, or leaching of contaminants into groundwater.**

Explanation and Reasons

The discharge of contaminants into water is a function of regional councils under the Act and requires a resource consent unless allowed by a regional plan. Policy B1.3.4 is intended to avoid pollution of ground or surface water from activities that have unintended discharges, due to some accident or mismanagement. Environment Canterbury can prosecute a party for accidental discharge of contaminants, but the damage is already done. The District Plan can help reduce these instances by managing activities to minimise the risk of polluting water, should an accident occur.

Policy B1.3.4 is implemented by rules for activities near waterbodies; and activities involving hazardous substances or waste disposal.

Methods

District Plan Rules

- Earthworks
- Tree planting
- Waste disposal
- Indigenous vegetation clearance

Information and Advocacy for appropriate forestry and agricultural land use practices.

RIPARIAN MARGINS

Policy B1.3.5

Retain vegetation, in particular indigenous vegetation, along the riparian margins of the coast, rivers, lakes and wetlands. Where large quantities of indigenous vegetation are removed, ensure they are replaced with the same or similar species.

Explanation and Reasons

Indigenous vegetation growing along the banks and edges of waterbodies has the following benefits:

- Providing shade which regulates the water temperature;
- Stabilising banks by holding soil together;
- Providing habitat for animal, fish and bird life; and
- Filtering nutrients and sediment out of stormwater running off land (non point discharge).
- Protection of sites of cultural significance for Tāngata Whenua.

In and along many waterbodies in Selwyn District, original indigenous vegetation has been replaced by pasture or exotic trees or become infested by exotic plant pests. Some exotic vegetation does act as suitable surrogate species to indigenous vegetation by providing the values described above. Policy B1.3.5 recognises that where indigenous vegetation still exists in reasonable amounts, it should be maintained. Policy B1.3.5 applies to the wholesale cleaning of indigenous vegetation along riparian margins, as part of earthworks, tree planting, or erecting structures. It does not apply to remaining small quantities associated with day to day activities such as monitoring waterbodies, farming, or pest control. The policy does allow large quantities to be removed if it is impractical to avoid this, provided indigenous vegetation is replanted once the activity ceases. This may be the same species or species better adapted to the conditions on the site.

If the area is a significant ecological site then it may not be able to be cleared – see Section B1.2.

Method

District Plan Rules

- Earthworks
- Forestry/tree planting

- Structures

Policy B1.3.6

Encourage large scale earthworks, structures or tree planting to be setback from lakes or rivers, unless the activity must be located in the riparian margin.

Policy B1.3.7

Encourage the management of grazing activities on and so that riparian margins and wetlands are protected against the effects of livestock.

Policy B1.3.8

Ensure any earthworks, flood protection works, structures or trees that must be located in riparian margins, or access by stock to riparian margins:

- **Allow legal public access along the waterbody where appropriate if such access exists, or is desirable for recreation or Mahinga Kai; and**
- **Take precautions to prevent the introduction of weeds into areas where they are not already present; and**
- **Mitigate any adverse effects on the natural character of the waterbody; and**
- **Avoid adverse effects on trout and salmon habitats.**

Explanation and Reasons

Policies B1.3.6 and B1.3.7 encourage activities to be setback from the edge of waterbodies. The exceptions are activities that must be located in riparian margins to function, such as: bridges; flood protection works; jetties; stock fences or trees for bank stability.

The reasons for encouraging setbacks are:

- To maintain the natural character of the waterbody where it exists, or the opportunity to enhance natural character in the future.
- To minimise disturbing fauna in riparian margins.
- To reduce potential bank erosion or flood damage.
- To maintain legal public access along the waterbody, where appropriate.

Policy B1.3.8 applies to activities that must locate in riparian margins. The policy requires these activities to be designed and sited to avoid restrictions on legal public access; and to minimise effects on natural character. For example, stopbanks should be planted in indigenous riparian vegetation; and structures painted to reduce reflectivity. Policies B1.3.6 and B1.3.8 are implemented by rules and by the Council's function to approve outline plans under section 176(A) of the Act for designations.

Methods

District Plan Rules

- Earthworks
- Structures
- Tree planting

Designations

- Approve of outline plans under section 176(A)

Liaise with the Regional Council and other agencies in the establishment of riparian management guidelines for the Rural zone of the District.

Policy B1.3.9

Encourage initiatives by landholders and communities and work co-operatively with them to enhance the natural character of

riparian margins and wetlands.

Explanation and Reasons

Many riparian margins have been long modified in the District through land drainage schemes, farming, settlements, and infestation by plant pests. Policies and rules to protect the “natural character” of riparian margins through pest control, replanting indigenous vegetation and, in some cases, managing existing activities to reduce their effects. Within Selwyn District, several groups of landholders and other interested parties are working to improve the water quality and habitat values of their local waterbody, often in conjunction with Environment Canterbury. The District Council will continue to support and encourage these initiatives. The Council will also continue to investigate options for reducing the effects of maintaining and cleaning waterbodies on riparian margins.

Methods

Support and Advice

- Voluntary riparian planting programmes

Asset Management

- Investigating options to reduce impacts of drain or water race cleaning on riparian margins and instream habitats.

WETLANDS

Policy B1.3.10

Protection or enhancement of wetlands, their ecological integrity and functioning, their cultural amenity and recreational values, and the preservation of their natural character.

Explanation and Reasons

The term wetlands, encompasses both fresh water, and brackish (ie saline) wetland areas in coastal locations. As a result of human activities, the total area of wetlands within Canterbury has been reduced to about 10% of its former extent.

By protecting wetlands from threats to their natural character, existence or ecological functioning that result from incompatible uses of land, their future as natural features and habitats can be made more secure.

In order to protect the ecological functioning of wetlands, it is also generally necessary to protect adjoining areas of indigenous vegetation that extend outside the wetland. These provide buffering and contribute to the biological diversity, habitat values and integrity of wetland areas, as well as contributing to their natural character.

Adverse effects may arise from earthworks, forestry or the clearance of indigenous vegetation on adjacent land or within the wetland itself.

Methods

District Plan Rules

- Building setbacks from waterbodies
- Earthworks
- Forestry
- Clearance of Indigenous Vegetation

Policy B1.3.11

Utilise opportunities to create esplanade strips or other means to protect riparian margins, particularly on waterbodies which are:

- **Important ecological sites;**
- **Sites of Wāhi tapu or mahinga kai;**
- **High in natural character, or**
- **Areas of poor water quality.**

Explanation and Reasons

Esplanade strips are areas of land adjoining waterbodies, on which activities are managed to protect the waterbody. They are owned by the landholder. Public access along esplanade strips may or may not be provided, in each case. Esplanade strips may be controlled by the Council when land is subdivided to allotments smaller than 4 hectares (see Policy B1.3.9). They may be negotiated between the Council and a landholder at any time and provide conditional access to the public.

Policy B1.3.11 recognises esplanade strips may be a useful tool to help protect or enhance riparian margins, especially along waterbodies:

- Which have special ecological or cultural values; or
- Where riparian vegetation may improve water quality; or
- Which have significant habitats of trout and salmon.

Once an esplanade strip is created, activities within the strip can be managed, including existing uses. Public access may be provided all or part of the time, depending on the sensitivity of the riparian margin and the views of the landholder. (The waterbodies along which an esplanade reserve will be created principally for public access are addressed in Policy B2.3.5 and Appendix 17).

Esplanade strips may be created along any waterbody where they may protect the riparian margin. They can be created when land is subdivided (see Rules 10.1.1.9 & 10.1.1.10). They may be negotiated with a landholder (both parties are willing) at any time. The width and length of the strip will depend on the values being protected, but will never be more than 20m wide, or be longer than the length for which the allotment adjoins the waterbody.

The Council prefers to use esplanade strips to protect riparian margins rather than esplanade reserves, for the following reasons:

- An esplanade strip shifts with the watercourse, an esplanade reserve does not.
- An esplanade strip is owned by the landholder and uses of that land can be permitted where they will not affect the riparian margin.
- Public access can be prevented along riparian margins with sensitive ecological or cultural values, or where the landholder is agreeable to the esplanade strip, but not to esplanade reserves.

Methods

District Plan Rules

- Esplanade strips

Policy B1.3.12

Manage recreational use of motorised craft on lakes in the District to avoid adverse effects on threatened indigenous species, and avoid remedy or mitigate adverse effects on other wildlife and recreational activities, and amenity values.

Policy B1.3.13

Monitor within the Waimakariri Gorge, the effects arising from activities in relation to the surface of the water.

Explanation and Reasons

Some lakes in the high country are simply too small to accommodate a variety of recreational users, or to absorb the wake of motorised craft. Motorised recreational activities such as jet-boating, jet-skiing and water-skiing is encouraged to occur on the larger lakes in the District.

Passive recreation, such as swimming and fishing is encouraged on the small lakes, including Lakes Blackwater, Catherine, Evelyn, Georgina, Grace, Grasmere, Hawden, Ida, Letitia, Meremere, Rubicon, Sarah, Selfe, Red Lakes and Vagabonds Inn.

Public safety is maintained under regional by-laws, which limit the speed of motorised craft to 5 knots within 200 metres of the shore. On the lakes listed above, this speed restriction applies to the whole surface, preventing most lawful use of jet-boats, jet-skies and water-skies for recreation. (The Regional Council administers these by-laws under the Local Government Amendment (No 2) Act 1999).

Methods

District Plan Rules

- Activities on the surface of water

Policy B1.3.14

Ensure any structure or mooring which is located on or passes over or across the surface of a waterbody is:

- **Readily moveable; or**
- **Necessary for flood protection or access across the waterbody; and**
- **Any adverse effects on wildlife, Wāhi tapu or mahinga kai sites; aesthetic heritage or recreational values; or public access to the waterbody; are avoided, remedied or mitigated; or**

- **Any adverse effects on existing uses are avoided, remedied or mitigated.**

WATER — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from Section B1.3:

- Allotment sizes are sufficient to contain zone of influence for on-site water abstraction and effluent disposal, or have consent notices registered on the Certificate of Title
- Water quality is not degraded by new sources of contaminants in the District.
- Increase in indigenous vegetation planted in riparian margins.
- Flood protection works are replanted.
- Increased number of esplanade strips or other mechanisms to protect riparian margins.
- Motorised craft use only larger lakes in the Selwyn District and avoid areas where there are actual or potential conflicts with threatened indigenous species.
- The natural character of waterbodies is maintained in some areas restored.

WATER — MONITORING

See Part E, Appendix 1.

B1.4 OUTSTANDING NATURAL FEATURES AND LANDSCAPES — ISSUE

- **Activities which damage or destroy the values of Areas of Outstanding Natural Features and Landscapes, or views of these areas and features.**

Introduction

Part of promoting the sustainable management of natural and physical resources is recognising and protecting:

Outstanding natural features and landscapes from inappropriate subdivision, use and development" (section 6(b)).

The Act does not state how to identify or measure "outstanding" or "inappropriate". These matters must be determined in the District Plan.This section describes the 'outstanding landscapes' in the District, explains how these areas were identified, and provides for appropriate uses in these areas.

Identifying Outstanding Landscapes and Appropriate Uses

Identifying outstanding landscapes involves making qualitative judgements about landforms. It can be subjective, because it relies on opinions about attractiveness. To identify any areas of outstanding natural features and landscapes within the Selwyn District, the District was divided into five geomorphic areas:

- Port Hills
- Canterbury Plains
- Te Waihora/Lake Ellesmere
- Malvern Hills
- High Country

A 'shared values' approach was adopted. The Council consulted with residents, landowners, occupiers, Tāngata whenua and interest groups about any areas or natural features which they considered to be outstanding in each geomorphic area. The participants then identified activities which they thought had effects which were appropriate and inappropriate within these outstanding areas or natural features. The discussions were facilitated by a professional landscape architect, and form the basis of the policies and rules in this plan. Throughout this process the Canterbury Plains were identified as special, but did not meet the rigorous test that section 6(b) requires when determining landscapes are "outstanding".

Issues with Outstanding Natural Features and Landscapes

Selwyn District has a low level of population relative to land area and the predominant land uses are rural. It also has some spectacular geomorphic features, for example: the Waimakariri and Rakaia Rivers; Te Waihora/Lake Ellesmere; the Southern Alps/Kā Tiritiri o te Moana; and part of the Port HillsWhile the landscapes in the District are predominantly rural, most have been modified by human activities (excepting Arthur's Pass National Park and some reserves). A landscape does not need to be naturally pristine to be outstanding, however a degree of naturalness is required. If a landscape has been modified by human activities and is still regarded as outstanding,

then it must follow that:

- The uses which gave rise to the current landscape may be appropriate uses in that area.
- Some change to that landscape may be able to occur while maintaining its landscape values.
- The land within the area of outstanding landscape may have other uses and values.

Many of the areas identified as Areas of Outstanding Natural Features and Landscapes within the District are owned or leased by private individuals. Unless this land is to be purchased and held for conservation or preservation purposes, then some provision needs to be included in the District Plan to enable landholders and occupiers to continue and to diversify their activities. Part of promoting sustainable management is

"enabling people and communities to provide for their economic, social and cultural well-being…"(section 5(2)).

This section of the Plan deals specifically with Areas of Outstanding Natural Features and Landscapes.The policies also recognise the role of the surrounding rural area in providing a backdrop to Areas of Outstanding Landscape, and therefore, the importance of maintaining the visual character of the rural area, generally. The natural character of lakes, rivers and wetlands is addressed in Section B1.3 – Water. Provisions to manage residential density in the rural area are contained in Section B4.1 – Residential Density and Subdivision in the Rural Area.

Port Hills

Part of the Port Hills from Early Valley in the north, to Motukarara in the south and to the summit, is in the Selwyn District.

The Port Hills has long been appreciated for its landscape values, the views from the summit, and as an area for outdoor recreation in close proximity to Christchurch. The Port Hills are identified in the Canterbury Regional Landscape Study for their historical significance, the expressiveness of the formation, and distinctiveness.

The Port Hills contain many sites and areas of landscape significance and other values to Tāngata whenua. In particular, the rock outcrops such as Cooper's Knob which form the Ring of Seven Ladies, the summit and ridges. Other shared values identified through the consultation process, include:

- The predominance of landforms such as volcanic dykes, rocky outcrops such as Cooper's Knob and Gibraltar Rock and ridgelines.
- Absence of houses and other buildings and structures, especially on the upper slopes and ridgelines.
- Panoramic views across the Plains and Te Waihora/Lake Ellesmere, particularly from the Summit Rd.
- The way the landscape changes with seasons, time of day, and different land uses and vegetation cover.
- The image of barren and windswept land created by the tussocklands and weather patterns.

Most land on the Port Hills in Selwyn District, has been used for pastoral farming since European settlement. Increasingly land uses are diversifying, including residential development, outdoor recreation and exotic plantations. All these uses may be appropriate or inappropriate, depending on the scale, location and design of buildings and associated infrastructure; or the location and design of plantations and rehabilitation of sites once plantations are harvested.

Te Waihora/Lake Ellesmere

Te Waihora/Lake Ellesmere is an outstanding natural feature. It is a wetland of international importance and an area of immense cultural significance to Ngāi Tahu (see Part A, Section 4.5, Part B Section 1.3 Water and Section 3.3 Cultural and Heritage Values). The lake itself has been extensively modified as eighty-one percent of the original wetlands have been drained for agricultural uses. Despite modifications, the area is highly valued as a habitat for birds with over 144 species on the lake and its surrounds, and a valuable Mahinga Kai.

Tāngata whenua have identified the following outstanding landscape values of Te Waihora/Lake Ellesmere:

- The lake and its margins.
- The surrounding springs and wetlands, such as Coopers Lagoon/Muriwai, Greenpark Sands, Harts Creek and the shingle beach from Rakaia River to Kaitorete Spit.
- A rock outcrop at Motukarara which once formed an island within Te Waihora/Lake Ellesmere

The views across Te Waihora/Lake Ellesmere to the Canterbury Plains and Southern Alps/Kā Tiritiri o te Moana, and the views from the lake margins across the water, were identified as an Outstanding Landscape in the Council's public consultation process.

Activities which are most likely to affect the outstanding landscape values of Te Waihora/Lake Ellesmere are:

- Trees planted or buildings and structures located in the margins of the lake.
- Structures which are fixed to the bed of the lake and protrude above the surface of the water or structures located across the surface of the water.
- Effects of drainage works.

Section B1.3 contains policies and methods to manage effects of tree planting, buildings and structures in the margins of lakes; and structures across the surface of water. Structures erected on the bed of any lake or river are managed under section 13 of the Act.

Malvern Hills

The Malvern Hills area is shown on the planning maps. It includes all foothills between 250 to 1500 metres above mean sea level. The area is characterised by a mix of landforms, rolling hills and downs, higher peaks, rock outcrops, bush remnants and waterbodies.

The landscape is predominantly a pastoral one, with increasing areas in exotic plantations and the small settlements of Whitecliffs, Glentunnel, Coalgate, Hororata, and Springfield.

The outstanding natural features and landscapes in the Malvern Hills which have been identified in the shared values approach are:

- The skylines and upper slopes of the Russell Range and the south face of Flagpole.
- The ridge from Mt Misery to Windwhistle – Rockwood Range.
- The rocky outcrops at Glenroy.

Tāngata whenua have also identified the skylines and ridgelines of hills and mountains as being of significant landscape value to them. Mountains and hills are part of the whakapapa of Tāngata whenua, and locating structures and buildings so they protrude above skylines and ridgelines is inappropriate.

The activities most likely to affect the landscape values in the Malvern Hills are:

- Structures or buildings located on the summit of the higher hills or located so they protrude into the skyline.
- Trees planted so they screen the rocky outcrops at Glenroy.
- Trees or large buildings or structures on the Russell Range, the south face of Flagpole or the ridge of the Rockwood Range.
- Earthworks, including mining and roads.

High Country

The landscape of the high country is characterised by the grand scale of its geomorphic features: mountains, river valleys, basins; and by the ecological values of the area: lakes, tarns, wetlands and tussocklands. The high country has areas with significant ecological values and landscape values because of the low intensity of human occupation and modification compared with other areas in the District.

The high country is a very romantic part of New Zealand's identity and culture. It is recorded in writings, paintings and songs, and is used to advertise and promote New Zealand and New Zealand products.

The high country also has important landscape values for Tāngata whenua. The area contains Mahinga Kai Sites, Silent File Areas (see Section B3.3) and important landmarks, for example: Fighting Hill, Woolshed Hill, Prebble Hill, Gorge Hill and Flock Hill. Three areas of Statutory Acknowledgement in the Ngāi Tahu Claims Settlement Act 1998 are also located in the high country: Moana Rua/Lake Pearson, Whakamatau/Lake Coleridge and Kura Tawhiti/Castle Hill.

The high country can be split into four basic land types:

- National Park, reserves and other conservation areas which are managed principally for their ecological and recreational values. (Arthur's Pass National Park includes houses and buildings belonging to the Department of Conservation adjoining Arthur's Pass Village and includes the historic Aniwaniwa Cottage).
- Unimproved or slightly improved run areas which are lightly grazed.
- More intensely farmed areas, with improved pasture, exotic forestry, farm homesteads and buildings and other characteristics typical of rural areas.
- Settlements and holiday homes, including the three villages at Arthur's Pass; Castle Hill; and Lake Coleridge.

The Areas of Outstanding Natural Features and Landscapes identified in the high country using the shared values approach, encompass large areas of unimproved or lightly improved runs, lakes and river valleys, some basin lands and the National Park and conservation areas.

Some of these areas are pristine natural landscapes, e.g. Arthur's Pass National Park. Most, however, are landscapes which have been modified by human activities, particularly pastoralism. Outdoor recreational activities are also popular in most of these areas. These areas contain features such as improved pasture, small-scale earthworks associated with tracks and fence lines, and small structures such as stock fences, water supplies, tramping huts and ski tows. These activities and features are part of the Areas of Outstanding Landscape now, and are appropriate uses of these areas.

Uses which are generally inappropriate in the Areas of Outstanding Natural Features and Landscapes in the high country are large structures and buildings, houses (outside existing building nodes), large scale commercial buildings and industrial developments and exotic plantations. Large structures and buildings have the potential to alter the sense of remoteness from people and untouched country, which are features of the Areas of Outstanding Landscape in the high country. Exotic plantations can alter the predominant vegetation cover from brown tussocklands, which is a hallmark of the Canterbury High Country landscape. The Plan policies encourage these activities to occur on land which is outside the Areas of Outstanding Natural Features and Landscapes in the high country. The policies recognise exceptional circumstances where large structures or buildings, houses (outside existing building nodes), large scale commercial buildings, industrial developments or exotic plantations may be necessary or appropriate uses in the Areas of Outstanding Natural Features and Landscapes. Porters Ski and Recreation Area is one such exception, where the policies provide for large-scale but concentrated development that will be carefully designed to complement the Outstanding Landscape it is located in.

Large-scale earthworks are not ideal uses of land in the Areas of Outstanding Landscape. However, these activities need to locate where there are appropriate mineral deposits and sites within Areas of Outstanding Landscapes are worked for shingle and limestone now. The Plan policies allow for large-scale earthworks in the Areas of Outstanding Landscape (subject to a resource consent) provided the visual effects of these operations can be minimised, and the site is appropriately rehabilitated.

That part of the high country which is not identified as an Area of Outstanding Landscape is managed the in a similar way as the rest of the Rural zone. The Plan policies recognise the role of this area in providing a backdrop to the Areas of Outstanding Landscape and seek to maintain its rural character. This is achieved through managing density of settlement, site coverage and reflectivity of buildings, and the design and siting of plantations, particularly on slopes. The landscape values of lakes, rivers and their margins are managed through policies in Section B1.3- Water. The spread of wilding trees is managed through policies in Section B1.2 – Indigenous Vegetation and Wilding Tree Spread, Ecosystems, Vegetation and Habitat.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues with outstanding natural features and landscapes in the rural area:

- Policies to identify the outstanding natural features and landscapes in the District.
- Policies and rules manage inappropriate uses in these areas.
- Policies and rules to maintain the rural character of the Rural zone outside the Areas of Outstanding Landscapes.
- A policy gives the Council discretion to waive all or part of the costs of resource consents for activities in Areas of Outstanding Landscapes to help “balance” private costs and community benefits.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES – OBJECTIVES

Objective B1.4.1

The Outstanding Natural Features and Landscapes of the District are recognised and protected from inappropriate use and development while still enabling people to provide for their economic and social well-being.

Explanation and Reasons

Part of promoting sustainable management of natural and physical resources is recognising and protecting Areas of Outstanding Natural Features and Landscapes (section 6(b)). Many of the Areas of Outstanding Natural Features and Landscapes are on properties which are owned or leased for farming or other purposes. Part of promoting sustainable management is:

> Enabling people and communities to provide for their social, economic and cultural well being… (section 5(2)).

Unless Areas of Outstanding Natural Features and Landscapes are going to be purchased by the Crown or by the community for conservation or protection, it is essential that landholders and occupiers are able to continue their existing land uses and to be able to diversity into other activities. This may mean further changes to vegetation cover and new structures or earthworks.

Objective B1.4.1 is achieved through policies which:

- Identify the Areas of Outstanding Natural Features and Landscapes in the District.
- Allow activities that will have complementary or only minor effects on the landscape values of these areas.
- Recognise the surrounding rural area as a backdrop to these Areas of Outstanding Natural Features and Landscapes; and have conditions by which activities are permitted (no resource consent needed) to help maintain the character of the surrounding area.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — POLICIES AND METHODS

DISTRICT WIDE

Policy B1.4.1

Provide for the mix of physical and natural elements that are often contained in Outstanding Natural Features and Landscapes to continue.

Policy B1.4.2

Recognise that landscapes will change over time and allow changes to landscapes provided that they complement the landscape and retain its core values.

Policy B1.4.3

Control the effects of clearance of indigenous vegetation in the Outstanding Landscape Areas and encourage the restoration and enhancement of indigenous vegetation generally, and the mitigation of practices which are adversely impacting on indigenous vegetation cover.

Explanation and Reasons

Policy B1.4.1 recognises that much of the land in the Areas of Outstanding Natural Features and Landscapes has been modified by human occupation or use. Consequently, these areas contain man-made or physical elements, for example, modified vegetation cover such as pasture or exotic trees, stock fences, roads and other utilities, dwellings, accessory buildings and Ski Area infrastructure. Landscapes do not need to be naturally pristine to be outstanding. However, where a landscape is outstanding and contains man-made or physical elements, such elements may represent appropriate uses in these areas. One such example is the Porters Ski and Recreation Area. Snow sports are predominantly limited to specific and defined locations within the mountains. Ski Areas enhance public access to and enjoyment of the mountains but require modification and development. As Ski Areas are dependent on a mountain location their infrastructure and facilities are an anticipated feature of the high country.

Policy B1.4.2 recognises that most landscapes change naturally over time. Climate, geomorphic processes and biological processes can change the appearance of a landscape over time. Landscapes can also change temporarily with seasons or time of the day. Changes are an integral part of landscapes and protecting Areas of Outstanding Natural Features and Landscapes does not mean freezing them in time. Changes should be allowed, provided that these changes maintain the fundamental values of the landscape and fit with the character of the area.

Policies B1.4.1, B1.4.2 and B1.4.3 apply generally throughout the District. They are complemented by specific policies to manage each Area of Outstanding Landscape in the District.

Methods

District Plan Policies

- Outstanding Landscapes

District Plan Rules

- Earthworks
- Tree Planting
- Buildings
- Structures and Other Utilities
- Subdivision
- Indigenous Vegetation Clearance

Policy B1.4.4

To use discretion to waive all or part of resource consent processing fees for activities in Areas of Outstanding Natural Features and Landscapes, where:

(a) **The proposed activity would not otherwise require a resource consent; and**

(b) **The proposed activity will maintain or enhance the landscape values of the area.**

Explanation and Reasons

The Council has discretion to waive all or part of the charges for processing resource consent applications. Policy B1.4.4 indicates that the Council may do so for resource consent applications for activities in Areas of Outstanding Natural Features and Landscapes.The rules in Areas of Outstanding Landscape can impose private costs on landholders and occupiers, for a public or general benefit. Remitting resource consent fees is a way of reducing those private costs.

The policy has two conditions. Firstly, the application must be for an activity which would not need a resource consent if the site was not in an Area of Outstanding Landscape. Secondly, the proposed activity must be one that will maintain or enhance the landscape values of the area. The Council does not believe that general rates should cover the costs of processing resource consent applications for activities that will not maintain the landscape values of the area (and are likely to be declined anyway). Policy B1.4.4 is similar to policies for landholders and occupiers with heritage or cultural sites on their properties (see Policy B3.3.9).

Method

District Plan Rules

- Waive or reduce resource consent processing fees

PORT HILLS

Policy B1.4.5

Recognise the Port Hills as an Area of Outstanding Natural Landscape, and protect the following features:

(a) **The visibility of prominent landforms – ridges, spurs, rocky outcrops and volcanic dykes.**

(b) **The summit and its outcrops such as Gibraltar Rock, and Cooper's Knob, which form part of the 'Ring of Seven Ladies.'**

Policy B1.4.6

Avoid locating any dwelling, any other large structure or building, or any exotic plantation, shelterbelt or amenity planting in the area from 30.46m vertically below the Summit Rd to the summit of the Port Hills unless it must be located in that area and cannot reasonably be located elsewhere.

Policy B1.4.7

Restrict subdivision and development of land for residential purposes within the Port Hills Area, recognising that such activities are more appropriate on the lower slopes (below 160m above sea level).

Policy B1.4.8

Keep residential density and site coverage with buildings at a low level which maintains the predominance of vegetation cover and the sense of low levels of human occupation and building development, which are characteristic of the Port Hills in Selwyn District.

Policy B1.4.9

Ensure any building or structure erected on the Port Hills and any associated access, utilities or other infrastructure, is designed, sited, landscaped and finished in exterior materials which:

- **Blend in with the surrounding landscape; and**
- **Maintain the visibility of prominent landforms listed in Policy B1.4.5, as viewed from any public road; and**
- **Avoid or mitigate any adverse effects on openness, visual coherence or legibility of the landscape.**

Policy B1.4.10

Recognise exotic plantations as part of the land uses on the Port Hills and, wherever practical, encourage these plantations to be:

(a) **Planted in patterns which reflect the contours of the landscape;**

(b) **Planted in places which do not screen the visibility of the landforms listed in Policy B1.4.5 as viewed from any public road; and**

(c) **Interspersed with other land uses and vegetation cover.**

Policy B1.4.11

Avoid, remedy or mitigate adverse visual effects associated with earthworks in the Port Hills Area by ensuring that:

(a) **Earthworks are limited in volume; and**

(b) **The site is, to the greatest extent practicable, recontoured and replanted to the same state as surrounding land either when earthworks cease or at the end of appropriate stages (in the case of a large-scale operation).**

Explanation and Reasons

The Port Hills area within Selwyn District has been identified as an Area of Outstanding Landscape. This classification reflects a combination of the geomorphology of the Port Hills (its volcanic origins), its prominent position as a backdrop to the Plains and to Christchurch City, and the predominantly rural land uses on the Port Hills within Selwyn District. The rural land uses help maintain the visibility of geomorphic features such as ridges, spurs, dykes and outcrops, and help make the area popular for outdoor recreation. The Port Hills also has significant landscape values for Tāngata whenua, particularly the summit and rocky outcrops, ridges and spurs. Gibraltar Rock and Cooper's Knob form part of a ring of rocky outcrops known by local Rūnanga as The Ring of Seven Ladies.

Policy B1.4.5 identifies the Port Hills as an Area of Outstanding Landscape and lists those features of the Port Hills which contribute most to these values. Policies B1.4.6 to B1.4.11 describe the activities and effects which are appropriate and inappropriate to maintain the landscape values of the Port Hills.

The Port Hills is not a pristine natural landscape. Māori and Europeans have occupied the area and vegetation cover has been modified for cultivation and pastoral farming. More recently, land uses have diversified to include residential developments with a rural lifestyle, outdoor recreation and exotic plantations. Policies B1.4.6 to B1.4.11 recognise that all these activities may be appropriate or inappropriate on the Port Hills, depending on the number, scale and nature of these activities. The policies address effects of erecting houses (dwellings), other large structures or buildings, earthworks and tree planting.

Policy B1.4.6 recognises and protects the special landscape values of the summit of the Port Hills. The area between the Summit Road and the summit is the most visible part of the Port Hills landscape from the Plains and Christchurch. It is an area which is much used for recreation. The summit and ridgelines are important landforms for Tāngata whenua. Mountains and hills are part of their ancestry or whakapapa, and erecting structures on the summit of a hill or mountain is inappropriate. Policy B1.4.6 does not allow for large structures, buildings or exotic plantations in that area from 30.46 metres vertically below the Summit Road to the summit. This policy reflects the tenor of the Summit Road (Canterbury) Protection Act 2001, but acknowledges, as does that Act, that there may be circumstances in which exceptions are appropriate.

Policies B1.4.7, B1.4.8 and B1.4.9 deal with effects of buildings and structures on the Port Hills, generally. Policies B1.4.7 and B1.4.8 acknowledge that there will be a demand for subdivision and erecting houses (dwellings) within the Port Hills in the future. Policy B1.4.7 recognises that this activity may more appropriately occur in that area shown on the planning maps as the Lower Slopes (the area below the 160m contour). The Lower Slopes is an area slightly less prized for its recreational and landscape values than the Upper Slopes (the area above the 160m contour). Residential subdivision and development on the Port Hills within the Christchurch City has occurred largely below that contour. The policy does recognise that there may be some sites in the Upper Slopes where the visual effects of erecting a dwelling may be minor. The rules are tougher in this area, and allow for public notification of any resource consent application.

While there is some scope for further subdivision for residential purposes on the Port Hills, Policy B1.4.8 seeks to keep residential density and building site coverage generally, at a low level. The current low level of building development on the Port Hills in Selwyn District is a major contributor to its landscape and recreational values.

Policy B1.4.8 should be read in conjunction with Policy B4.1.1 , which sets a residential density standard for the Port Hills.

Policy B1.4.9 is to manage the design and siting of all large buildings and structures on the Port Hills to try and mitigate adverse visual effects. Policy B1.4.9 is not intended to prevent houses and other buildings from being erected on the Port Hills, provided they are designed and sited in sympathy with the surrounding landscape. The policy relates to both buildings and any associated access, utilities and infrastructure. Often roads or vehicular accessways, power pylons and similar features can have a greater visual effect on the landscape than the building they serve. The policy is implemented by a rule which manages the reflectance value of the exterior finish of buildings. The reflectivity of a surface can determine how prominent a structure or building looks, more so than hue or colour. In some cases, a finish with a high reflectance value may be appropriate, for example, where the building is screened or the material is a natural stone which is appropriate for the area.

Policy B1.4.10 applies to planting of exotic plantations on the Port Hills. As with Policy B1.4.9, Policy B1.4.10 is not intended to prevent exotic plantations on the Port Hills. Rather the policy is to manage the location and pattern of planting to reduce the visual effects of the plantation on landscape values. In particular, the policy encourages plantations to be planted in patterns that follow landforms, rather than rectangular shapes which cut across or dominate landforms, and in patterns which do not screen prominent features listed in Policy B1.4.5. Policy B1.4.10 does recognise that these patterns of planting may not always be practical to achieve, eg where there are sites which are unsuitable for planting for other reasons, where there is difficulty with access to sites or property boundaries which cut across landforms.

Policy B1.4.11 manages the effects of earthworks in the Port Hills Area. Earthworks have the potential adversely to affect the outstanding natural landscape values of the Port Hills as well as having impacts upon land stability, sedimentation, soil productivity and habitats. District Plan provisions will ensure that effects on landscape values are avoided, remedied or mitigated by limiting the volume of earthworks and requiring site rehabilitation where appropriate. The 'Land and Vegetation Management Plan – Part II: Earthworks and Vegetation Clearance on the Port Hills', administered by the Canterbury Regional Council, contains specific provisions to manage those effects of earthworks that have to do with soil conservation and the use or diversion of water – in particular those pertaining to slope stability, soil erosion, sedimentation, water quality and alterations to watercourses. Additional consents may be required from that Council.

Methods

Regional Rules

- Earthworks on the Port Hills

District Plan Rules

- Earthworks
- Buildings
- Residential density
- Utilities and other structures
- Tree planting
- Subdivision

Summit Road (Canterbury) Protection Act 2001

CANTERBURY PLAINS AND TE WAIHORA/LAKE ELLESMERE

Policy B1.4.12

Recognise that the land between the Christchurch City and a line extending from West Melton to Tai Tapu is identified in the RPS as providing a significant 'rural' landscape in contrast with the 'urban' landscape of the City.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify land lying between Christchurch City and a line from West Melton to Tai Tapu as a 'rural' landscape that provides an important contrast to the 'urban' landscape of the City. The RPS states that this land should remain in "rural or recreational" uses.

There are a number of townships within and bordering the area so identified in the RPS. Policies in this volume dealing with residential density and the growth of townships and policies in the Townships volume on township growth are relevant to this issue. These are relevant matters to be considered in any plan change that seeks to rezone land within or bordering on the identified area for Living or Business purposes.

Policy B1.4.13

(a) **Recognise Te Waihora/Lake Ellesmere and its margins as an Outstanding Natural Feature; and**

(b) **Ensure that any structures, earthworks or tree planting located along the margins of the lake, or any structure located across the surface of the lake do not detract from its natural character or the views across the lake or from the lake across the Plains; and**

(c) **Control the clearance of existing areas of indigenous vegetation and wetlands, and encourage the restoration and enhancement of these areas in and around the vicinity of the lake.**

Policy B1.4.14

Avoid locating any structure or removing rock from the rocky outcrop at Motukarara which is shown on the planning maps as a landmark for Tāngata whenua.

Explanation and Reasons

Te Waihora/Lake Ellesmere is an Outstanding Natural Feature and the views from the lake across the Plains and from the lake edge across the water, have been identified as Outstanding Landscapes in the shared values approach for the District Plan. Te Waihora/Lake Ellesmere and its surrounding wetlands is a site of immense cultural importance to Te Rūnanga o Ngāi Tahu and Te Taumutu Rūnanga. Maintaining or enhancing the natural character of the lake and its margins is important to local Rūnanga.

Policies B1.4.13 (a) and (b) recognise these values and manages the activities which are most likely to affect them, structures and tree planting in the margins of the lake and structures extending across the surface of the lake. Policies B1.4.13 (a) and (b) do not prevent these activities from occurring, provided they are appropriately designed and sited to maintain the natural character of the lake and these views. Policies B1.4.13 (a) and (b) should be read in conjunction with policies in Part B Section 1.3 – Water, to maintain the natural character of waterbodies. The policy is implemented by District Plan rules for activities in the margins of waterbody and structures which extend across the surface of waterbodies. Section 13 of the RMA controls structures in the beds of lakes and rivers.

Policy B1.4.13 (c) recognises the importance of indigenous vegetation and wetlands to the ecosystem functioning and natural character of the Lake. Policy B1.4.13 (c) should be read in conjunction with the policies in Part B, Section 1.2 Vegetation and Ecosystems.

Policy B1.4.14 applies to a site which has been identified as a landmark of significance to Te Taumutu Rūnanga. The rocky outcrop at Motukarara once formed an island within Te Waihora/Lake Ellesmere. The quarrying or removal of rock from this feature or erecting any structure on this feature is an inappropriate use.

Methods

District Plan Policies

- Riparian margins

District Plan Rules

- Earthworks
- Tree Planting
- Buildings
- Utilities and Other Structures
- Activities
- Clearance of Indigenous Vegetation

MALVERN HILLS

Policy B1.4.15

Recognise the following Areas of Outstanding Landscape and Outstanding Natural Features within the Malvern Hills area, as shown on the Planning Maps:

- **The upper slopes of the Russell Range;**
- **The south face of Flagpole Hill;**
- **The ridge of the Rockwood Range;**
- **The rock outcrops at Glenroy.**

Policy B1.4.16

Avoid locating dwellings or other large buildings, structures or utilities in the Areas of Outstanding Landscape in the Malvern Hills, unless the building or structure must be located in that area.

Policy B1.4.17

Where a building or structure must be located in an Area of Outstanding Landscape under Policy B1.4.16:

- **Ensure the building or structure and any associated access, utilities or other infrastructure, is designed, sited, landscaped and finished in exterior materials which minimise the visual effects on the landscape.**

Policy B1.4.18

Avoid locating plantations (exotic or indigenous) in the Areas of Outstanding Landscape in the Malvern Hills, unless it is the only practical option to manage soil erosion or the spread of plant pests on that land.

Policy B1.4.19

If a plantation is planted under Policy B1.4.18, ensure it is planted to reflect landform patterns and shapes and maintain the landscape values of the area as much as practical.

Policy B1.4.20

Avoid, remedy or mitigate any adverse effects associated with earthworks in Outstanding Natural Features and Landscapes by ensuring that:

- **Earthworks are limited in volume; and**
- **The site is recontoured and replanted to the same state as surrounding land either when the operation ceases, or at the end of appropriate stages for a large-scale operation.**

Explanation and Reasons

The Malvern Hills is used in the Plan to describe the foothills. The area is shown on the planning maps. It comprises both rolling downs and higher peaks. Policy B1.4.15 identifies the Areas of Outstanding Natural Features and Landscapes within the Malvern Hills, identified through the 'shared values' approach for the District Plan. There are also sites within the Malvern Hills which have significant landscape values for Tāngata whenua, including the south face of Flagpole Hill. Mountains and hills generally are important landscape features for Tāngata whenua. They are part of the ancestry of Tāngata whenua, their whakapapa, and erecting structures on the hilltops or the summit of mountains is inappropriate.

Policies B1.4.16 to B1.4.20 manage activities within the Areas of Outstanding Landscape.

Policy B1.4.16 manages houses (dwellings) and other large buildings and structures. These objects should be avoided in Areas of Outstanding Landscape unless the building or structure must be located in that area, that is, there is no alternative site where it can be located and serve its purpose. Where a building or structure must be located in the Area of Outstanding Landscape, Policy B1.4.17 requires the building and any associated access, utilities or other infrastructure, to be designed and sited to mitigate any adverse visual effects. The policy applies to associated activities such as access and infrastructure because roads, power pylons or other utilities can have greater visual effects than the building or structure they serve. Policy B1.4.16 is implemented by a rule which requires a resource consent for larger structures and buildings in Areas of Outstanding Landscape. The policy and rule do not apply to accessory buildings and other structures which are less than 40m² in gross floor area, less than 4m in height and have a reflectance value on exterior finishes of 37% or less.

Policy B1.4.18 applies to plantations. Plantation forestry (exotic or indigenous) should be avoided in the Areas of Outstanding Landscapes in the Malvern Hills. These areas are valued for the prominence and visibility of the landforms, which are likely to be adversely affected if the area is planted in trees and these landforms are no longer visible. Policy B1.4.18 contains an exception, where plantation forestry is the only practical method to manage soil erosion or the spread of plant pests in these areas.

Policy B1.4.20 manages earthworks in Areas of Outstanding Natural Features and Landscapes. The policy does not encourage earthworks, but recognises that they may be necessary in Areas of Outstanding Natural Features and Landscapes.In addition, the Council must be satisfied that any adverse visual effects will be adequately avoided, remedied or mitigated. This includes effects from the earthworks operation and the rehabilitation of the site once earthworks cease. Where large-scale earthworks are occurring, such as quarrying, site rehabilitation is to occur in stages as each area is worked, rather than at the end of the entire operation. This policy reduces the duration and extent of any adverse visual effects.

HIGH COUNTRY

Policy B1.4.21

Recognise and protect the Areas of Outstanding Landscape in the high country, shown on the Planning Maps, and the following Outstanding Natural Features and sites with landscape significance to Tāngata whenua:

- **Moana Rua/Lake Pearson and St Bernard Hill**
- **Ribbonwood Fan**
- **Red Hill and Red Lakes**
- **Torlesse Range**
- **Fighting Hill**
- **Woolshed Hill**
- **Gorge Hill, Prebble Hill and Flock Hill formation**

- **Castle Hill.**

Explanation and Reasons

The Areas of Outstanding Landscape in the high country are shown on the planning maps. They encompass large areas of unimproved or lightly improved tussocklands, conversation areas, lakes, wetlands, river valleys, areas with unusual geomorphic features and areas which have landmark or other cultural significance to Tāngata whenua. The areas listed in Policy B1.4.21 are all included within the Areas of Outstanding Landscape, but have been listed in the policy to highlight that they have other significant values too. Moana Rua/Lake Pearson and St Bernard Hill, the Ribbonwood Fan, Red Hill and Red Lakes and the Torlesse Range were all identified as Outstanding Natural Features, using the shared values approach for the District Plan. The Torlesse Range is also a significant landmark for some local Rūnanga Fighting Hill, Woolshed Hill, the formation of Gorge Hill, Pebble Hill and Flock Hill, and Castle Hill are also significant landmarks for local Rūnanga.

The Planning Maps also show areas marked as Forestry Exclusion Areas. These areas are excluded from the Areas of Outstanding Landscape, because they are areas where more intensive pasture improvements, structures and buildings, earthworks or other activities may be appropriate landscape changes, but where exotic plantations may have adverse effects on the landscape. Rather than limiting other uses of that land by classifying it as Areas of Outstanding Landscape, the Plan has confined the restrictions to the one land use which may be inappropriate in those areas (Policies B1.4.25 and B1.4.26). For other land uses in the Forestry Exclusion Areas, the policies and rules for the high country, generally (Policies B1.4.30 to B1.4.32) apply.

Policies B1.4.22 to B1.4.29 identify activities and effects which are appropriate and inappropriate in Areas of Outstanding Landscape.Policies B1.4.30 to B1.4.32 apply to land in the high country which is not within the Areas of Outstanding Landscape.

Policy B1.4.22

Recognise pastoralism, outdoor recreational activities and associated pasture improvements, shelter belts and small-scale earthworks and structures, as appropriate activities in Areas of Outstanding Landscape in the high country.

Explanation and Reasons

The Areas of Outstanding Landscape in the high country are areas which are dominated by brown tussocklands or indigenous scrub or forest. Much of the land in the Areas of Outstanding Landscape in the high country is not a pristine, natural landscape (except for Arthur's Pass National Park and some reserve areas). It has been occupied by Māori and Europeans. The original vegetation cover has been altered by fires and pastoralism, and the area contains some improved pasture, shelter belts, small structures, ski field infrastructure and earthworks associated with activities such as pastoralism, outdoor recreation and access tracks. These uses and features are part of the Areas of Outstanding Landscape in the high country and are appropriate activities within them. In many areas continued grazing or some other form of land management is necessary to manage the spread of plant pests and to retain a predominantly tussock vegetation cover.

Policy B1.4.23

Avoid locating dwellings or other large buildings, structures or utilities in the Areas of Outstanding Landscape in the high country unless:

- **The building or structure must be located in that area to serve its purpose; or**

- **The building or structure is associated with an activity in the Area of Outstanding Landscape and there is no suitable site outside the Area of Outstanding Landscape.**

Policy B1.4.24

Where a building or structure must be located in an Area of Outstanding Landscape under Policy B1.4.23, ensure the building or structure and any associated access, utilities or other infrastructure, is designed and sited to blend in with the landscape and be as visually unobtrusive as possible.

Policy B1.4.25

Provide for a mountain village to be established in the Porters Ski Area which enables accommodation, recreation, commercial activities and services that complement and support the ski field whilst ensuring that the layout, design and development of the Village complements the landscape values of the locality.

Explanation and Reasons

The Areas of Outstanding Landscape contain very few buildings or structures, other than those associated with outdoor recreational activities on the site and some utilities. Policy B1.4.23 identifies houses (dwellings) and other, larger buildings and structures as generally inappropriate uses in the Areas of Outstanding Landscape.These areas are valued because of the absence of larger structures or buildings. This absence of buildings and structures makes the landscape appear as if it is untouched or unmodified by humans and adds to the sense of wilderness or isolation from human settlement or occupation.

The Areas of Outstanding Landscapes in the high country are large and Policy B1.4.24recognises that in some cases erecting structures or buildings may be necessary. For example, to enable a network utility to pass through the area or as part of an activity in the area such as facilities for a skifield. Where there is no alternative site for the building or structure outside the Areas of Outstanding Landscape it may be erected within the area, provided the Council is satisfied that it is designed and positioned in a way which minimises the extent to which it is visible in the landscape. Policy B1.4.23 is implemented by a rule which requires a resource consent for larger structures and buildings in Areas of Outstanding Landscape. The policy and rule do not apply to accessory buildings and other structures which are less than 40m² in gross floor area, less than 4m in height and have a reflectance value on exterior finishes of 37% or less.

Policy B1.4.25 provides specific recognition of an on-mountain village at Porters Ski and Recreation Area.This policy is to be achieved through a Ski and Recreation Area which enables a node of built development to be established within a defined location at the base of the Porters Ski Area. The Ski and Recreation Area provides for a concentration of built development for accommodation and commercial purposes which are complementary to ski field activities as well as enhancing its role as a tourist and recreation destination.

The provision of a Ski and Recreation Area acknowledges the relative importance of this concentration of development to the ski industry and the district and region in terms of tourism and economic wellbeing. It puts in place a special management framework which is site specific and responsive to the values of this particular locality. The management framework has been derived from a comprehensive masterplanning and investigative process and delivers an outcome with a high level of certainty in respect of layout and effects on the values of the site.

Policy B1.4.26

Control forestry planting in the high country generally and avoid exotic tree planting in the Areas of Outstanding Landscape and the Forestry Exclusion Areas in the high country, unless it is the only practical option to manage soil erosion, wilding tree spread or the spread of plant pests on that site.

Policy B1.4.27

If an exotic plantation is planted under Policy B1.4.26, ensure it is planted to reflect landform patterns and shapes and maintain the landscape values of the area as much as practical.

Policy B1.4.28

Allow indigenous plantations, planted to enhance the landscape values in Areas of Outstanding Landscape, provided that:

(a) **Indigenous species are planted which may be found naturally occurring in the area; and**

(b) **The indigenous plantation is designed and sited to complement the landforms in the area and does not dominate the tussock lands or screen views of Areas of Outstanding Landscape as viewed from any public road.**

Policy B1.4.29

Recognise Fighting Hill as a site which has special landmark significance to Tāngata whenua and as a site which is susceptible to plant pests, and encourage future management of that site which accommodates the interests of both the landholder and Tāngata whenua, wherever practical.

Explanation and Reasons

Policies B1.4.26 to B1.4.28 apply to plantations. Exotic plantations should be avoided in the Areas of Outstanding Landscapes in the high country. These areas are valued for the prominence and visibility of the landforms and the dominance of brown tussock cover, with some pasture improvement. These features of the landscape are likely to be adversely affected if large areas are planted in exotic trees. Policy B1.4.26 contains an exception, where plantation forestry is the only practical method to manage soil erosion or the spread of wilding trees or other plant pests in these areas.

Policy B1.4.28 applies to indigenous plantations. Planting indigenous tree species for the purposes of enhancing the landscape (or managing soil erosion or plant pest problems) may be appropriate in some parts of the Areas of Outstanding Landscape. Policy B1.4.22 recognises that the landscapes within these areas, although outstanding, are not pristine natural landscapes and therefore some landscape enhancement may be appropriate. The location, design and extent of any such planting is managed to ensure it maintains or enhances the landscape values of the area. Indigenous plantations which are planted to enhance the landscape values of the area should not be clear-felled.

Policy B1.4.29 applies specifically to Fighting Hill. Fighting Hill is a landmark of significance to Tāngata whenua and ideally local Rūnanga would prefer that the area is not planted in exotic forestry. However, Fighting Hill is also an area which is susceptible to the spread of plant pests such as gorse and some form of tree planting may be a practical way to manage that area. Policy B1.4.29 does not preclude tree planting at Fighting Hill and suggests that any change in the current pastoral land uses on Fighting Hill should be managed considering both its landmark values to Tāngata whenua and the need of the landholder to have a practical and inexpensive method to manage plant pests on the site.

Policy B1.4.30

Avoid, remedy or mitigate any adverse effects associated with earthworks in Outstanding Natural Features and Landscapes ensuring that:

(a) **Earthworks are limited in volume;**

(b) **The site is recontoured and replanted to the same state as surrounding land either when the operation ceases, or at the end of appropriate stages for a large-scale operation.**

Explanation and Reasons

Policy B1.4.30 manages earthworks in Outstanding Natural Features and Landscapes.The policy does not encourage earthworks, but recognises that they may be necessary as part of roads or other permitted activities in Outstanding Natural Features and Landscapes.Limestone is already mined from areas in Porters Pass and Castle Hill and shingle is quarried from various sites for both private use and the maintenance of metalled roads. The policies and rules provide for these activities, but the Council must be satisfied that any adverse visual effects will be adequately avoided, remedied or mitigated. This includes both effects from the earthworks operation and the rehabilitation of the site once earthworks cease. Where large-scale earthworks are occurring, such as quarrying, site rehabilitation is to occur in stages, as each area is worked, rather than at the end of the entire operation. This policy reduces the duration and extent of any adverse visual effects.

The establishment and maintenance of ski trails and infrastructure requires earthworks and the movement of scree. The Porters Ski and Recreation Area provides a separate set of rules for managing the effects of earthworks in that zone.

HIGH COUNTRY GENERAL

Policy B1.4.31

Recognise the surrounding high country area as a backdrop to the Areas of Outstanding Landscape and maintain the rural character of that area by:

(a) **Keeping residential density and site coverage with buildings, at a low level which maintains the predominance of vegetation cover and the sense of sparse and isolated pockets of human settlement which is characteristic of the high country.**

(b) **Encourage new dwellings and other principal buildings to be located in clusters in the high country, preferably in existing clusters, where practical. Where this is impractical, ensure the location of any new building node is managed in accordance with Policy B1.4.24.**

(c) **Encouraging new buildings and structures to be constructed from material with low reflectance values.**

(d) **Wherever practical, encouraging plantations to be planted to reflect landform patterns and shapes; and generally in quantities which maintain the predominance of a pastoral landscape.**

Policy B1.4.32

Encourage buildings, earthworks, shelterbelts and plantations to be designed and sited to maintain the panoramic views of the Upper Waimakariri Basin from along SH 73 and the Midland Railway.

Policy B1.4.33

Keep the area identified on the planning maps at the southern end of Moana Rua/Lake Pearson free of structures and plantations (exotic or indigenous) to maintain the view of the lake from SH 73.

Explanation and Reasons

Policy B1.4.31 manages activities in the high country generally, to maintain its existing rural character. Structures, buildings and exotic plantations are part of the character of the area, now. They are likely to increase in the future as more land is removed from Pastoral Leases as part of tenure review and the owners of the freehold land diversify land uses. The policies do not prevent the erection of houses, other buildings or the planting of exotic plantations in the high country area. Rather they manage how these activities are undertaken.

The policies for dwellings and other buildings seek to maintain the predominance of vegetation cover and the low level of building development which is such a hallmark of the high country landscape. This is achieved by managing the density of building, the location of new areas of building development and the reflectivity of the exterior finishes of buildings and structures. The reflectivity of a building or structure affects how visible or prominent it appears. Policy B1.4.31(c) and the Plan rules do not apply to the repairing, replacing or repainting of existing buildings and structures which are already finished in highly reflective tones.

Policy B1.4.31(a) should be read in conjunction with Policy B4.1.1 which sets a residential density standard for the Malvern Hills. Policies in Part B, Section 3.4 manage the effects of buildings and structures on the character of the rural area, generally. Policy B3.4.2, manages the types of activities which can locate in the high country, to retain the special amenity values associated with its remoteness from metropolitan areas and associated activities.

Policy B1.4.31(b) manages the location of dwellings and other principal buildings in the high country, generally. The policy encourages new buildings to be clustered together (in accordance with Policy B4.1.2) to retain the character of small, isolated settlement in the high country. Where practical, new buildings are encouraged to be located in an existing building node. Building node is defined in Part D of the Plan and includes an area of existing buildings such as the farm homestead, workers accommodation, woolshed and other main buildings. The policy recognises that it may not be practical to locate all new buildings adjoining existing building nodes. For example, holiday homes or visitor accommodation which is desirable to be located away from the farm buildings for the privacy of both residents and visitors, or the establishment of a new property. In these cases, a single dwelling on an allotment of 120 hectares or greater may be erected as a permitted activity (no resource consent required). The location of a cluster of dwellings requires a resource consent for a discretionary activity. The purpose of the rule is to ensure the site is appropriate for residential uses. Under Policy B1.4.31(c) this includes an assessment of the visual impacts of the new building node, in accordance with Policy B1.4.24.

Policy B1.4.31(d) manages the shape or pattern of plantations (both exotic and indigenous). When plantations are planted in shapes that reflect the contours of the landscape, they may better retain the landscape values of the area, than if they are planted in rectangular shapes that cut across or dominate the landscape. Similarly, planting an entire hillside in trees may better maintain the distinctness of the ridgelines and skyline, than planting part of the hillside. Policy B1.4.31 (d) recognises that planting to reflect landforms may not always be practical, e.g. where there are sites which are unsuitable for planting for other reasons, where there is difficulty with access to sites or property boundaries which cut across landforms.

Policy B1.4.31(d) also manages the quantity of exotic plantations in the high country. The purpose of the policy and rule is not to allocate a set amount of forestry per property. Rather it is to manage the cumulative effects of exotic plantations on the landscape values of the high country, to ensure the predominance of the pastoral landscape is maintained. Large-scale exotic plantations are appropriate land uses in the high country, provided they are balanced with the retention of areas in a pastoral landscape. Other effects of plantations are managed through policies in Part B, Section 1.2 –Vegetation and Ecosystems and Part B, Section 1.3 – Water.

Policies B1.4.32 and B1.4.33 apply to specific sites which are outside the Areas of Outstanding Landscape, but which are managed to help maintain the views of Areas of Outstanding Natural Features and Landscapes, from SH 73 and the Midland Railway. SH 73 is the main road from Christchurch to the West Coast and the Midland Railway is the railway from Christchurch to the West Coast. Both are popular tourist routes. The properties along this route have the potential to earn revenue from visitor accommodation and other tourism related activities and several properties are involved in these activities.

Policy B1.4.32 manages the positioning of buildings, shelterbelts and plantations on land alongside SH 73. The purpose of the policy and rule is to retain expansive or panoramic views from SH 73 and the Midland Railway, together with the visual effects of earthworks in the two corridors where these views exist. The policy is implemented by a rule which requires a minimum setback for buildings, plantations and shelterbelts planted parallel to the road, from the road boundary. The policy and rule does not prevent activities from locating closer than the setback (a resource consent is required), provided the activity will not affect the views from SH 73 or the railway. An activity may not affect the views from SH 73 or the railway in an area where the view is already enclosed by plantings or structures. Alternatively, a structure or trees may interrupt the view for a short interval, but an expansive or panoramic view is maintained each side of the structure or trees.

The policy is also implemented by standards for buildings and earthworks. A resource consent is needed in order to assess the visual impact of activities which breach the standards, in order to maintain the quality of the views from the highway and railway.

Policy B1.4.33 applies to an area of land at the southern end of Moana Rua/Lake Pearson. The area is not included in the Area of Outstanding Landscape because it is the view through the site, rather than the site itself, which is outstanding. The site is an area of improved pasture which is part of the more intensive farming operation on the Station and contains the Station airstrip. However, the area does not contain any structures or trees at present. Keeping the area free of structures or trees will retain the existing, view of Moana Rua/Lake Pearson from SH 73.

Methods

District Plan Policies

- Residential Density
- Rural Character & Amenity Values
- Wilding Tree Spread

District Plan Rules

- Earthworks
- Earthworks
- Tree Planting
- Buildings
- Utilities and Other Structures
- Activities

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — ANTICIPATE ENVIRONMENTAL RESULTS

The following outcomes should result from implementing Section B1.4:

- Activities on land in Areas of Outstanding Natural Features and Landscapes have only minor visual effects.
- Most structures and buildings are located on the Lower Slopes of the Port Hills.
- The area from the Summit Road to the Summit is kept free of buildings, other structures or plantations.
- The expansive views across the Outer Plains and the mosaic or patchwork quilt landscape are maintained.
- The distinction between the more intensely settled Inner Plains and the Outer Plains increases.
- The margins of Te Waihora/Lake Ellesmere look natural.
- The higher peaks of the Russell Range, the south face of Flagpole Hill and the ridge of the Rockwood Range remain free of structures and trees.
- The Areas of Outstanding Natural Features and Landscapes in the high country retain their natural and open character, with a dominance of natural landforms and features and predominance of pasture and tussock cover, indigenous vegetation, and are free of intrusive structures, buildings, earthworks and exotic plantings.
- Land uses diversify in the high country but the landscape remains predominantly pastoral, with a dominance of natural landforms and features, and with few, isolated and dispersed clusters of buildings.

OUTSTANDING NATURAL FEATURES AND LANDSCAPES — MONITORING

See Part E, Appendix 1.

PART B

2 PHYSICAL RESOURCES

B2.1 TRANSPORT NETWORKS — ISSUES

- **Integration of land use and transport planning to control the demand for transport and also to achieve more sustainable travel within and beyond the district.**

- **Effects of activities on the safe and efficient operation of the transport network particulari roads, railway lines, cycleways, footpaths and airfields.**

- **A transport network that facilitates a sustainable transport system to meet the future needs of a growing population.**

- **Adverse effects including noise and vibrations from roads and rail networks and from the operation of aircraft utilising Christchurch International Airport and other airfields, on surrounding land uses and the environment.**

- **Effects on the operation of transport networks from adjoining land uses.**

- **Accessibility and effects of transport on energy use and the environment**

Introduction

Transport systems move people, goods and services throughout Selwyn District and between the District and other areas. Transport networks also come within the general definition of utilities.

Selwyn District is experiencing continuing population growth necessitating the integration of transport and land use planning to reduce dependence on private motor vehicles (minimising energy use) through the provision of infrastructure designed to promote and achieve good connectivity and linkages to and through developments including access to public transport, walking and cycling routes. There is an increasing need to integrate land use and transport planning through the district and with adjoining districts.

Road Network and Pathways

The road network is the main transportation link in the District. The New Zealand Transport Agency manages all State Highways and the Selwyn District Council manages all other public roads in the District. State Highways 1, 73, 75 and 77 pass through Selwyn District. Some landowners have private roads or rights of way for access to or over their property. The district has just over 2400km of formed roads. Just over half of the road network is sealed, the remainder un-sealed. There is also approximately 950 kilometres of unformed “paper” roads within the District. . These road networks provide for a range of modes including walking, cycling, equestrians, stock droving, public transport, freight and private motor vehicles.

There is an increasing network of formed pathways within the District, some of these are shared use (for both walking and cycling). The main existing pathway is the Little River Railtrail however provision for similar paths between townships is being made.

Paths need to be strategically located to ensure they meet the needs of the potential users. Paths may be provided in a variety of locations both on and off road and or located within the road reserve but separated from the carriageway. There is also potential to utilise reserves and esplanade strips / reserves for walking and cycling pathways, often these areas have higher amenity than a road and are popular for recreational users but also add to the overall walking and cycling network for commuters and local trips.

The interaction of pathways with other transport networks also needs to be considered, commonly pathways for example cross roads and vehicle crossings.

Railway Lines

There are two railway lines running through the District: the Midland line which runs east-west, and the South Island Main Trunk railway line which runs north-south. These are owned and managed by ONTRACK (a division of NZ Railways Corporation).

Airfields

Many rural properties have private airstrips or helipads. Recreational gliding occurs at the Hororata Domain. West Melton Airfield holds a private operator status for pilots and for training and facilities for aircraft maintenance. Noise contours from the approach paths to Christchurch International Airport extend over land in Selwyn District. These areas are shown on the Planning Maps.

Issue 1

Integrating Land Use and Transport

Land use patterns can exacerbate the adverse effects of transport and result in a high dependency on the use of private motor vehicles. Initiatives such as the Greater Christchurch Urban Development Strategy (UDS) and the Regional Policy Statement (RPS) have identified where growth may be appropriate. The identification of future growth also requires consideration and integration of the strategic provision of transport infrastructure.

To reduce demand for transport and hence dependency on private motor vehicles, a network that facilitates more sustainable transport is required. This necessitates good connectivity (the linking of local facilities, adjoining land and surrounding neighbourhoods through interconnectivity of transport networks) and permeability (choice and ease of movement through the network) within and between urban areas in the district as well as to destinations in surrounding districts.

In order to reduce adverse effects associated with transport, Selwyn District also needs to improve and promote the accessibility (ensuring all users, particularly active transport users have access to and through the network) and permeability for sustainable travel modes such as walking, cycling and public transport.

The provision of good quality infrastructure for pedestrian, cycle and other sustainable modes is necessary to promote and provide for alternatives to private motorised

transport. Good pedestrian and cycle links must be located such that they provide a direct route between key land use destinations and activities.

Selwyn District has a number of urban areas separated by large areas of rural land use. A significant number of persons commute daily between Selwyn District and Christchurch. Given these characteristics, the provision or improvement of public transport services between townships and to Christchurch may require the provision of land for transit exchanges such as park and ride schemes.

Issue 2

Safe and Efficient Use of the Transport Network

Activities occurring alongside the transport network can affect the safe and efficient operation of the transport system.

Road Network

Activities occurring both alongside and within the space occupied by transport networks can affect how safely and efficiently these networks operate. Roads carry a variety of traffic: motor vehicles; towed vehicles (boats and caravans); heavy vehicles; cyclists; pedestrians; and stock, all of which move at different speeds. These different uses within the road network create the potential for accidents and reduce the efficiency and effectiveness of the road in meeting the transport needs of any one group of road users. This problem is not so apparent for railway lines and airfields, which primarily deal with one mode of transport.

Activities occurring on land adjoining roads can adversely affect their safety and efficiency in several ways:

- Activities which generate lots of people or vehicles on opposite sides of a road or railway line can increase the number of people and vehicles crossing these networks, e.g. when a school and sportsgrounds are located on opposite sides of a main road or railway line.
- Cars parked on roadsides and incorrectly-positioned signs or structures can reduce the visibility of intersections, vehicle crossings or railway crossings.
- Cars parked on roadsides reduce the carriageway width available to motorists and cyclists travelling along the road.
- Vehicle crossings sited too close to intersections or on bends or ‘blind spots’ can obscure the visibility of oncoming traffic and other road users.
- Roadways, which are not designed or formed to the standard necessary to carry the volume or type of traffic using them (including active modes), can create safety problems and congestion.
- Signs along roadsides can distract drivers’ attention for too long, particularly if the sign is hard to read or contains too much information.
- Inappropriately-sited signs, or inappropriately-designed vehicle crossings, entranceways or intersections can cause motorists to make sudden manoeuvres (stops or turns) or delay the vehicle exiting the traffic stream, in particular heavy vehicles that require more space to turn.
- Other utilities are often located in (or under) road reserves. The installation, maintenance or replacement of utilities within the road reserve can disrupt traffic flows and affect safety and access to sites.
- Areas in the approach paths to airfields or airports need to be clear of very high structures, to enable the airfield or airport to operate within Civil Aviation Authority regulations.
- Stock droving on roads has the potential to cause conflict between farmers and road users.

These effects can be compounded by the speed limit in the rural area (100km/hr) on roads that are, for example, winding, have narrow carriageways or are icy in winter.

Heavy Vehicles

Heavy vehicle use on roads may increase with changes in rural land uses. In Selwyn District the activities most likely to lead to increases in heavy vehicles are increases in forestry and dairy conversions and the general transporting of freight (including stock, rural products and farm machinery). Tourism ventures may lead to increases in bus trips. Freight passing through the district is most likely to be on State Highways, arterials and other specific routes (i.e. over dimension routes and routes where increased tonnage may be permissible).

Heavy vehicles pay for the additional wear and tear on roads through road user charges. An upgrade to a particular road may be required to strengthen it for heavy vehicles associated with a new activity. For example: strengthening a bridge or culvert, widening the carriageway, or providing a turning area.

Stock

Most rural roads in the District are used for droving stock. Stock droving can have two effects on the roading network:

- Safety, if the vehicles are not aware that stock are ahead; and
- Effects of stock effluent on the road surface.

Stock effluent corrodes the tar seal, deteriorating the road surface. It also makes the road surface slippery. Dairy cows have the worst effect due to the concentration of nitrates in their effluent and the frequency with which they are driven along roads between milking sheds and grazing paddocks.

Resident Growth

Residential density is increasing in the rural area particularly within 30km of Christchurch. Many of these residents live in the rural area predominately for lifestyle reasons and commute between Selwyn District and Christchurch City (see Section 4.1). This activity has two effects on the road network:

- More people using arterial routes between Selwyn and Christchurch contributing to congestion.
- Higher expectations about the standard to which roads in the rural area should be formed.

A paper published by Statistic New Zealand (Statistics New Zealand, 2008, Workforces on the move: An examination of commuting patterns to the cities of Auckland, Wellington and Christchurch) stated that the 2006 census revealed that around 7,700 people commute from Selwyn District to Christchurch City for work. Of particular concern is traffic volumes entering and leaving Christchurch City travelling through the residential areas of Hornby, Halswell and Hoon Hay and townships such as Prebbleton. Selwyn District Council is concerned about effects of additional traffic along Springs Road, and on Lincoln Township along Gerald Street and access to State Highway 1 at Rolleston township and the Izone industrial area.

Another effect of subdivision and residential growth in the rural area appears to be a demand for roads in the rural area to be sealed, even when there are insufficient vehicle numbers on the road to warrant sealing. The demand is greatest on roads which lead into the City and roads which lead to Arterial Roads into the City. Therefore, the demand may be to reduce perceived travel time to Christchurch.

The Council funds road maintenance and upgrades from rates income and NZTA subsidies through the National Land Transport Programme. However, the LTP Development Contribution Policy also provides for development contributions to be taken in specific situations where the roading improvements provide a direct benefit to the development being considered or the development itself requires the upgrade of the roading network adjacent to the development. This may require Council also providing supporting funding.

Railway Lines

Pedestrians, motorists, stock and other road users moving across railway lines can also create potential safety hazards. The two main trunk railways lines in the Selwyn District cross many roads. Not all railway crossings in the District have bells or barrier arms, so visibility at railway line crossings is very important for both train drivers and motorists. Railway crossings need to be appropriately designed for the number and type of vehicles using them. Where activities increase the number of people or vehicles crossing the railway line, any effects on the safety of the crossing need to be mitigated.

Airfields

Areas in the approach paths to airfields or airports need to be clear of very high structures, to enable the airfield or airport to operate within Civil Aviation Authority regulations. This includes approach paths to West Melton Airfield and Hororata Domain (see Appendix 19).

Pathways

In order to encourage active travel modes and increase connectivity through rural areas it is necessary to establish a greater provision for walking, cycling and shared paths. Such paths need to be strategically located to ensure they meet the needs of the potential users. Such paths may be provided in a variety of locations both on and off road and or located within the road reserve but separated from the carriageway. The main existing pathway is the Little River Railtrail.

The interaction of such pathways with other transport networks also needs to be considered, often pathways must cross roads and vehicle crossings as such the location and design of the path particularly where it may interact with other transport networks needs consideration.

Issue 3

Future Transport Network

The Christchurch, Rolleston and Environs Transportation Study (CRETS)[1] identified the issue of efficient travel within and beyond the district to meet the future needs of the growing population in both Selwyn District and Christchurch City and the increasing demand for travel between these districts and within the Selwyn District.

[1] CRETS commenced in 2000 and is a partnership between SDC, NZTA, CCC, ECAN and CIAL to investigate and develop a transport strategy to accommodate transport growth and demand in the greater Christchurch area up to and beyond 2021. CRETS was adopted by SDC in 2007.

There is an identified need to provide adequate capacity and ensure a good level of service on State Highways, arterial and collector roads between townships, to Christchurch City and other major destinations around Selwyn District. CRETS recommended upgrading existing links and providing new roads to encourage the use of main roads and avoid adverse effects of through traffic particularly on the townships of Rolleston, Lincoln, Prebbleton and Templeton. Further studies are likely to be undertaken by the Council in relation to the CRETS recommendations, and any final recommendations will need to be assessed within the framework of the Resource Management Act.

Main routes need to provide for the future expansion of public transport services within Selwyn District to Christchurch City and other major destinations. In conjunction with public transport, there is also a need to provide off road cycle and pedestrian links between townships to offer alternatives to private motor vehicle travel as part of the overall strategy to meet the travel demands associated with growth.

Many of the future transport network issues facing Selwyn District cross territorial boundaries and require co-operative planning of the timing and funding of road upgrades in the short, medium and long term, with other stakeholder partners such as Christchurch City Council, New Zealand Transport Agency, Environment Canterbury and the Christchurch International Airport. These include upgrading the road network, new motorways, public transport and walking and cycling links.

Future local transport networks need to be designed to ensure long term sustainability of the land transport system and to ensure future roads created by subdivisions are appropriately located within the existing road network to accommodate all potential road users including buses, pedestrians and cyclists.

In the next 40 years freight demands are expected to double in the Canterbury region. The efficient movement of freight is beneficial to the district and needs to be considered in the planning of the transport network. The future network may see the establishment of freight hubs and inland ports to cater for this growth by providing efficient opportunities to store, distribute and transfer freight between different transport modes e.g. sea, air, road and rail.

Future transport solutions may require utilisation of a variety of transport modes including alternatives to road transport. Viable opportunities to diversify the transport network via utilisation of alternatives to road transport need to be considered. The movement of freight via rail has been identified as an opportunity to control heavy vehicle use of the road networks where a practical and viable opportunity exists.

Issue 4

Effects of Transport Networks on the Environment and Surrounding Land Uses

The operation of transport networks can also adversely affect the surrounding environment. Examples include:

- Noise and vibration from heavy vehicles on road and rail.
- Dust and dirt from heavy vehicles, particularly stock trucks and coal trains.
- Reduced safety and amenity values from either increased traffic or from heavy vehicles servicing or passing through residential areas.
- Noise from aircraft flying overhead, as they approach and take off from, airports.
- Effects of constructing or maintaining roads, pedestrian and cycling pathways and railway lines on adjoining waterbodies and wetlands.
- The visual effects from road and pathway construction on slopes or bridges across waterbodies.
- The effects of noise, vibration, emissions, glare or dust from roads, railway lines or airfields on adjoining residents and reverse sensitivity effects.
- The effects of stormwater run-off on the adjacent environment, particularly run-off if it flows directly into streams.
- The effects of stock droving on road surfaces and road verges.

Increasing growth and development pressures are exacerbating such adverse effects in the Rural zone which can be more sensitive to these effects compared to most urban areas. It is therefore becoming increasingly important to integrate land use and transport planning.

Issue 5

Effects on the Operation of Transport Networks from Adjoining Land Uses (Reverse Sensitivity Effects)

Sometimes nearby residents complain about these effects, and try to restrict the activity to reduce the effects. This 'reaction' is known as a reverse sensitivity effect. It often occurs when for example:

- People buy or build houses next to busy roads, pathways, railways lines or airfields and do not expect the effects
- The traffic using the road, railway line or airfield changes and the effects increase.

Often these effects can cause nearby residents to complain, and try to restrict:

- the type of vehicles which use the road;
- the speed of vehicles; or
- the times when trains, aircraft and ancillary activities (such as loading of freight) operate

Increasing urban growth and development pressures are exacerbating such adverse effects in the Rural zone which can be more sensitive to these effects compared to most urban areas. By taking an integrated approach to land use and transport planning such effects can be avoided or minimised.

Christchurch International Airport

Christchurch International Airport is one of very few international airports which operates without any restrictions on the type of aircraft or hours of operation to reduce noise effects. New Zealand's geographic location means it is usually the 'last leg' on international flight schedules and many large aircraft arrive and leave at night-time. The current absence of restrictions on the airport's operating hours is important for the commercial viability of the airport and the South Island's economy.

CIAL has identified the area of land in the District where people are likely to be exposed to noise from aircraft taking off and landing at the airport. Areas subject to sound exposure levels sufficient to have adverse effects are shown on planning maps within "airport noise contour" lines. The noise contours represent the predicted levels of sound exposure expressed as the day-night average sound level (Ldn) in A-frequency weighted decibels (dBA). This basis is used because annoyance from aircraft noise is a cumulative effect caused by a combination of loudness, the number of events and the increased sensitivity of people to noise at night-time.

The areas affected in Selwyn District are shown on the Planning Maps. The noise contours are calculated using the number of aircraft flights when the existing runway is operating at its full capacity. Therefore, land is shown in the noise contour area which is not affected now, but will be within the next 15 years. As the airport gets busier three effects occur which will concentrate aircraft noise in the area shown in the noise contours:

- There will be more flights;
- Aircraft will have to join the approach path to the Airport much sooner than what they do now (ie, they will start to queue);
- They will have to fly using instruments rather than visual approaches. Aircraft will need to turn into the flight path further south of the airport than they do now.

Christchurch International Airport Limited wants provisions in the District Plan to avoid potential "reverse sensitivity" effects on the airport from 'noise sensitive' activities on land under the noise contours for 50 dBA Ldn and 55 dBA Ldn. It is therefore desirable that the density of noise-sensitive activities (and hence the number of people potentially affected) within the area contained by the 50 dBA Ldn air noise contour be kept as low as possible. There is a requirement for additional noise insulation in houses erected in the area covered by the 55 dBA Ldn noise contour.

Note: 'Noise sensitive' activities include activities that are likely to be affected by aircraft noise. For example: residential activities and visitor accommodation.

Issue 6

Accessibility, Energy Use and Diversity of Transport Modes

One of the core functions of transport infrastructure is to provide safe, efficient and effective transport options. Another is to ensure that both the transport options and adjoining land uses are accessible to the people who use them.

[1] O'Fallon, C., Sullivan, C. 2005. Trip chaining: understanding how New Zealanders link their travel. Transfund New Zealand Research Report No. 268. Pg.46, Table 5.9

The siting and design of transport infrastructure and land use patterns can cause and exacerbate adverse effects on the environment. These effects include "green house" gas emissions with atmospheric and climatic changes. The adverse effects of transport on energy efficiency and air quality are indentified by the RPS as a resource management issue for the whole of Canterbury. In addition, direct effects of transport on the environment of the Selwyn District may result, such as: air pollution, noise and vibration, contaminated stormwater run-off from roads, loss of public amenity including effects on visual amenity, natural character and areas of significant flora and fauna, effects on ancestral lands, sites and other taonga of value to Tāngata Whenua, spread of noxious weeds from road verges, loss of land to roads and to the parking of vehicles and effects on sites of heritage value.

The Regional Policy Statement instructs District Councils to promote land use and settlement patterns which reduce the demand for transport, especially by private motor vehicles. The RPS (Plan Change 1) also seeks to ensure that planning and provision of transport infrastructure is integrated with development and settlement patterns to reduce network congestion, reduce dependency on private motor vehicles, reduce emission of contaminants to air and water, reduce energy use and promote the use of sustainable transport modes.

Existing settlement patterns in Selwyn District include concentrations of people in growing townships separated by rural areas. This settlement pattern results in large commuter travel distances and heavy reliance on private motor vehicles. The existing nature of Selwyn District and the anticipated increase in future population growth makes it imperative to integrate future land use and transport planning to ensure that new development and a variety of transport infrastructure and modes are sustainable, functional and accessible.

Within the Selwyn District, transport networks need to be upgraded and when necessary new networks provided to improve accessibility and provide for sustainable travel options to reduce both local and wider environmental effects of travel. Transport routes linking townships pass through the rural area, and as such the rural area will also benefit from the promotion of sustainable modes of transport, for example the Christchurch to Little River Railtrail pathway.

Any new development needs to be appropriately located within the transport network (including roads and pathways) that are accessible, connected, safe, well designed

and appropriately located to encourage the use of active transport. New developments should also consider the ability to accommodate future public transport systems.

TRANSPORT NETWORKS — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address transport issues:

Integration of Land use and Transport

- Policies and rules that reflect the need for an integrated approach to land-use and transport planning to enable transport choice and avoid adverse effects of development.

Safe and Efficient Use

- A road classification (referred to as a road hierarchy) is used to identify and manage roads in the district based on their function and roles.
- Rules for: the design and siting of roads; vehicle crossings; vehicle access ways; car parking; and roadside signs, and activities on and alongside the road, based on the classification of the road.
- Policies to manage and plan the growth of townships to reduce effects of traffic movements on to or across main roads or across railway lines.
- A policy and rule to manage the height of structures near airfields.
- A policy to encourage network utility operators to minimise the effects of their activities in road reserves, on traffic flow and efficiency.
- A policy and rule to maintain visibility along railway lines and to avoid access to properties across railway lines.

Future Transport Network

- Policies and rules to encourage the development of roads and subdivisions which provide for sustainable transport modes (both on and off road).
- Rules for the provision of cycle parking.
- Policies and rules to encourage development patterns that reduce the need to travel long distances and enable short trips to be undertaken by more sustainable travel modes.
- Policies and rules that ensure the long term protection of transport systems including transport corridors

Effects on Surrounding Land-use

- Rules to control the minimum building setback from road boundaries
- Rules to control the orientation and frontage of new residential developments adjoining arterial roads and state highways.

Environmental Effects and Reverse Sensitivity

- A policy to encourage transport authorities to reduce the effects of constructing and maintaining roads on the surrounding environment.
- A policy and rule to manage the location of new airfields relative to houses.
- A policy and rules to protect existing airfields and the flightpaths to Christchurch International Airport from reverse sensitivity effects within the area covered by air-noise contours.
- A policy to promote the provision of, and encourage the use of, sustainable modes of transport within the rural area.
- The Plan policies encourage growth patterns that limit new residential areas to be developed parallel with and along main roads or railway lines.

TRANSPORT NETWORKS — OBJECTIVES

ROAD, PATHWAYS, RAIL AND AIRFIELDS

Objective B2.1.1

An integrated approach to land use and transport planning to ensure the safe and efficient operation of the District's roads, pathways, railway lines and airfields is not compromised by adverse effects from activities on surrounding land or by residential growth.

Objective B2.1.2

An integrated approach to land use and transport planning to manage and minimise adverse effects of transport networks on adjoining land uses, and to avoid "reverse sensitivity" effects on the operation of transport networks.

Objective B2.1.3

Future road networks and transport corridors are designed, located and protected, to promote transport choice and provide for: a range of sustainable transport modes; and alternatives to road movement of freight such as rail.

Objective B2.1.4

Adverse effects of land transport networks on natural or physical resources or amenity values, are avoided, remedied or mitigated, including adverse effects on the environment from construction, operation and maintenance.

Objective B2.1.5

Continued operation of existing airfields without adverse noise effects on land uses near airfields or under flight-paths to airfields including Christchurch International Airport while ensuring such resources are not compromised by inappropriate development of noise-sensitive land use activities.

Explanation and Reasons

Transport networks are vital to provide and improve accessibility (ensuring all users, particularly active modes, have access to services) to social cultural and economic activities in the District. People need access to quality transport networks, to move themselves and their goods safely and efficiently. Activities alongside roads, pathways, railway lines and airfields can affect the safe and efficient operation of the transport networks.

At the same time, residents living near transport networks sometimes object to effects such as noise, dust and vibration from the network. Objectives B2.1.1 and B2.1.2 are centred on ensuring transport networks operate safely and efficiently while not adversely affecting people living nearby.

Objective B2.1.2 recognises the potential impacts land use and transport can have on each other. Managing and mitigating such effects necessitates an integrated approach to the planning of transport systems and surrounding land uses.

Integrated assessments become increasingly important where activities are proposed out of zone, areas of land are rezoned, land is subdivided or activities that generate significant levels of traffic (all modes) are proposed.

The fundamental purpose of an integrated assessment from a transport perspective is to consider the accessibility of any proposal, for a range of modes and the ability to improve the accessibility for all modes. Other important considerations relate to how well the proposal fits with the objectives and policies of the wider area, the nature and scale of traffic (not just motorised) associated with the proposal and the impact on the existing transport network including any changes needed to meet appropriate policies and standards or improve connectivity (the linking of local facilities, adjoining land and surrounding neighbourhoods through connected transport networks) particularly for active modes.

An integrated land use and transport planning approach will manage the effects of urban growth and development on the existing transport network, manage the effects of transport networks on land uses and integrate the provision of new sustainable transport modes into the network based on anticipated urban growth.

Objective B2.1.3 relates to improving the permeability (providing choice and ease of movement through the network) and accessibility of the transport network in terms of the design, form, function and location of roads for example to achieve greater connectivity, as well as the provision for sustainable modes of travel. Providing a high level of connectivity can reduce travel distances and make active modes more attractive and efficient for users where such provision can have environmental and social benefits.

Objective B2.1.3 recognises that future solutions to transport particularly in and through rural areas need to consider sustainable transport modes. Consideration shall be given to the potential for public transport and expanding the active transport network and utilising and promoting the movement of freight via existing and future rail infrastructure.

Whilst the majority of sustainable transport options are focussed in urban areas, the road network in the rural area provides key transport links between townships, and as such needs to allow for public transport, cycle and pedestrian routes. An example is the Rail Trail cycleway.

Roads, pathways and rail links may pass through or alongside bush areas, waterbodies and wetlands, over slopes, and over or near sites of special cultural, heritage or other important values. Objective B2.1.4 addresses the effects which the location, construction and maintenance of roads, pathways and rail links may have on the surrounding area. Objective B2.1.4 is implemented using a combination of: advocacy; encouraging good practice among requiring authorities; and the Council's power under section 176(A) of the Act to approve outline plans for designations.

Objective B2.1.5 protects existing airfields and Christchurch International Airport from potential reverse sensitivity effects caused by residential activities locating too close to airfields or underneath the flight paths to Christchurch International Airport while ensuring that adverse effects of noise on other land uses in the District are limited. The objective is achieved by policies and rules to manage residential density in the rural area generally and under the flight paths to Christchurch International Airport, specifically. The policies and rules require additional noise insulation in houses erected in the area covered by the 55 dBA Ldn noise contour for Christchurch International Airport (see the Planning Maps).

TRANSPORT NETWORKS — POLICIES AND METHODS

ROADS AND PATHWAYS

Policy B2.1.1

Apply a road hierarchy classification in Selwyn District to recognise the different functions and roles of the Districts roads.

Policy B2.1.2

Manage effects of activities on the safe and efficient operation of the District's existing and planned road network, considering the classification and function of each road in the hierarchy.

Explanation and Reasons

Every road in the District is classified using a combination of destination (the link the road provides) and the number of vehicles using it. The standards for the design and formation of roads, vehicular accessways, and vehicle crossings; and the rules for land uses, alongside roads, are based on the classification the road has in the road hierarchy. Road classifications are listed in Appendix 9.

Developments can affect the classification of a road by increasing volume of traffic. When a development changes the volume or type of traffic on a road, the LTP Development Contribution Policy enables Council to take development contributions to pay for road upgrades (see Section B4.2). This may include the forming of any unformed legal road to provide access to a property.

Appendix 10 outlines the standards for road design and vehicle crossings, for roads as classified. These standards are taken from the Council's Engineering Design Standards 2000. These standards also stipulate standards for construction of roads and other utilities to be vested in the Council.

Methods

Road Hierarchy

- Appendix 9.

District Plan Rules

- Vehicle manoeuvres
- Subdivision

LTP

- Development Contribution Policy

Policy B2.1.3

Recognise and protect the primary function of roads classified as State Highways or Arterial Roads in Appendix 9, to ensure the safe and efficient flow of through traffic en route to its destination.

Policy B2.1.4(a)

Ensure all sites, allotments or properties have legal access to a legal road which is formed to the standard necessary to meet the needs of the activity considering:

- **the number and type of vehicle movements generated by the activity;**
- **the road classification and function; and**
- **any pedestrian, cycle, public transport or other access required by the activity.**

Policy B2.1.4(b)

Avoid or mitigate adverse effects on the safe flow of traffic along State Highways and Arterial Roads from new property access or new/expanded activities which generate a high level of traffic movements.

Policy B2.1.5

Promote the strategic planning of transport networks to achieve a high level of connectivity and provision for sustainable transport including public transport, cycling and walking.

Explanation and Reasons

Every road in the District is classified using a combination of destination (the link the road provides), the number of vehicles using it and the function of the road. The rules for the design and formation of roads, vehicle accessways, and vehicle crossings; and the rules for land uses, alongside roads, are based on the classification the road has in the road hierarchy. Road classifications are listed in Part E, Appendix 9.

Roads classified as State Highways are highest in the road hierarchy, they are required to accommodate connections by arterial roads, collector and local roads in a very controlled manner. Due to the higher volume and speed of traffic, the function of State Highways to carry 'through' traffic takes precedence over other functions of these roads. Activities which may affect this function such as: property access; signs; car parking; and stock droving are managed.

Arterial Roads connect the districts townships and other important places and activities together, including across district boundaries. They are medium capacity roads and have intersection priority over other roads lower in the hierarchy. They can provide a continuity of linkage between State Highways and collector roads and may be required to accommodate inter town bus services. Arterial roads are required to minimize, and control local road and property access to ensure they operate efficiently.

Collector Roads are low to medium capacity roads typically in urban areas that have an increased degree of access compared to other roads higher in the hierarchy. In some situations they may link smaller rural communities to the arterial road network. They provide a continuity of linkage between arterial roads and local roads and are the most likely used, in conjunction with arterial roads, to accommodate bus routes. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide.

Local Roads make up the largest proportion of the districts rural roads, and almost entirely their function is to provide for access to properties and adjoining land uses. They are not intended to act as main through routes for traffic, and generally have lower traffic volumes. They are not specifically identified in this Plan as there are no specific planning polices associated with them.

Policy B2.1.2 ensures all collector and local roads in Selwyn District are managed to balance each of their functions in respect to their classification within the road hierarchy. Within the road reserve, the Council and the New Zealand Transport Agency can also control activities through their powers under the Local Government Act and the Government Roading Powers Act 1989, respectively.

It is important to consider the location and design of new roads within the context of existing and anticipated transport networks and adjoining land use patterns. Policy B2.1.5 acknowledges that the strategic planning of transport networks to achieve a high level of connectivity and providing for sustainable transport (including public transport, cycling and walking) modes can reduce dependence on private motor vehicles with associated environmental, social and other benefits. In respect to future public transport provision reference is made to the guide on "Providing for Passenger Transport within your subdivision".

Developments can affect the classification of a road by increasing volume of traffic. When a development changes the volume or type of traffic on a road, the LTP Development Contribution Policy enables Council to take development contributions to pay for road upgrades (see Section B4.2). The forming of any unformed legal road necessary to provide access to a development or activity is the responsibility of those wishing to utilise the road.

Methods

Road Hierarchy

- Appendix 9

District Plan Rules

- Road formation
- Vehicle Accessways
- Vehicle crossings
- Car parking
- Intersection distances
- Outdoor signs
- Subdivision rules
- Otline Development Plans

Bylaw

- Stock droving
- Traffic and Parking
- Speed Limits

LTP

- Development Contribution Policy
- Community Outcomes

Design Guide for residential subdivision in the urban living zones

Policy B2.1.6

Avoid adverse effects of on-road parking and loading generated by surrounding land uses on rural roads.

Policy B2.1.7

Provide for pedestrian safety, security, circulation and access within parking areas by considering the interaction of vehicle access and manoeuvring, circulation, loading and parking, with likely pedestrian routes onto the site, including for users of public transport, and between car and cycle parks, and building entrances.

Explanation and Reasons

The majority of rural roads have a narrow carriageway and do not provide adequate width or sealed shoulders to allow for parking. Parking on grassed berms can damage the berm and drainage systems (for example, swales) and result in dust nuisance, spread of noxious weeds as well as mud and other deleterious material being deposited on the sealed carriageway. The provision of parking off-road avoids the potential for additional conflict associated with vehicles manoeuvring to and from road side parking with high speed vehicles on the frontage road. The type of traffic on rural roads for example heavy or over width vehicles and farm machinery that needs to use the road sides for access, can also exacerbate these effects. In addition to adverse effects on the safety, efficiency and other roles and functions of the road, road side parking in rural areas can have a noticeable impact on the character and amenity of the surrounding rural area.

Activities (particularly those with high visitor parking demand) with larger parking areas require the consideration of pedestrian safety, security, circulation and access within parking areas to be balanced against vehicle access and circulation in order to encourage people to walk and cycle within townships and provide for safe movement of pedestrians within the site, to and from motor vehicles and cycle parks.

Significant improvements for pedestrian circulation within a site can be achieved through consideration of the location of vehicle access and manoeuvring areas relative to pedestrian entrances to sites, parking areas and the building entrance and does not always require provision of separate pedestrian facilities.

Methods

Road Hierarchy

- Appendix 9.

District Plan Rules

- Vehicle manoeuvres
- Subdivision

LTP

- Development Contribution Policy

District Plan Rules

- Road formation
- Vehicle Accessways
- Vehicle crossings
- Car parking provision, design and layout
- Intersection distances
- Outdoor signs
- Subdivision rules
- Outline Development Plans

Bylaw

- Stock droving
- Traffic Control and Parking
- Speed Limits

Policy B2.1.8

Ensure roadside signs are designed and positioned so they can be read quickly and clearly by motorists without causing prolonged distraction from the road or sudden vehicle manoeuvres.

Explanation and Reasons

Traffic safety is paramount and efficient traffic flow is important, to efficiently move people and freight throughout the District. Signs that are incorrectly sited or designed may be hard to read and cause drivers to be distracted from the road for too long. Similarly, if signs are not sited far enough away or roadside activities have insufficient room for vehicles to move safely onto or off the road, they can cause drivers to make sharp or sudden manoeuvres which may disrupt traffic flow or cause an accident. The District Plan can reduce potential adverse effects on traffic safety or flow, caused by incorrectly positioned roadside structures such as signs, intersections, vehicle crossings and roadside stalls.

Policy B2.1.9

Ensure buildings are set back a sufficient distance from road boundaries to maintain good visibility for pedestrians and motorists, to allow safe access and egress.

Explanation and Reasons

Buildings positioned too close to road boundaries can affect the visibility of pedestrians, cyclists and motorists. If garage doors are parallel to the road it is desirable that there is sufficient room for a motor vehicle to park in front of the garage and off the footpath when stopping to open the garage door. Policy B2.1.9 is to ensure that buildings are setback a sufficient distance from roads, to ensure road safety is not adversely affected.

The policy is implemented by rules for setbacks of buildings from road boundaries. Setbacks are also required to mitigate reverse sensitivity arising from road noise.

Policy B2.1.10

Ensure vehicle crossings, intersections, pathways, roadside signs and noticeboards are designed and positioned to ensure good visibility for all road users, and to allow safe passage, access and egress.

Explanation and Reasons

If vehicle accessways and intersections are located too close to one another, visibility is insufficient for motor vehicles to manoeuvre on and off the road safely.

Policy B2.1.11

Ensure roads are designed, constructed, maintained and upgraded to an appropriate standard to carry the volume and types of traffic safely and efficiently.

Explanation and Reasons

As land use changes, the volume and type of traffic (including active modes) on a road also changes. As roads get busier, they require different design standards to ensure safe and efficient traffic movements. Upgrades may include widening, strengthening, improved lighting and additional footpaths to provide sufficient capacity for the traffic volumes expected.

Methods

District Plan Rules

- Subdivision
- Roads and Vehicle Accessways

Policy B.2.1.12

Avoid new property access directly on to the State Highway or Arterial Roads unless there is no alternative legal access available, or effects on the safe and efficient flow of traffic along the road will be minor.

Explanation and Reasons

Policy B2.1.12 prevents additional vehicle access directly on to roads classified as State Highway or Arterial Roads in the road hierarchy, unless:there is no alternative legal access to the property; or effects on passing traffic will be minor. The Policy and Rule apply to both:

- Additional vehicle crossings on existing properties; and
- New vehicle crossings created when allotments are subdivided and sold.

State Highway or Arterial roads are managed primarily to carry high volumes of “through” traffic at high speeds, safely and efficiently. In the rural area, the maximum speed limit on these roads is 100 km/hr. As residential density increases, residential and business activities that seek to locate beyond the speed restricted area increase the chance of vehicle conflicts between adjoining land uses and traffic on the frontage road. The corresponding rule makes vehicle crossings on to State Highway Roads a restricted discretionary activity (needs a resource consent) if the speed limit exceeds 70km/hr. The Council (as the consent authority) will consider matters such as: whether the property can have access from another road; the location of the vehicle crossing; and the number and type of vehicles and other modes using it.

It is important to consider the location and design of new roads within the context of existing and anticipated transport networks and adjoining land use patterns.

Please note: Existing property access on to State Highway Roads may be an “existing use” under section 10 of the Act (see Part A, Section 2.3).

Methods

District Plan Rules

- Outdoor signs and noticeboards
- Utilities
- Access
- Building setbacks from road boundaries

Policy B2.1.13

Avoid planting trees or hedges in positions or allow them to grow to heights where they will shade roads for prolonged periods during winter.

Explanation and Reasons

Trees and hedges are often planted along the road boundaries of properties for shelter. Sometimes trees are planted up to property boundaries in plantation to maximise the size of plantations or to avoid having narrow strips of unkempt land along property boundaries. Trees or hedges planted close to the road boundary on the north side of the road can shade the carriageway for the whole day in the winter months when the sun is at low angles. There are many examples throughout the District of stretches of road which remain icy throughout the whole day because of trees and hedges shading the road. This adverse effect can be mitigated by planting trees or hedges a sufficient distance back from the road boundary or by keeping hedges and shelter belts trimmed to a height, so that they do not cast shadows over the road during the middle of the day.

Please note: Existing trees and hedges may be an “existing use” under section 10 of the Act (see Part A, Section 2.3)

Methods

Local Government Act, S.355

District Plan Rules

- Tree Planting

Advocacy

- Negotiation with landowners

Policy B2.1.14

Ensure property gates are designed and positioned to leave adequate space for motor vehicles to move off the carriageway before stopping to open them.

Explanation and Reasons

Traffic hazards are created if vehicles cannot move off the carriageway before stopping to open gates. Policy B2.1.14 is implemented by a rule which sets out a minimum distance for a gate to be set back from the road boundary of the property. The distance depends on whether the gate is swung so it can be opened towards the property or only opened towards the road.

Method

District Plan Rules

- Gates

Policy B2.1.15

Promote stock droving practices that are safe, controlled and alert motorists that stock are ahead and which minimise disruption to traffic flow.

Explanation and Reasons

Droving stock along and across roads is an integral part of the use of the road corridor in the rural environment. The risk of accidents between motorists and stock increases as roads get busier. Stock move more slowly than motor vehicles and some motorists hesitate about driving through stock and areas where stock effluent has been left on the road. The potential for conflict is greatest on main routes however can create significant disruptions and be a hazard to motorist particularly those unaccustomed to such rural activities. The Council will not prevent stock droving along or across roads in the Rural zone where it occurs in a controlled manner, except where Policy B2.1.16 applies. Stock droving is part of the rural environment, and roads were used to drive stock long before motor cars. Rather, Policy B2.1.15 manages the issue by requiring good stock droving practices including providing adequate warning to motorists; and moving stock along roads as quickly and orderly as practical. Policy B2.1.15 is implemented through the Council's stock droving by-laws.

Method

Bylaw

- Stock droving

Policy B2.1.16

Require dairy farms to have alternative access for milking herds to milking sheds other than along formed, legal road reserves.

Explanation and Reasons

Policy B2.1.16 requires dairy farms to have other means by which to move dairy cows between milking sheds and grazing paddocks, than along legal road reserves. This in particularly prudent where dairy cows have to cross roads between milling sheds and grazing areas. The legal road reserve includes both the carriageway and the grass berms.

The Policy applies specifically to dairy herds because they have the greatest effect on the road reserve; due to the frequency of stock movements.

This practice damages the road surfacing, road side drains and water races and can lead to slippery driving conditions where effluent and mud is carried and deposited onto the road carriageway. Dairy herds trampling in the road berm churns up the frontage outside other people's properties affecting private vehicle crossings, making them unpleasant to use.

Method

District Plan Rule

- Dairy farms

Bylaw

- Stock droving

Policy B2.1.17

Encourage people to walk or cycle within and between townships by providing a choice of routes for active transport modes and ensuring there is supporting infrastructure such as parking for cycles, at destinations.

Explanation and Reasons

All of Selwyn District's townships are small enough that business and community facilities are within easy walking or cycling distance for residents. The Council cannot 'force' residents not to use cars, but it can help develop walkways, cycleways and street designs which make walking or cycling safer and more pleasant.

To be useful cycleways and walkways need to: be easy to access; be perceived as "safe" to use; and lead to focal points such as shops, recreation areas or the school. The provision of well designed facilities at destinations, such as cycle parking and seating, and also signage will help to support the use of cycleways and walkways. Where new pedestrian / cyclist links are provided, the width of the corridor should depend on its length, as the longer the corridor the wider it should be to maintain visibility through the link from both ends.

The Council is required to have regard to the Regional Land Transport Strategy (RLTS) in preparing its District Plan.The RLTS promotes the use of alternative (sustainable) modes of transport (e.g. buses, bicycles, and walking). It is therefore considered that the above policy integrates with the policies of the RLTS.

Methods

Selwyn District Walking and Cycling Strategy

- Goals and Action Plan

District Plan Policies

- To assess plan changes to rezone land for expansion of towns

District Plan Rules

- Subdivision, provisions for cycleways/ walkways

Subdivision Design Guide

- Layout and conceptual design

Selwyn District Council Engineering Code of Practice

- Design

LTP

- Funding to assist communities to develop walkways and cycleways

Policy B2.1.18

Encourage network utility operators to co-ordinate, install and maintain and repair utilities located in the road reserve, at times and in ways which minimise any potential effects on traffic (all road users) flow, traffic safety, amenity and activities on adjoining land including access to properties.

Explanation and Reasons

The maintenance or repair of roads and the installation, repair or replacement of pipes, cables and other utilities laid within the road reserve disrupts traffic flow and use by other road users. The noise, dust and vibration from these works, and difficulty getting access into or out of properties can also adversely affect residents and businesses.

Utilities are sought to be installed in a coordinated manner to avoid issues associated with continual disruption to road users and infrastructure and perceived inefficiencies by the public.

Much of this sort of work is done by requiring authorities using designations or special statutory powers. The Council will encourage network utility operators to consider these matters when developing work programmes, particularly for non-emergency work.

Methods

Advocacy

- Discussions with network utility operators

District Plan Rules

- Construction noise and vibration
- Stockpiling of materials

RAILWAY LINES

Policy B2.1.19

Encourage viable alternatives to road transport such as the movement of freight via rail.

Explanation and Reasons

Future solutions to transport particularly through rural areas may necessitate alternatives to road transport. The use of existing and future rail infrastructure may facilitate more efficient movement of freight throughout and beyond the District.

Method

District Plan Rule

- Railways

Policy B2.1.20

Ensure structures and plantings do not impair the visibility of railway lines and road/rail crossings for motorists, pedestrians, cyclists or train drivers.

Explanation and Reasons

Railway crossings are hazardous places and not all crossings have bells or barrier arms or other appropriate warning devices. Visibility of railway crossings is as important as visibility at any intersection. Some land alongside railway lines has building line restrictions to ensure visibility is not impaired.

Method

District Plan Rule

- Subdivision – building line restrictions for railway crossings
- Line of sight

Policy B2.1.21

Avoid any property having access to a formed, legal road over a railway line.

Explanation and Reasons

Pedestrians and vehicles should not have to cross a railway line to obtain access on to a formed legal road from their property. The crossing of railway lines is best undertaken at controlled road level crossings as other situations can be dangerous where the necessary standards and controls cannot be provided.

Method

District Plan Rule

- Property access

Policy B2.1.22

Ensure any new development is designed and located to minimise the need for pedestrians, cyclists, motorists or other road users (including stock) to cross railway lines.

Explanation and Reasons

Where new development is proposed, consideration should be given to the location of the land relative to any railway line: in particular; whether pedestrians or motorists need to cross the railway line to access the main road out of the town or to access business or community facilities. Where a township has been confined wholly or largely to one side of a railway line, this pattern should continue unless there are other resource management reasons to avoid continuing to expand the township in that area.

Methods

District Plan Rules

- Property access

District Plan Policy

- To assess plan changes to rezone land for expansion of townships

AIRFIELDS

Policy B2.1.23

Ensure structures and activities do not adversely affect the safety of aircraft approaches to Hororata Domain or West Melton airfield.

Explanation and Reasons

Restrictions on height of structures and trees in close proximity to these existing airfields are necessary to ensure the safe take off and landing of aircraft and are recommended by Civil Aviation Authority. These restrictions affect land outside the airfields, but height restrictions only affect very tall structures or trees (refer Appendix 19).

Methods

District Plan Rules

- Structures
- Tree Planting

Policy B2.1.24

Manage the location and operation of new airports, airfields or helipads used for frequent and consistent take off or landing of aircraft; and

Once established, protect these facilities from reverse-sensitivity effects caused by new activities establishing around them.

Explanation and Reasons

The take off or landing of aircraft for top-dressing, frost prevention, crop and pest spraying, recreation, tourism, construction work, and logging, is part of the rural environment. Residents in rural areas can expect to hear noise from aircraft taking off and landing on sites around them from time to time.

Airfields and helipads are established in the rural area for more frequent take off and landing of aircraft on a consistent basis. Policy B2.1.24 does not discourage these activities. The Rural zone is an appropriate area for these activities to locate. Their location, relative to existing townships and houses, and their operation should be managed to mitigate effects of noise and vibration on surrounding residents. Once established, these activities should also be protected from becoming surrounded by residential development or other activities which may be sensitive to their effects. This is achieved by keeping residential density low in the Rural zone, and by not allowing townships to expand to surround these sites.

“Noise sensitive” activities include any residential activities, other forms of accommodation and educational facilities.

Policy B2.1.24 applies to new airfields. Existing lawfully established activities at West Melton and Hororata Domain may be “Existing Uses” under section 10 of the Act. The District Plan policies and rules will apply to either of these sites, if the effects of the activities on the site change.

Method

District Plan Rules

- Airfield or helipad

EFFECTS ON THE ENVIRONMENT AND REVERSE SENSITIVITY EFFECTS

ROADS AND RAILWAY LINES

Policy B2.1.25

To encourage noise sensitive activities to be adequately set back from State Highway and Arterial Roads.

Explanation and Reasons

The State Highway and Arterial Roads within the District perform a valuable function as a transport network and represent a considerable investment of public funds. The ability of these roads to continue functioning at the highest level in the transport network cannot be jeopardised by inappropriate land uses being established along them that could suffer from reverse sensitivity effects. Requiring noise sensitive activities to be set back from these routes is one means of mitigating adverse effects of traffic noise.

Method

District Plan Rules

- Building Position

Policy B2.1.26

Encourage heavy vehicles to use routes which bypass townships, where practical and appropriate, and avoid new residential development along heavy vehicle bypasses.

Explanation and Reasons

Heavy vehicles travelling through townships can adversely affect:

- Residential amenity values through dust, noise and vibration;
- Perceptions of safety, especially for cyclists and pedestrians; and
- Roads, if they are not designed for heavy vehicles.

Policy B2.1.26 encourages heavy vehicles to use routes that bypass rather than bisect townships, where practical and appropriate, in order to avoid these effects. The preferred method to achieve this in these circumstances is to design ring roads and bypasses that are quicker and easier to use, than roads which bisect townships. Consequently, once a bypass or heavy vehicle route is created, it is important that it is not adversely affected by new residential or business activities occurring along the route, and then trying to slow or restrict the traffic using it.

Methods

Selwyn District Council Engineering Code of Practice

- Road design

Asset Management Plans

- Roads

District Plan Policies

- To assess plan change requests to rezone land for the expansion of townships around heavy vehicle routes or bypasses

Bylaws

- To prohibit heavy vehicle use of roads if necessary.

Policy B2.1.27

Discourage adverse effects from constructing or maintaining roads or railway lines on the natural environment, landscape values, and sites with heritage or cultural values.

Explanation and Reasons

Roads and railway lines traverse or adjoin parts of the rural area with special values. Constructing and maintaining them can affect the environment. For example: disturbing sites; placing sediment in wetlands and waterbodies; clearing vegetation; or visual effects on slopes. Roads and railway lines are managed by designations; so District Plan rules do not apply. The Council can use its powers under section 176(A) of the Act (to approve outline plans for designations) and advocacy, to encourage adverse effects to be mitigated.

Method

- Advocacy
- Discussions with network utility operators

CHRISTCHURCH INTERNATIONAL AIRPORT

Policy B2.1.28

Maintain residential density at a maximum of 1 house per 4 hectares, and avoid other noise sensitive activities in the rural area within the 50 dBA Ldn air-noise contour shown on the Planning Maps.

Policy B2.1.29

Require any new dwelling or extension to an existing dwelling within the area under the 55 dBA Ldn (or greater) air-noise contour shown on the Planning Maps, to be insulated for noise to the standards required in the Table contained in Appendix 20 of this Plan.

Explanation and Reasons

Noise contours, shown on the Planning Maps, are for noise from aircraft on the approach path to the Christchurch International Airport.

Christchurch International Airport is one of the few international airports which currently operate without any restrictions on the type of aircraft or times of flights, to manage effects of aircraft noise.

Christchurch International Airport Limited, the Airport Company, is anxious to maintain unrestricted operation in the future. Therefore, Christchurch International Airport Limited wants to prevent residential activities, or other activities which may be sensitive to aircraft noise, locating close to the airport and then lobbying for restrictions on the airport's operations. To avoid this situation, Christchurch International Airport Limited opposes residential development at densities greater than 1 house per 4 hectares on land inside the 50 dBA Ldn contour line.

New Zealand Standard NZS 6805:1992 recommends restrictions on residential development apply where aircraft noise exposure is 55 dBA Ldn or greater, but notes that greater protection may be appropriate in some areas. Christchurch International Airport Limited advocates for land use restrictions from 50 dBA Ldn. Overseas research shows people become annoyed by aircraft noise at levels lower than 55 dBA Ldn, so the risk of "reverse sensitivity" effects occurs before then. At 50 dBA Ldn, Christchurch International Airport Limited advocates restricting residential activities rather than requiring noise insulation. The reason is that the effects from aircraft noise at 50 dBA Ldn are mostly experienced outdoors or when windows are open. Policy B2.1.28 requires that residential density be maintained at a maximum of 1 house per 4 ha in rural areas within the 50 dBA Ldn air noise contour.

Policy B2.1.29 recognises that any risk of potential 'reverse sensitivity' effects on flight operations through Christchurch International Airport must be avoided because of the importance of the operation of the airport to the Region's and District's economy.

The noise contours are shown on the Planning Maps.

Methods

District Plan Rules

- Residential density
- Noise insulation

District Plan Policies

- Residential density and subdivision

TRANSPORT NETWORKS — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected to occur from implementing Section B2.1:

Roads and Access

- All roads are formed and maintained to the standard necessary to carry the type and volume of traffic using them, safely and efficiently.
- State Highway and Arterial Roads are the most efficient roads for carrying "through" traffic.
- The visibility of roads, intersections, vehicle crossings and railway crossings is not impaired.
- Adverse effects of residential and business growth in Selwyn District on road links into Christchurch City are addressed.
- Roadside stalls and vehicle crossings are located along straight stretches of road, with good visibility and plenty of room to manoeuvre safely on and off the road.
- Fewer impacts from the construction, maintenance and repair of roads or other utilities in road reserves, on people and the environment and areas along side roads are replanted post construction.
- The number of dairy cows driven along or across roads to milking sheds does not increase.
- Greater provision for public transport and active modes such as walking and cycling.
- The avoidance of situations that may give rise to reverse sensitivity and reduce the future viability and or efficiency of transport systems.

- New settlement and residential activities occur closer to places of work or existing townships.

Pathways

- Greater provision of and improvement of existing on and off road pathways, footpaths and cycleways.
- Improved accessibility and connectivity through the rural area by active travel modes.

Railways

- The safe operation of the District's railway lines is not reduced or impeded by land use activities.
- Properties do not have access directly over railway lines.
- Visibility along railway lines and at road/rail crossings is maintained.
- Opportunities for movement of freight via rail are encouraged.

Airfields

- The height restrictions around West Melton Airfield and Hororata Domain are retained.
- Adequate distances between airfields, helipads and dwellings are maintained.
- Residential density is maintained at 1 house per 4 hectares or less in areas affected by noise from the flight paths to Christchurch International Airport and remains able to operate 24 hours a day.

TRANSPORT NETWORKS — MONITORING

See Part E, Appendix 1.

TRANSPORT NETWORKS — INFORMATION

- Road Classification
- Selwyn District Council Walking and Cycling Strategy
- Selwyn District Council Subdivision Design Guide
- Selwyn District Council Engineering Code of Practice
- Selwyn District Council Asset Management Plans
- Councils LTP

B2.2 UTILITIES — ISSUES

- **The cost of providing utilities in the rural area.**
- **Adverse effects of utilities on the landscape and amenity values of the rural area.**

What are Utilities?

Utilities are physical resources – the infrastructure which provides services such as: transport; water supplies; drainage; effluent and waste disposal; energy; meteorological functions and telecommunications. This section addresses issues associated with utilities, generally. Part B, Section 2.1 addresses transport networks. Part B, Section 2.3 addresses community facilities and recreation areas; and Part B, Section 2.4 addresses waste disposal.

Utilities have the following characteristics:

- They are often necessary for people to carry out their activities, eg telecommunications and water supplies.
- People expect to have access to utilities, to a certain standard and at an affordable price, to enable them to carry out their activities.
- Some utility providers have a statutory duty to provide utilities to a certain standard and within a certain price.
- Many utilities operate in networks which cover large areas.

People expect utilities to be available and affordable. They also expect themselves and their environment to be protected from any adverse effects from the installation or operation of utilities.

Issues with Utilities

Need for Utilities

Utilities are essential for people to carry out economic and social activities. The rural area is an important business area in the District and access to utilities at a

reasonable cost is vital. It can be more expensive to provide utilities in rural areas than townships, because people are more widespread and access into remote areas can be difficult.

If residential density increases and allotment sizes get smaller, some parts of the rural area will require additional utilities, for example: reticulated water supplies, reticulated sewage treatment and disposal, and waste collection. The District Plan allows for residential development at higher densities in the Rural zone immediately surrounding townships and in the Porters Ski and Recreation Area (see Section B4.1 Residential Density and Subdivision). These allotments will need utilities similar to those in townships.

Under the LTP Development Contribution Policy, the costs associated with these additional utilities can be met through development contributions. The LTP Development Contribution Policy requires the provision of development contributions toward the cost of utilities based on service catchments. All new developments in the service catchments will be subject to a development contribution. Development contributions are generally taken at the subdivision consent stage, though they may apply at the building consent stage or at the service connection stage on residential or rural development where additional units of demand are created in the absence of subdivision.

Effects of Utilities on the Environment

Utilities are often used to mitigate adverse effects of activities on the environment. They can also cause adverse effects. People want the convenience of utilities, but often do not want to live near the infrastructure that provides the services.

There are three types of effects from utilities in the rural area:

Visual

Visual effects are the most obvious effects from utility buildings and structures. Utility structures and buildings may affect the character of the rural area, which people perceive as having fewer buildings and structures than urban areas.

Nuisance

Some utilities have nuisance effects such as noise, odour, or glare. The Rural zone is often an attractive place to locate utilities that cannot operate close to people due to nuisance effects, for example, sewage treatment stations or landfills. Once established, these activities need to be protected from new residential development occurring too close and creating reverse sensitivity issues.

Potential Health Issues

There has been much publicity over whether utilities which emit electromagnetic radiation or electromagnetic fields, affect people's health. Policy B3.4.16 of the Township Volume of the Plan, encourages these utilities to be located in Rural zones rather than Living zones.

To address potential health issues research undertaken by the Ministry of Health in conjunction with the Ministry for the Environment resulted in New Zealand Standard NZS 2772.1:1999 on Radiofrequency Fields Exposure. This has largely been formulated by drawing on international standards so to arrive at an outcome that affords a high degree of public health protection.

Provision of Utilities

Traditionally, utilities were provided by central or local government. This was usually done by designations. Increasingly, private organisations are providing utilities. Some private organisations are Requiring Authorities under section 167 of the Act (they can designate land). However, the District Plan needs to make provision for utilities using other methods than designations, because:

- It is consistent with the RMA (Part II and Section 32) to allow activities which have only minor effects as permitted activities.
- It is necessary to provide for the installation, maintenance and upgrade of utilities on sites which are not designated.

UTILITIES — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues associated with utilities:

Efficient Use

• Avoid unnecessary restrictions on the installation of utilities.

• Any controls on utilities relate to effects on the environment, not the type of utility or who provides it.

Effects of Utilities

• Effects of utilities on the environment are managed.

• Potential reverse sensitivity effects of activities on utilities are managed.

UTILITIES — OBJECTIVES

Objective B2.2.1

Utilities are recognised as essential tools for people's economic and social well-being, and to mitigate effects of other activities, on the environment.

Objective B2.2.2

The provision of utilities where any adverse effects on the environment and on people's health, safety and wellbeing is managed having regard to the scale, appearance, location and operational requirements of utilities.

Explanation and Reasons

Utilities are necessary to enable many activities to take place and to mitigate adverse effects of activities on the environment. For example, reticulated sewerage treatment and disposal can reduce the risk of groundwater contamination. Co-ordination is needed between new activities, and installing the utilities that activity needs.

Objective B2.2.1 recognises the importance of utilities for the many business and residential activities which occur in the Rural zone. Obtaining access to these utilities can be difficult because the number of users is small and the distance between them large compared with a township. Objective B2.2.1 is achieved through policies and rules which:

- Outline the utilities that must be provided to allotments before activities can take place.
- Manage effects, not the type of utility or who supplies it.
- Protect established utilities from potential reverse sensitivity effects with new activities.

Utilities may have adverse effects on the environment. Objective B2.2.2 addresses these potential adverse effects. Utilities usually have less effect, or no more effects, than other activities, and their impacts are primarily visual. These effects are managed with regard to the sensitivity of the host environment, with living areas and outstanding landscapes being the most sensitive. This protection also takes into account the operational requirements of utilities. Potential health effects are addressed through reference to appropriate New Zealand Standards.

UTILITIES — POLICIES AND METHODS

Policy B2.2.1

Ensure any activity has access to the utilities it requires when the allotment is created, if practical; or before the activity starts on the site.

Explanation and Reasons

Policy B2.2.1 requires utility services to be available at the boundary of any allotment. Policy B2.2.1 is to ensure activities have access to the utilities they require, to mitigate their effects, under the Plan. The policy encourages utility connections to be installed at the boundary of allotments when they are subdivided. The reason is to avoid people buying allotments that do not have or cannot be supplied with the access to the utilities they need. The policy recognises that supplying utility connections when land is subdivided is not always practical. For example, if there is no subdivision, if it is unclear what the allotment shall be used for and thus the utilities needed. The Council (as consent authority) shall determine the conditions for access to utilities on subdivision consents.

The District Plan policies and rules describe the utility services which must be available for activities in the Rural zone.Please refer to Sections B1.3 Water; B2.4 Waste Disposal; and B4.1 Residential Density and Subdivision.

Method

LTP

- Development Contribution Policy

District Plan Rules

- Subdivision
- Water supply
- Sewage disposal

Policy B2.2.2

Ensure provision is made for the ongoing maintenance and repair of utilities which are not vested in the Council, and that the users of these utilities are informed of any responsibility they have for ongoing maintenance or repair.

Explanation and Reasons

In the past most utilities were provided by local or central government agencies. Increasingly, private organisations are supplying utilities, such as water supplies, sewage treatment and disposal, and telecommunications. Sometimes the users are responsible for the ongoing maintenance and repair of these utilities. The Council does not advocate for the proliferation of numerous small water supply and sewage treatment schemes. It is important that the number of connections meets a critical mass to enable the long term sustainability of such schemes.

The Council prefers community water supplies, and community stormwater and sewage disposal systems, to comply with its Engineering Design Standards (2000) and be able to connect into the public system when it is available. In these cases, it is likely the Council will take over the utility and responsibility for its maintenance and repair. If responsibility for community water supplies, sewage and stormwater systems or other utilities remains with residents, there needs to be:

- A method to make residents aware of their share of responsibilities to maintain and repair the utility.
- An agreement between residents for how they will manage the utility and fund its maintenance and repair.

Methods

District Plan Policies

- To assess requests to subdivide land

District Plan Rules

- Subdivision and Residential Density

Policy B2.2.3

Avoid potential reverse sensitivity effects of activities on the efficient operation development, use and maintenance of

established utilities.

Explanation and Reasons

Reverse sensitivity effects occur when activities, which are sensitive to the effects of utilities, establish close to the utility and then complain about its operation. The complainants can force the utilities to relocate to new sites or restrict the operation of the utility.

Policy B2.2.3 is implemented by:

- Rules to manage the location of utilities likely to have effects beyond the site; and
- Policies and rules to manage residential density in the rural area generally, and close to existing utilities, specifically.

This policy should be read in conjunction with Section B3.4 Quality of the Environment.

Method

District Plan Rules

- Residential density
- Discretionary activities

Policy B2.2.4

To ensure that emissions of electromagnetic radiation are managed to avoid any adverse effects on health.

Explanation and Reasons

Some people are concerned about the possible effects of electromagnetic radiation on health. This is addressed in the Plan by reference to the need to comply with the New Zealand Standard NZS 2722.1:1999.

Method

District Plan Rules

- Utilities

Policy B2.2.5(a)

Avoid siting utility structures or buildings on hilltops in the margins of lakes or rivers or in areas identified as outstanding natural features and landscapes, sites with special cultural values (Silent File Areas, Wāhi Taonga Sites and Management Areas or Mahinga Kai Sites) or Heritage Sites in the Plan, unless operational necessity makes this impractical.

Policy B2.2.5(b)

Where not practical mitigate any adverse effects of the utility, and of any access road or ancillary features, on the landscape values of the area.

Explanation and Reasons

Outstanding natural features and landscapes in the rural area are identified in Section B1.4, and margins of lakes or rivers in Section B1.3. Silent File Areas, Wāhi Taonga Sites and Management Areas and Mahinga Kai Sites are listed in Appendix 5 and shown on the Planning Maps. Heritage sites are listed in Appendix 4. Section B3.3 contains provisions to protect all these sites. This policy should be read in conjunction with these sections.

Policies B2.2.5(a) and (b) recognise that hilltops and the margins of lakes or rivers, sites with cultural significance to Tāngata whenua, and sites with heritage values are also areas where utilities can have adverse effects, and it is desirable to avoid locating utilities on such sites. However, it is not always practical. Utilities which rely on remote sensing need to be located on hilltops. Network utilities may need to pass through areas of outstanding landscape or across waterbodies. In most cases, the Council expects there will be alternatives to locating utilities on sites with cultural significance to Tāngata whenua or on sites with heritage values. In some cases, these cultural sites encompass a large area and network utilities may have to pass through them. Some heritage sites are still used as buildings or structures, and utility services to those buildings and structures are necessary. Where it is not practical to avoid these areas, the utility must be designed and sited to mitigate adverse visual effects. This includes ancillary features such as access roads and power supply lines.

NOTE: Erecting any structure in the bed of a lake or river is controlled under Section 13 of the RMA.

Method

District Plan Rules

- Earthworks
- Structures

Policy B2.2.6

Require utility structures to be made of low reflective materials.

Policy B2.2.7

Encourage the co-siting of utilities, where practical.

Explanation and Reasons

The rural area is characterised by a dominance of vegetation, trees and open space over buildings and structures. Policies B2.2.6 and B2.2.7 are to reduce the visual prominence of utility structures in the rural area through the use of low reflective materials (Policy B2.2.6) and co-siting of utilities, where practical (Policy B2.2.7).

As the number of network utility operators increases through competition in the private sector, the number of utility structures in an area may also increase. Finishing utility structures in materials with low reflectivity helps them to blend into the landscape and reduce the prominence of structures. Co-siting utilities may reduce the number of different sites in the rural area which have utility structures and the perception of structures and buildings everywhere. It may also reduce potential reverse sensitivity effects by lessening the number of places where utilities may be sited next to activities which are sensitive to their effects. The policy recognises that it is not always practical to co-site utilities, for example: where utilities affect one another; or have different siting requirements.

Competing network utility operators may resist Policy B2.2.7. Trade competition is a matter consent authorities are to disregard under section 104 of the Act. Therefore, co-siting of utilities will be encouraged where it mitigates potential adverse effects on the environment. Network utility operators are not expected to share facilities. It may not be practical to co-locate utilities if they adversely affect each other or the site of an existing utility does not comply with the policies of the District Plan.

Methods

District Plan Rules

- Subdivision

Acvocacy

Policy B2.2.8

Ensure utilities located in areas subject to flooding or slips, do not create or exacerbate natural hazards.

Explanation and Reasons

Part B, Section 3.1 – Natural Hazards and the Planning Maps identify areas in the Rural zone which are known to have been subject to flooding hazards in the past. These are not the only areas in Selwyn District likely to experience natural hazards in the future.

Policy B2.2.8 addresses effects of flooding, slips and other events on utilities. The policy should be read in conjunction with Section B3.1 – Natural Hazards.

Policy B2.2.8 does not prevent utilities being located in rural areas subject to natural hazards. The policy requires particular attention to be given to the function, design and siting of these utilities to ensure any effects which may occur if the site is flooded, slips, erodes, shakes or ruptures will be minor. This may mean some utilities are better located elsewhere.

Policy B2.2.8 is implemented through general rules for earthworks, structures and activities, and through the Council's duties under sections 71 to 74 of the Building Act 2004. The Council cannot issue a building consent in an area subject to inundation or slippage, unless it is satisfied any adverse effects will be mitigated.

Methods

District Plan Rules

Building Act 2004

- Earthworks
- Utilities
- Discretionary activities

Policy B2.2.9

Encourage utilities located in road reserves to be installed, maintained and replaced with minimal adverse effects on traffic safety or flow.

Explanation and Reasons

Many utilities are located in road reserves. Some network utility operators are empowered by specific statutes to enter road reserves to install, maintain and replace these utilities. Policy B2.2.9 is to encourage these network utility operators and the roading authorities to work together to reduce any adverse effects of these activities on traffic safety and efficiency. This policy should be read in conjunction with Policy B2.1.13.

Method

Advocacy

- Encourage network utility operators and road managers to discuss or develop protocols over activities within road reserves.

Policy B2.2.10

Enable the provision of utility networks that serve extensive areas to be located in rural areas commensurate with operational requirements.

Explanation and Reasons

Many large scale utilities need to be located according to operational requirements and the topography of the areas to be served. As a consequence, the opportunity for alternative locations may be relatively restricted. While this is the case, it is important that such utilities are designed so as to minimise potential adverse effects on the environment.

Method

District Plan Rules

- Utilities

UTILITIES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B2.2:

• Activities have the standards of utilities they need to mitigate their effects on the environment, prior to the activity being established.

• Utilities are less visually prominent in the future, particularly along ridge tops and waterbodies, and in other areas with high landscape values.

• More utilities are finished in low reflective materials and co-located.

• Utilities which emit electromagnetic radiation or have nuisance effects are separated from schools and houses.

UTILITIES — MONITORING

See Part E, Appendix 1.

B2.3 COMMUNITY FACILITIES AND RECREATIONAL AREAS — ISSUES

- **Ongoing use and maintenance of existing community facilities.**
- **Public access to recreational areas and effects of public access on recreational areas and adjoining landowners.**
- **Camping areas in inappropriate places.**

Community Facilities

Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without a charge. They include: meeting halls, places of worship, schools, recreation areas and reserves, emergency services, and cemeteries.

There are many community facilities located in the rural area in Selwyn District. The population in the rural area is growing, but many community facilities in the rural area are under utilised. This under utilisation may result from:

- Population growth occurring in different parts of the rural area today than in the past.
- Many people who live in the rural area today commute to Christchurch for work or school, and use the community facilities, there.

If community facilities are under utilised, the costs per person to maintain or upgrade these facilities, increase.

Part of promoting sustainable management of natural and physical resources is to have particular regard to:

"The efficient use and development of natural and physical resources" (section 7(e)).

The major causes of under utilised community facilities are changes in economic activities, lifestyles and transport patterns. The District Plan cannot influence these factors. The District Plan provisions can help to foster, or at least not hinder, the efficient use of community facilities by:

- Recognising and providing for community facilities as part of the rural area, which reduces compliance costs to change the use these facilities.
- Managing effects of activities, not type of activities or who is undertaking them, which also reduces compliance costs to let community facilities to private organisations.
- Exempting community facilities from rules for site coverage, so they have less land to maintain (see Policy B3.4.5).

Community facilities are not anticipated to cause nuisance effects to surrounding residents in the rural area, because of the lower levels of residential density and distance between neighbours. The Rural zone rules for noise, night lighting, carparking, recession planes et cetera apply to community facilities.

Recreation Areas, Access and Camping

The rural area is an important area for outdoor recreation and camping in the District. Recreation areas in the rural areas include:

- Domains and grounds for organised sports.
- Lakes and rivers, mountain and bush areas, held in national parks or reserves.
- The character of the rural area generally – the open space, scenery and green areas. A drive or ride in the country or roadside picnic are popular recreational past-times.

Popular outdoor recreation areas in the District include: the Port Hills; Te Waihora/Lake Ellesmere; the Waikiriri/Selwyn, Rakaia and Waimakariri Rivers; the high country generally; and the Southern Alps/Kā Tiritiri o te Moana.

There are three issues associated with recreational areas in the Rural zone:

- Access to lakes, rivers and reserve areas.
- Funds to purchase, develop or enhance recreation areas.

- Effects of camping grounds.

Access

Arthur's Pass National Park, most public reserves and many parks and rivers have formed, public access to them, but there are recreational areas in the District which do not. For example:

- Some reserves on the Port Hills (in Selwyn District) which are only accessible from the Summit Road.
- Access to Lake Coleridge which is over private roads (informally available for public use).
- Some small lakes and rivers in the hill and high country which do not have formed, public access to them.

There is demand for access to recreation areas over private land. This demand can create tension between recreational users and landholders. Trespassing occurs, particularly on the Port Hills and in the high country. Stock can be disturbed, pasture damaged by four wheel driving, motorbikes and mountain bikes, and fire risk increases from people having barbecues, camp fires or carelessly discarding cigarette butts.

Creating public access into recreational areas can also have adverse effects, especially if the area is small and has been isolated from people in the past. Wildlife or Wāhi tapu sites may be disturbed; litter and other waste left; and conflicts arise between different recreational uses. Both positive and adverse effects of creating public access to recreation areas need to be considered.

The District Plan outlines the effects which should be addressed when considering developing public access to recreation areas. It has provisions to create esplanade reserves along some lakes and rivers in the District. Areas where the Council may form legal roads or otherwise negotiate access over private land to recreation areas, will be addressed through the Council's Recreation Plan. Access to private land for hunting, tramping and other recreational activities is a matter between private individuals and landholders

Funds

The LTP Development Contribution Policy requires the provision of development contributions from growth-related development to generate the necessary funds for reserves and facilities for open space and recreation. Contributions will also be taken for the construction of the Castle Hill Community Centre.

Protecting and enhancing the special areas of the District adds to the recreational and amenity values of the Rural zone. Special areas include: areas of outstanding natural features and landscapes, significant ecological sites and sites with heritage or cultural values. These areas contribute to the amenity values of the District and make it a more pleasant place to live and work in. Some of the development contributions collected from development in the District, are used to help fund the costs of protecting or enhancing these special areas through Council acquisition.

Camping Grounds

Camping in the countryside is a traditional Kiwi pastime. There are private camping grounds in the District, camping grounds at reserves run by the Department of Conservation or the Council, and casual camping alongside roads, rivers and lakes and on private land.

One or two people camping in a tent or campervan overnight will have only a minor effect on the environment. When an area becomes an established camping ground for many people effects increase; for example, toilet, shower and cooking facilities may be needed. Local roads may need to be upgraded to manage additional traffic. Wildlife, Wāhi tapu sites and the natural character of places may be affected, especially if camping areas become scattered around a lake or reserve, rather than concentrated in one area. A continuing issue is baches or cabins that have been erected on unformed roads, public land or other inappropriate places.

The District Plan does not prevent camping in the rural area. It does manage the development of camping ground facilities to ensure potential effects on the environment are addressed. The Camping Ground Regulations 1979 outline the requirements for camping grounds to provide facilities such as toilets and power.

COMMUNITY FACILITIES AND RECREATIONAL AREAS — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues with community facilities and recreational areas:

- The District Plan provisions recognise community facilities as part of the rural area and do not restrict the multiple use of community facilities.

Recreation Areas

- Policies and rules to create esplanade reserves or strips for public access along lakes and rivers, where appropriate.
- Policies to encourage the Council to negotiate access to recreation areas with landholders where such access is desirable and will not have adverse effects on the environment.
- Policy and rules to manage the location of camping grounds.

COMMUNITY FACILITIES AND RECREATIONAL AREAS — OBJECTIVES

Objective B2.3.1

Efficient use and maintenance of community facilities is encouraged.

Objective B2.3.2

The use of areas for recreation and camping, and camping facilities, and access to them will not detract from the amenity values or their surrounds.

Explanation and Reasons

Objective B2.3.1 is to encourage the use of existing community facilities in the rural area. The District Plan does this by recognising community facilities as part of the rural area; and ensuring policies and rules do not unnecessarily hamper the multiple use of community facilities.

Objective B2.3.2 recognises that public access to and use of recreation areas and camping ground facilities should maintain and enhance the amenity values of these surrounding areas because these are the values that attract people to the area in the first instance, for example: having one well formed and marked access to an area

which is located in a place that minimises effects on the environment and disturbance to surrounding landholders. The objective is achieved by policies and methods to:

- Consider potential effects of public access and recreation use on lakes, rivers and reserves; and
- Manage the location and establishment of camping grounds.

COMMUNITY FACILITIES AND RECREATIONAL AREAS — POLICIES AND METHODS

Community Facilities

Policy B2.3.1

Recognise community facilities as part of the rural environment and encourage new uses for existing community facilities.

Explanation and Reasons

Community and recreational facilities are part of the rural area. Their ongoing use is important to foster the identity of local communities and to ensure the efficient use of the community's assets. Policy B2.3.1 recognises community facilities in the rural area and encourages their on-going use. The role of the District Plan is limited, in this regard, to ensuring there are no unnecessary restrictions in the rules, to changing the use(s) of community facilities. This is achieved by avoiding 'catch all' rules that make any community facility require a resource consent.

Method

District Plan Rule Structure

- Permitted activities

Policy B2.3.2

Exempt community facilities from site coverage requirements in the rural area.

Explanation and Reasons

The District Plan provisions impose a maximum site coverage for buildings on sites in the Rural zone.The purpose is to maintain rural character – the dominance of open space and vegetation cover over buildings (see Policy B3.4.5). Policy B2.3.2 exempts community facilities from site coverage provisions. The reason is to reduce the cost of buying and maintaining sites for community facilities.

There are a limited number of community facilities in the rural area, so the exemption is unlikely to cause a cumulative adverse effect on rural character.

Method

District Plan Rules

- Building density

Policy B2.3.3

Encourage new community facilities to:

(a) **Be located in or adjoining townships; and**

(b) **Be designed and sited for easy access and personal safety of patrons.**

Explanation and Reasons

New community facilities are encouraged to be located in or adjoining townships so they can serve a larger population base. While the population in the rural area is increasing, the District Plan policies encourage most new residential development to occur in and around townships. A study carried out for the Council (Barber: 2000 – Demand for Small Allotments in the Rural Area) suggests that by 2020 most residential growth will be in and around townships (see Section B4.1).

New community facilities need to be accessible to residents in the District, including children and people who do not have full mobility. Community facilities need to be designed and well-lit so people feel safe visiting them.

Methods

Asset Management Plans

- Design, layout of Council owned facilities

District Plan Rules

- Subdivision – discretion over facilities to vest in the Council

Advocacy

- Encourage community organisations to incorporate these ideas in designing community facilities.

Policy B2.3.4

To use opportunities to negotiate forms of public access over land to lakes, rivers or other recreation areas with landowners where such access is appropriate.

Policy B2.3.5

To create esplanade reserves, esplanade strips, or other mechanisms to provide public access along margins of lakes and rivers listed in Appendix 17), except where restrictions are necessary to:

(a) **safeguard the conservation values identified in the Reserve.**

(b) **protect the stability or performance of flood control and other essential structures.**

(c) **avoid conflicts with activities of land owners or occupiers.**

(d) **protect public safety.**

Explanation and Reasons

Policies B2.3.4 and B2.3.5 provide for public access to and along lakes and rivers and to reserves, where appropriate. Policy B2.3.4 applies to situations where there is no formed, legal access over land to lakes, rivers or reserves. Policy B2.3.5 applies to public access along the margins of lakes or rivers. Policy B2.3.4 does not mean the Council intends to try and provide public access to every potential recreational area in the District. The Council will consider seeking public access to some areas in co-operation with landholders where there are issues with lack of public access. In some circumstances the Council may restrict certain forms of public access where they consider it may disturb wildlife and sites of Wāhi tapu.

Appendix 17 lists the lakes and rivers along which the Council wishes to create esplanade reserves or esplanade strips for public access. The Policy allows the esplanade reserves or strips to be created except where specific restrictions may be necessary for reasons of conservation, hazard protection, conflicts with landowner activities, or public safety.

Policy B2.3.5 establishes criteria for determining when it may be appropriate to establish an esplanade reserve strip as a means of providing access to rivers or lakes. There are other reasons for establishing esplanade reserves or strips and this policy should be read in conjunction with Policy B1.3.11, which identifies circumstances relating to conservation, water and Wāhi tapu and mahinga kai when opportunities will be taken to create esplanade strips or other means to protect riparian margins.

The Council may create an esplanade reserve or strip to allow public access along the margins of lakes and rivers when land is subdivided or developed.

Esplanade reserves and esplanade strips are slightly different. Which one is created depends on each case. The Council may choose to create an esplanade strip rather than an esplanade reserve in the following cases:

- If it is desirable to restrict public access at certain times or in certain areas.
- If the river is changing its course (esplanade strips move with the water's edge).
- If the esplanade area is small or isolated (to reduce maintenance costs).

Methods

- District Plan Rules - Subdivision
- Recreational Plan - Negotiate access

Policy B2.3.6

Encourage camping ground facilities to be concentrated in specific defined areas around any lake, river, reserve or other recreational area.

Policy B2.3.7

Ensure any camping ground facility is located, designed and operated in a way that maintains or enhances the amenity values of the area, and protects any ecological, cultural, heritage or outstanding landscape values on or around the site.

Explanation and Reasons

Policy B2.3.6 is to encourage camping grounds, particularly those with permanent buildings or structures to be concentrated in one site around a lake or reserve area. When camping is concentrated in one area it is easier to provide appropriate facilities such as toilets, water, signs and access. The impact of structures on the natural character of more remote areas is reduced if structures are located in one or two areas rather than scattered around the whole of a lake edge or reserve.

Most people choose to camp in areas because they are nice places with special wildlife, landscape or amenity values. Policy B2.3.7 is to ensure camping facilities are sited and designed to complement the surroundings. Policy B2.3.7 should be read in conjunction with policies in Section B1.3 Water; and Section B1.4 Outstanding Natural Features and Landscapes.

Method

District Plan Rule

- Camping grounds

COMMUNITY FACILITIES AND RECREATIONAL AREAS — ANTICIPATE ENVIRONMENTAL RESULTS

The following environmental results are expected to occur from implementing Section B2.3:

• Community facilities are more utilised in the rural area.

• New community facilities are located in or around townships.

• Public access maintains the amenity values of recreational areas and the privacy and security of surrounding landholders.

• Camping ground facilities are concentrated in specific defined sites around lakes and reserve areas.

COMMUNITY FACILITIES AND RECREATIONAL AREAS — MONITORING

See Part E, Appendix 1.

B2.4 WASTE DISPOSAL – ISSUE

- **Adverse effects on the environment from the generation and disposal of waste.**

What is Waste?

Any activity which uses resources is likely to produce waste. Waste is a difficult term to define, but includes:

- Any material which has been discarded as spent, useless, worthless, or in excess.

Waste may be solid, liquid or gaseous. It includes containers to hold liquid or gaseous waste; and may include toxic substances known, as hazardous waste.

Waste In Selwyn District

The most common forms of waste in Selwyn District are:

- Household rubbish and garden waste
- Hardfill
- Sewage and septic tank sludge
- Animal offal
- Crop residue and horticultural waste
- Containers used to store hazardous substances – particularly agricultural chemicals
- Sawdust

The District does not have large quantities of waste from industrial or manufacturing activities. Most waste in Selwyn District is disposed of in landfills or spread on to land (animal effluent and treated sewage). Landfills operate at Killinchy, Hawkins, Springfield, and Springston (hardfill and garden waste only). Household waste collected by the Council contractors is disposed of to landfill.

The Council has adopted a Strategic Waste Policy of “Zero Waste to Landfills by 2015”.

The District has septic tank sludge disposal sites at: Bleakhouse Road, near Tramway Road; and Derretts Road/Ardlui Road (Hororata). The Council has facilities for sludge from campervan and caravan toilets at: Springfield (Kowai Pass Domain), Rakaia Gorge Bridge, Glentunnel Holiday Park and Rakaia Huts Campground. Sawdust is disposed of at Hororata and Darfield. Animal effluent, treated sewage and other composted organic matter is spread on to land on many sites in the Rural zone. There are no facilities for the collection, storage or disposal of hazardous substances in the District or for rendering down offal and animal carcasses.

All townships have a solid waste collection service at the gate. Some parts of the Rural zone have this service too, particularly areas en-route between towns. Twenty percent of households in the rural area do not have a Council waste collection service.

Most households in rural areas treat and dispose of effluent on-site. This method is satisfactory if residential density is kept low enough that groundwater is not contaminated. In parts of the rural area where houses are clustered together on small allotments, reticulated sewage treatment and disposal may be needed. Some “Existing Development Areas” have reticulated sewage systems, for example: Edendale, Rocklands, and Upper Selwyn Huts. New residential development in the rural area around townships will require reticulated sewage systems in most areas (Darfield and Kirwee are exceptions - groundwater is at such a depth in these areas that effluent can be treated on-site to an appropriate standard before it reaches groundwater).

Issues associated with waste disposal in Selwyn District include:

Effects on the Environment

- Contaminants leaching into groundwater from landfills or on-site effluent disposal systems
- Unstable or contaminated land at old landfill sites
- Odour, vermin or litter
- Effects on the amenity values of areas around disposal sites.

Tāngata Whenua

The disposal of waste and its associated effects is an important issue for Tāngata Whenua. Particular concerns include the contamination of Wāhi tapu, Wāhi taonga and mahinga kai sites through: disposal of human and animal effluent (treated or untreated); stormwater; industrial discharges; chemical/poison disposal or storage; refuse disposal and leachate; abattoir/offal disposal.

Costs

Waste has to be treated and disposed of more carefully than in the past. This costs more. In Selwyn District the costs, per person, are greater than in larger metropolitan

areas because the District has a small population scattered over a large area.

After-Care of Disposal Sites

When a site is no longer used to dispose of waste, the site needs to be managed to address:

- On-going contamination of land or groundwater from contaminants leached out of waste; and
- Unstable land caused by material rotting and settling.

Managing Waste under the Act

Generating and disposing of waste are issues under the RMA for two reasons:

- Any adverse effects of disposing of waste on the environment must be addressed under section 5(2)(c) of the Act.
- The rate at which waste is produced may be an issue in relation to sustaining the potential of resources to meet the reasonably foreseeable needs of future generations, under section 5(2)(a) of the Act.

District and Regional Councils have functions in relation to waste disposal under the Act.

- District Councils manage effects of land uses on the environment (section 31(b));
- Regional Councils control discharges of contaminants into air or water and on to land, and control land uses which affect water quality (section 30).

District Councils also have a duty to prepare and implement a Waste Management Strategy and a Waste Management Plan under the Local Government Act 1974 and to promote effective and efficient waste management within their Districts. The Council adopted a Solid Waste Management Strategy in 1997 and a Solid Waste Management Plan in 1998. The Council has also adopted a policy of “Zero Waste to Landfill by 2015”. Plans for the establishment of a Resource Recovery Centre to serve the whole District is underway. This is a major step in working towards achieving zero waste to landfill by 2015 and achieving effective, efficient and environmentally sustainable waste management within the District.

WASTE DISPOSAL — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues associated with waste disposal.

- The District Plan focuses on addressing effects of storing, treating and disposing of waste, irrespective of its source, type or who collects it.

Council’s decision to use a Regional Landfill, is addressed in the Waste Management Strategy (1997) and Waste Management Plan (1998).

- The Plan encourages initiatives to reduce waste.
- The Plan requires high waste generating activities to have a waste minimisation and disposal plan.
- The Plan recognises the special interest of local Rūnanga in waste disposal.
- Policies and rules to manage the storage and disposal of waste in the rural area, providing practical options for rural residents while looking after the environment.
- Policies and rules to protect people from effects of contaminated or unstable sites which were used to dispose of waste in the past, see Section B1.1 – Land and Soil.
- Provision of temporary hazardous waste storage at transfer stations.

WASTE DISPOSAL — OBJECTIVES

Objective B2.4.1

People’s awareness of effects on the environment of generating and disposing of waste, is increased.

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Explanation and Reasons

There is a direct relationship between the amount of waste people generate, and effects of disposing of it. Objective B2.4.1 aims to increase people’s awareness of the environmental ‘costs’ associated with generating and disposing of waste. Many of the factors, which influence how much waste people generate, cannot be controlled through the District Plan. However, the Plan has a policy to encourage initiatives to reduce the amount of waste people generate.

There are no facilities in Selwyn District to dispose of hazardous substances or rendering plants for offal and animal carcasses. In addition, some traditional methods of disposing of other forms of waste are no longer appropriate. People expect higher standards of care for the environment than in the past.

Objective B2.4.2 is achieved through policies which require:

- Residents to have access to facilities to treat and dispose of the various types of waste they generate.
- Those facilities operate with fewer effects on the environment, than in the past.

Disposing of any waste may result in adverse effects on the site and on the amenity values of the area around the disposal site. The objectives and policies do not require all adverse effects to be avoided. While this is desirable, it is not affordable and may not be technically feasible. Rather, the Plan provisions require substantial and on-

going reductions in the range and severity of adverse effects on the environment from waste disposal. This outcome is achieved by:

- Reducing the quantity of waste to be disposed of
- Improving facilities and techniques to dispose of waste
- Better monitoring and aftercare of disposal sites, once they are no longer used.

WASTE DISPOSAL — POLICIES AND METHODS

Policy B2.4.1

Promote initiatives to reduce waste generated in the District and to reuse or recycle goods.

Policy B2.4.2

Require activities which create large amounts of waste to have a plan to minimise the waste produced and mitigate the environmental effects of disposing of it.

Explanation and Reasons

The amount of waste generated by people has a direct effect on the quantity of waste that needs to be disposed of, and the number and size of treatment and disposal facilities. The Council's Waste Management Plan (1998) discusses options for encouraging people who use the Council facilities to reduce the amount of waste they dispose of. Options include: charging for solid waste collection based on quantity; and requiring activities which generate large amounts of solid waste to have a waste minimisation and disposal plan.

The Waste Minimisation and Disposal Plan should demonstrate that the activity has adopted the most practical options to minimise the waste produced and to mitigate effects on the environment from disposing of that waste. The Council (as the consent authority) shall consider: both technical feasibility and costs, in looking at practical options to minimise waste and reduce effects, put forward in waste plans.

Methods

District Plan Rule

- Waste disposal

Advocacy

- Promote, support and lobby for waste reduction initiatives
- Council policy of 'Zero Waste to Landfills by 2015'

Waste Management Plan

- Waste disposal charges
- Options to reuse, recycle or sort waste collected in Selwyn District

Policy B2.4.3

Work towards improving access for residents to facilities for disposing of hazardous waste, animal carcasses, and offal by-products.

Explanation and Reasons

Selwyn District does not have any facilities for the collection or disposal of hazardous substances and their containers. The Burwood landfill in Christchurch takes some hazardous waste, but residents in the District must take it there. The closest facility for rendering down large quantities of animal offal, by-products or carcasses is in Timaru. Policy B2.4.3 attempts to address this problem so activities which produce these forms of waste have alternatives to dumping untreated waste into land. The Council will continue to work with Environment Canterbury and other organisations to try and develop better access for it's residents to disposal facilities for these forms of waste.

Environment Canterbury, in conjunction with other local authorities including Selwyn District Council, has developed a hazardous waste management strategy for dealing with hazardous waste. It provides the basis for a co-ordinated region wide approach to the minimisation and management of hazardous waste.

Please note: Policy B2.4.3 addresses disposal of large quantities of animal carcasses and offal. Policy B2.4.4 addresses farm offal pits.

Methods

Advocacy District Plan Policy

- Work with Environment Canterbury and other territorial local authorities to develop regional facilities for the disposal of hazardous substances.

Waste Management Plan

- Look at further options for disposal facilities for toilet sludge from campervans/caravans or stock trucks.

Policy B2.4.4

Allow small quantities of offal and household waste from farms to be disposed of on-site, provided any effects on the environment will be minor.

Explanation and Reasons

Twenty percent of rural properties do not have access to a waste collection service. The Council's waste collection service does not take offal or other farm waste. Many households in the rural area dispose of small quantities of household and farm waste on-site. This practice is not encouraged, but the Council realises that it cannot offer rural residents any alternative waste disposal facilities, at this stage. Therefore, the Plan's provisions focus on conditions to mitigate effects of on-site disposal on the environment, rather than trying to prohibit the activity.

Policy B2.4.4 is implemented by a rule allowing small-scale waste disposal on-site as a permitted activity if it complies with a few simple conditions. The rule does not allow for waste from abattoirs, bio-solids from sewage treatment, organic composting, or municipal landfills, without a resource consent.

Method

District Plan Rule

- Waste disposal

Policy B2.4.5

Ensure any site or facility used to collect, temporarily store or redistribute waste, is designed, sited and managed to:

(a) **Avoid the risk of leaching of contaminants into ground or surface water;**

(b) **Avoid adverse effects of litter, vermin or odour on surrounding properties;**

(c) **Mitigate any adverse effects from transporting waste on the road network and the safety of other road users;**

(d) **Protect the values of any outstanding natural features and landscapes; any sites with special ecological, heritage, or cultural values; or the natural character of waterbodies; and**

(e) **Avoid the risk of creating a natural hazard through locating such facilities on land prone to inundation, instability or erosion.**

(f) **Provide for appropriate temporary, short-term storage for hazardous substances in the waste stream.**

Explanation and Reasons

Policy B2.4.5 provides for facilities to collect, store and redistribute large quantities of solid waste, such as transfer stations and recycling depots. These activities are appropriate in the Rural zone, provided the activity can be carried out to achieve the effects listed in the policy. These effects are the application of general policies in other Sections of Part B of the Plan, to the specific issue of waste disposal.Policy B2.4.5 is implemented by rules which require resource consents to establish facilities to collect, store or redistribute large quantities of solid waste.

Policy B2.4.5 is implemented by a District Plan rule that makes the facilities for the collection, storage, or redistribution of waste a discretionary activity.

Method

District Plan Rules

- Disposal of Waste

Policy B2.4.6

Avoid any large scale facilities for disposing of solid waste in the District, unless any adverse effects, including any cumulative effects, on the environment will be minor.

Explanation and Reasons

Policy B2.4.6 is to avoid establishing large-scale facilities to dispose of solid waste, in the Selwyn District.The Council considers that many parts of the rural area are inappropriate for the location of a large-scale landfill due to the following potential effects:

- The number of known fault-lines and risk of slipping and slumping in the high country, Malvern Hills and Port Hills.
- The shallow depth to groundwater in the south-eastern area.
- The water quality of aquifers on the Plains.
- The outstanding landscape and significant ecological and cultural values of many parts of the high country, Port Hills and Te Waihora/Lake Ellesmere.
- The amenity values of the rural area, generally.

The tenor of Policy B2.4.6 complements the Council's Policy of "Zero Waste to landfills by 2015".

The Policy contains an exception for any proposal where it can be demonstrated that any potential adverse effects will be minor including any cumulative effects. Policy B2.4.6 is implemented by a rule which makes landfills for cleanfill, or monofill (excluding hazardous substances, offal or animal carcasses) a discretionary activity. Other facilities for disposing of solid waste including any other landfill are a non-complying activity.

Method

District Plan Rules

- Waste Disposal

Policy B2.4.7

Recognise that Tāngata whenua have a particular interest in the treatment and disposal of waste; and ensure appropriate consultation is undertaken with them on this matter.

Explanation and Reasons

Part of promoting sustainable management of natural and physical resources, all persons exercising functions and powers under the Resource Management Act 1991 shall recognise and provide for matters of national importance, including:

The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu and other taonga (section 6(e)).

Land, air and water are all taonga to Māori. Disposing of solid waste and effluent on to land and especially into water, are matters of particular concern to Ngāi Tahu and papatipu Rūnanga.

When the Council is responsible for establishing facilities for waste treatment or disposal, the Council invites representatives from local Rūnanga to participate from the early investigation stages. Where another party is establishing facilities, the Council strongly encourages that party to consult with local Rūnanga over the proposed activity. The Council, as the consent authority, will also consult with local Rūnanga when it receives a resource consent application to establish a facility for collecting, temporarily storing, redistributing treating or disposing of waste in the District.

Methods

Advocacy

- Promote consultation with local Rūnanga in the early stages of proposals for waste treatment and disposal.

Resource Consents

- Ensure local Rūnanga are identified as potentially affected parties in any resource consent application to establish waste treatment or disposal facilities.

Asset Management Plans

- Invite local Rūnanga to participate in any projects the Council undertakes to establish or upgrade waste treatment or disposal facilities.

Policy B2.4.8

Ensure appropriate after-care of land used to dispose of waste.

Explanation and Reasons

Land used to dispose of waste or treated sewage may be contaminated due to the type or concentrations of material deposited onto the land. Sites may become unstable as solid waste settles and rots. Waste in old sites may start or continue to leach contaminants into ground water as material rots and as any bunds or impermeable liners break down. Policy B2.4.8 is to ensure those ongoing adverse effects are managed once the site is no longer used for waste disposal. The policy is implemented by conditions on consents requiring an after-care management plan and ongoing monitoring of these sites. The consent authority may require a bond or some form of insurance to ensure funds will be available to pay for any aftercare of the site which may be needed.

Methods

District Plan Rules

- Waste disposal

Information

- Record on Land Information Memoranda, sites known by the Council to be used to dispose of waste in the past.

WASTE DISPOSAL — ANTICIPATED ENVIRONMENTAL RESULTS

The following results are expected to occur as a result of implementing Section B2.4:

- The costs associated with the sustainable management of all types of waste are likely to increase.
- More programmes in the District to reuse and recycle goods.
- Access to facilities for the collection and disposal of hazardous substances in the District.
- Effluent is disposed on to land, not directly into water.
- Any landfill in the District has only minor effects on the environment.
- Local Rūnanga continue to participate in projects to develop effluent treatment and disposal facilities.

WASTE DISPOSAL — MONITORING

Please refer to Part E, Appendix 1.

PART B

3 PEOPLE'S HEALTH, SAFETY AND VALUES

B3.1 NATURAL HAZARDS — ISSUES

- **Building houses and other infrastructure on or underneath unstable slopes, or on land prone to flooding, subsidence or earthquakes.**

- **Activities which cause or increase the damage from flooding, slips, fire or earthquakes.**

Introduction

A natural hazard is defined differently in the Act from its use in everyday language. Often people interpret a natural hazard as meaning a flood, earthquake, or similar event. The Act defines a 'natural hazard' as:

> "any atmospheric or earth or water related occurrence … the action of which adversely affects or may adversely affect human life, property or other aspects of the environment."

It is not the event itself that is the natural hazard, but when the event has adverse effects on people, property or other parts of the environment. A small earthquake, which does not cause any damage, may not be a natural hazard as defined in the Act.

Natural Hazards in Selwyn District

Like most places in New Zealand, Selwyn District experiences extreme weather and seismic events. These may result in natural hazards occurring at two levels:

District wide

- large-scale natural hazards which affect all or large parts of the District, e.g. a major earthquake.

Localised

- natural hazards which affect a smaller area of the District, e.g. flooding or a landslip.

Typical natural hazards which affect the rural area in Selwyn District are described below:

Flooding

Flooding can be caused from stormwater ponding in low-lying areas, or waterbodies overflowing their normal channels in high rainfall events.

Two major braided rivers bound Selwyn District. Both the Waimakariri and Rakaia Rivers may break out of their channels in major floods. Environment Canterbury has done considerable work modelling likely outbreak points and flood channels for the Waimakariri River. The likely outbreak point on the south side of the river is at Halkett and the flood channel, Waimakariri Flood Category A, is shown on the Planning Maps.

The Rakaia River has historically broken its banks at some point above the Main South Road. The area flooded is mostly rural, but localised flooding also affects the township at Rakaia Huts.

The Waikirikiri/Selwyn River historically breaks out above Glentunnel and above the Main South Road. Resulting floodwaters can affect other streams and may cause flooding in settlements such Irwell Village from overflows in Irwell Creek. Upper and Lower Selwyn Huts are protected from flooding by stop banks.

The Hawkins and Waianiwaniwa Rivers are known to break out flooding surrounding farmland.

Flooding from Te Waihora/Lake Ellesmere affects Greenpark and the Lower Selwyn Huts. Low-lying areas in the south part of the District are prone to flooding from ponding of stormwater, including areas around Taumutu, Southbridge and Tai Tapu. Groundwater is close to the surface in these areas so stormwater does not drain away quickly. Historically, tsunami which affect New Zealand's eastern coastline are triggered by earthquakes off the coast of South America. The anticipated effect would be to increase water levels in Te Waihora/Lake Ellesmere and for water to travel up the mouths of rivers such as the Rakaia.

Earthquakes

Earthquakes centred on the Alpine Fault and many smaller, associated faults, have the potential to cause damage. Damage from earthquakes can result from ground rupture or shaking; or from consequential effects such as landslips, avalanches, and ground subsidence. Liquifaction may be an issue in some parts of the District where there are peaty/sandy soils.

The known active faultlines and epicentres for major earthquakes in the District have been mapped by Environment Canterbury and are shown on the Planning Maps. These areas are west of Darfield. Residential density decreases westward in the District and multi-storey buildings are discouraged in the rural area shown on the Planning Maps.

The New Zealand Building Code has requirements for all buildings or structures.The requirements recognise three different earthquake areas in New Zealand: 'A', 'B' and 'C'.

Unstable Land

Unstable land can be caused by 'natural' events such as earthquakes; heavy rainfall; 'frost thaw' weathering; and river erosion. It can also be caused or exacerbated by human activities such as: earthworks or removing vegetation. Forty six percent of the District's land is high country and the Port Hills, with slopes generally exceeding 15°. High country areas are also prone to slumps and rock falls. There are six ski fields in the District which may be affected by avalanches.

Drought, Snow and Wind Storms

Weather extremes of drought, snow and wind storms are the most frequently occurring natural hazards in Selwyn District. Historically, significant droughts affect the District once in every six or seven years; and heavy snowfalls once in every four years. Strong winds, particularly from the north-west, often do minor property damage and, occasionally, more significant damage, e.g. 1975. The rural area usually experiences most damage from these weather extremes.

Fire

Large-scale fires in the District are usually a combination of weather conditions (hot and dry) and human activities. These fires tend to affect rural areas. The Council mostly relies on its powers under the Forest and Rural Fires Act 1977, to manage fire risk in rural areas. The District Plan requires Fire Management Plans for large plantations, to mitigate the risk and spread of fires.

Coastal Erosion

Selwyn District has a small area of eroding coastline between Te Waihora/Lake Ellesmere and the Rakaia River. Coastal erosion is most likely to affect utilities such as sea outfalls. It thwarts options of residential development in the coastal area, too.

NATURAL HAZARDS AND THE ACT

Part of "promoting sustainable management of natural and physical resources" is:

- "Enabling people and communities to provide for their economic, social and cultural well-being and their health and safety;" and
- "avoiding, remedying or mitigating adverse effects of activities on the environment"

Both District and Regional Councils have functions relating to natural hazards under the Act. Chapter 16 of the Regional Policy Statement sets out the natural hazards for which Environment Canterbury and territorial local authorities have responsibility to manage, in Canterbury.

Managing Natural Hazards

There are three 'types' of methods to mitigate effects from natural hazards.

Engineering Solutions

Works to contain the natural hazard such as retaining walls and stopbanks.

Avoidance Solutions

Keeping people and buildings away from potential 'natural hazard' areas.

Planning and Preparedness Solutions

Methods to minimise the 'costs' when the natural hazard occurs, e.g. insurance, Civil Defence

NATURAL HAZARDS — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address Natural Hazard issues:

District-wide Natural Hazards

- Reduce loss of life and property damage through Civil Defence.

Localised Natural Hazards

- Identify areas in the District known to be affected in the past by flooding; unstable land; or seismic activity.
- Manage activities in these areas, to avoid or mitigate natural hazards.
- Civil Defence to reduce loss of life and damage to property if a natural hazard occurs.
- Policies and rules to ensure any engineering works to mitigate natural hazards do not cause adverse effects on the environment.

Note 1: If the Council chooses to use works or structures to mitigate natural hazards in the future, these will be set out in the Council's Asset Management Plans.

Note 2: The flood areas that have been identified are based on the best information currently available.

NATURAL HAZARDS — OBJECTIVES

Objective B3.1.1

Activities do not cause or exacerbate natural hazards.

Objective B3.1.2

Measures to mitigate natural hazards do not cause or exacerbate adverse effects on the environment.

Explanation and Reasons

Objective B3.1.1 aims to avoid natural hazards in the first instance by not allowing people or property in areas known to experience flooding, landslips or earthquakes, unless the risk of damage can be mitigated to an acceptable level.

Measures to mitigate natural hazards can have adverse effects as well. For example, stopbanks can increase flooding downstream by restricting the spread of floodwater upstream. Retaining walls can affect the landscape values of slopes. Objective B3.1.2 is to ensure that any adverse effects on the environment from measures to mitigate natural hazards, are also addressed. The objective is achieved by policies to:

- Avoid increasing potential flood flows in waterbodies; and
- Address effects of earthworks and structures on the natural character of lakes and rivers and their margins (see Policies B1.3.6 and B1.3.8); and effects of earthworks and structures on areas of outstanding landscape (see Section B1.4).

NATURAL HAZARDS — POLICIES AND METHODS

DISTRICT-WIDE NATURAL HAZARDS

Policy B3.1.1

Promote awareness among residents in Selwyn District of the potential for a District-wide natural hazard, and how to respond to reduce the loss of life and damage to property.

Explanation and Reasons

District-wide natural hazards with catastrophic effects are infrequent events. The Council believes the most efficient method to address effects from District-wide natural hazards is to inform people about how to respond should one occur. This is most efficiently achieved through the Council's Civil Defence Programme.

Method

- Civil Defence

LOCALISED NATURAL HAZARDS

Policy B3.1.2

Avoid locating dwellings, buildings or other assets of high value in any of the following areas:

(a) **Between any waterbody and any stopbank designed or used to contain floodwater from that waterbody;**

(b) **Within the bed of any lake or river;**

(c) **Seaward of the Coastal Hazard 1 Line shown on Planning Maps 001, 002 and 004; or**

(d) **Within the Waimakariri Flood Category A shown on Planning Maps 017 and 018.**

(e) **In proximity to a stopbank where there is a high risk of damage and loss of life from inundation due to the potential depth and velocity of flood water.**

Explanation and Reasons

The areas listed in Policy B3.1.2 are vulnerable to flooding, shifting sediment or land erosion, caused by the movement of water. Therefore, erecting any building in this area is likely to create a natural hazard. The policy and rule apply to buildings likely to contain people or valuable assets which cannot be readily moved, such as houses or businesses. The rules do not apply to accessory buildings such as hay barns and garages, or to utilities.

High risk of damage and the loss of life by inundation from flood waters refers to the situation where the force of the water has the potential to significantly damage or destroy assets and threaten life. This will occur when the depth of the water, multiplied by its velocity, exceeds one (i.e. depth (m) x velocity (ms-1) > 1).

Methods

District Plan Rules

- Natural Hazards
- Subdivision

Information

- Notice on LIMs (Land Information Memoranda) for properties in identified areas

Policy B3.1.3

Ensure dwellings or other principal buildings located in the flood area shown on the Planning Maps have minimum floor heights 300mm (freeboard) above the projected flood level for a 2% AEP (Annual Exceedance Probability) flood event so as to minimise the risk of inundation.

Policy B3.1.4

Ensure any earthworks undertaken in the flood areas shown on the Planning Maps do not exacerbate flooding on other property by displacing or diverting floodwater on surrounding land.

Explanation and Reasons

The Lower Plains and Lake Ellesmere/Te Waihora flood areas are shown on the Planning Maps.Land in these areas has been inundated by floodwater from the Lower Selwyn River/Waikirikiri, Lake Ellesmere/Te Waihora, or by stormwater. Some areas experience surface flooding in storms as frequent as 20% AEP (1 in 5 year storm).

Policy B3.1.3 is to ensure any dwelling or other building containing assets of high value, have a minimum floor height 300m (freeboard) above the projected water level for a 1 in 50 year flood (2% AEP). This requirement is compatible with clause E1 of the Building Code.The floor height may be achieved by raising either the building or the building site. If the building site is raised, Policy B3.1.4 will apply. In the Lake Ellesmere/Te Waihora flood area a 3m minimum floor level height has been adopted based on an identified 2.74m contour above mean sea level (Lyttleton Datum 1937). This is a known flood level. The 3 metres includes a 300mm freeboard to accommodate the risk of wave action.

In the Lower Plains flood areas the extent and nature of the issue will vary from site to site. For this reason a specific assessment will be required based on the information available to identify whether an appropriate floor height can be determined in accordance with the 2% AEP minimum.

Earthworks undertaken in an area prone to inundation may affect the patterns by which floodwater disperses. If land is raised, floodwater will be deeper on adjoining, lower lying properties. Policy B3.1.4 is to ensure earthworks in the flood areas do not divert or displace floodwater so that the risk of inundation, or level of inundation on adjoining properties, increases.

Methods

District Plan Rules

- Natural Hazards
- Flooding
- Earthworks

Policy B3.1.5

Ensure any activity does not adversely affect the efficiency of the District's land drainage system, or increase the rate of stormwater runoff into waterbodies.

Explanation and Reasons

The eastern part of the Selwyn District has a high water table. A land drainage scheme drains rural land and reticulated stormwater from townships into Te Waihora/Lake Ellesmere. Policy B3.1.5 is to avoid activities in the rural area increasing the rate at which stormwater runs off land into the drains. Stormwater runoff rates can be increased by piping or channelling stormwater or by reducing the area available for stormwater to pond on land. Policy B3.1.5 is not intended to prevent activities in the rural area that may involve piping or channelling stormwater. Rather, when such activities occur, other methods need to be used to delay the potential rate of stormwater runoff into waterbodies, especially those waterbodies which pass through townships or which flood frequently. These include: Halswell River; LI and LII waterbodies; Lower Selwyn River/Waikirikiri; Doyleston Main Drain; Boggy Creek; Irwell Creek; and Mill Creek.

Methods

District Plan Policies

- To assess plan change requests to rezone land for new residential or business development

District Plan Rules

- Subdivision

Policy B3.1.6

Avoid multi-storey buildings and critical facilities in the Malvern Hills or High Country

Explanation and Reasons

Policy B3.1.6 is to reduce the risk of loss of life and property damage from earthquakes by discouraging multi-storey buildings and critical facilities in this area. Critical facilities are those facilities vital in a Civil Defence Emergency such as: hospitals; communication centres; and machinery depots (It does not include utilities which are essential for daily activity such as telecommunication lines, power lines and transport links). This policy is implemented through rules for maximum building heights and as a matter to be considered when granting a resource consent. It is acknowledged that the Porters Ski and Recreation Area does provide for multi-level buildings. An assessment undertaken for this defined area in establishment of the zone concluded that the major part of the zone was not subject to a greater risk of loss of life or property relative to other parts of the District. However, further assessment is required for building over specified floor limits and for purposes of large public congregation or important public and emergency purposes.

The Building Code sets out the standards to which structures and buildings must be erected to withstand ground shaking from earthquakes. These standards apply to all structures and buildings, and vary between areas (earthquake zones).

Methods

District Plan Rules

- Buildings heights
- Residential density
- Activities in High Country

Policy B3.1.7

Ensure the risk of damage from avalanche, earthquakes or slips is minor when locating buildings, other structures or recreational facilities at high altitudes or on steep slopes.

Explanation and Reasons

Policy B3.1.7 addresses potential natural hazards caused by locating people, buildings and other structures on steep slopes which are prone to slipping or slumping; and on land at high altitudes where avalanches may occur. This includes the six ski fields in the District. Policy B3.1.7 does not prevent activities taking place at high altitudes or on steep slopes, provided any risk of damage from slips, or avalanches is minor. The risk may be minor for several reasons. For example:

- The area may not be prone to slip or avalanche;
- The activity may not occur during times when avalanches are most likely; or

- Mitigation measures or warning devices may be in place.

Section 1.1 Land and Soil, addresses earthworks and vegetation clearance causing slips and slumping on steep slopes.

Methods

District Plan Rules

- Earthworks on slopes
- Buildings and structures on slopes

Policy B3.1.8

Ensure any measures proposed to mitigate a potential natural hazard:

- **Do not lead to or intensify a potential natural hazard elsewhere; and**
- **Any other adverse effects on the environment being avoided, remedied or mitigated.**

Explanation and Reasons

Measures proposed to mitigate potential natural hazards should not lead to or intensify potential natural hazards elsewhere. For example by diverting or displacing floodwater on to someone else's property. Works to mitigate potential natural hazards can have adverse effects on other parts of the environment. For example, stopbanks can affect the natural character and habitat values of riparian margins or access along waterbodies. Retaining walls or rock nets (gabions) can affect the landscape values of hill slopes. These adverse effects need to be addressed. The extent to which they are addressed will depend on the severity of the effect and the feasibility and cost of other measures to mitigate the natural hazard.

Methods

District Plan Rules

- Activities near waterbodies
- Earthworks
- Buildings
- Natural Hazards

Policy B3.1.9

Continue to develop the information base on the location and characteristics of potential natural hazards in Selwyn District.

Explanation and Reasons

The major difficulty in trying to manage potential natural hazards is the lack of information on the type, location and frequency of these events in the District. Some of the main reasons for this lack of information are:

- The long periods between events, especially severe events.
- The short period of written measurements and records which makes it difficult to estimate how often events occur.
- The cost of research, particularly when only a small number of people are affected.

Research and modelling of natural hazards is occurring all the time. By keeping abreast of and supporting this work, and recording information on natural hazards as they occur, the information base is increasing.

Methods

Advocacy

- Encouraging and supporting relevant research work

Information

- Recording relevant information as opportunities arise.

NATURAL HAZARDS — ANTICIPATED ENVIRONMENTAL RESULTS

The environmental results should occur from Section B3.1:

- Increased awareness in the community of the risk and nature of natural hazards and how to respond.
- Houses are not erected in areas prone to coastal erosion or channel outbreak from the Waimakariri River.

- Houses and buildings located on land subject to flood water inundation are raised higher than floodwaters from a 2% AEP (1 in 50 year flood).
- No increase in stormwater runoff rates from land in the Rural zone.
- Houses, infrastructure and recreational facilities area not located on or under land that is slipping or prone to avalanche.
- The District's database on potential natural hazards improves.
- Effects of works to mitigate natural hazards on slopes are minor or mitigated.
- The database on potential natural hazards in the District, improves.

NATURAL HAZARDS — MONITORING

See Part E, Appendix 1.

B3.2 HAZARDOUS SUBSTANCES — ISSUES

- **Adverse effects on the human and natural environments from the manufacture, storage, transport on waterbodies or disposal of hazardous substances.**
- **Adverse effects on land and soils, waterbodies or other parts of the environment from accidental or deliberate spillage, leakage, or discharge of hazardous substances in the course of their manufacture, storage or disposal.**
- **Adverse effects on the amenity values of townships from activities involving the manufacture, storage or disposal of hazardous substances.**

What is a Hazardous Substance?

A hazardous substance is defined in section 2 of the Resource Management Act 1991 to include, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 (HSNO) as a hazardous substance.

HSNO section 2 states:

> "Hazardous substance means, unless expressly provided otherwise by regulations, any substance
>
> (a) with one or more of the following characteristics:
>
> (i) explosiveness,
>
> (ii) flammability,
>
> (iii) a capacity to oxidise,
>
> (iv) corrosiveness,
>
> (v) toxicity (acute or chronic),
>
> (vi) ecotoxicity with or without bioaccumulation;
>
> or
>
> (b) which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified above."

What are the Issues?

Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life and many industries. People and operations in rural areas often need to store hazardous substances on site to carry out their activities efficiently. Common examples of hazardous substances are agrichemicals and animal remedies in the rural sector of the community, timber preservatives and strong acids and alkalis in the industrial and commercial sector, and garden sprays in the domestic sector. Other substances such as LPG, petroleum hydrocarbon fuels and lubricants, solvents, paints, pool chemicals and household cleaning agents are in widespread use across all sectors. Wastes generated by all sectors also contain hazardous substance residues, such as industrial processing wastes, packaging and containers, dead batteries and waste oil, paints and solvents, surplus agrichemicals and garden sprays.

While the presence of hazardous substances in the community is generally accepted, there is potential for significant adverse effects to the natural, rural and urban environments if hazardous substances and their locations, storage, transport, use and disposal are not managed or controlled appropriately. The potential adverse effects if hazardous substances are spilled, leak or escape from their containment or are discharged into the environment in an uncontrolled manner by accident or during their application or use include:

- effects on human health through skin contact, ingestion or inhalation
- effects on the health of farm stock and domestic animals
- damage to plant crops, windbreaks, plantations, landscape planting and other vegetation
- damage to natural flora and fauna
- contamination of the food chain, including chemical residues in farm stock and crops
- damage to the life-sustaining or aesthetic qualities of water and soil resources and ecosystems
- effects on ancestral lands, sites and other taonga of value to Tāngata Whenua
- aesthetic and health effects arising from the development, improvement or occupation of land contaminated by hazardous substances

- devaluation of rural, residential, conservation and recreation amenity values of land that has been contaminated by hazardous substances
- potential and actual risks and public concerns associated with the location of facilities and activities involving hazardous substances, with respect to residences, schools, conservation areas, recreational areas, waterbodies and other sensitive land use areas and sensitive environments
- reverse sensitivity effects on rural land use involving hazardous substances, from residential and other more sensitive activities establishing in rural areas

Hazardous substances are already subject to regulation under other legislation such as HSNO, and the additional controls included in the District Plan are for resource management purposes.

Regulatory Controls

The Hazardous Substances and New Organisms Act 1996 (HSNO) and Hazardous Substances regulations are the principal legislation controlling the introduction, manufacture, use, storage and disposal of hazardous substances. Substances are classified numerically according to their hazardous characteristics, and the regulations and associated codes of practice and other instruments set specific baseline standards for storage, handling and emergency response for each class of substance and the facilities and activities involving them. HSNO has revoked earlier legislation, including the Dangerous Goods Regulations which the Council previously administered.

The Council has limited powers and responsibilities under HSNO, which is administered mainly by other agencies particularly in terms of the use and application of hazardous substances in working situations. It should be noted that HSNO protects health and safety within the immediate environment of the facility or activity, whereas community issues and concerns must be addressed through the provisions of the Resource Management Act via the Regional Policy Statement, the Regional Plan and District Plans.

The New Zealand Standard NZS 8409:2004 sets out the requirements for the safe, responsible and effective management of agrichemicals by suppliers and users in New Zealand. Parts of this standard are used within the rules to ensure compliance for agrichemicals and users of the Plan need to be aware that this document also provides guidance and controls for the management of agrichemicals beyond the provisions of the District Plan.

Regional and District Councils have functions for managing the effects of the use, storage, transport and disposal of hazardous substances, under the Resource Management Act 1991. Chapter 17 (p. 261) of the Regional Policy Statement sets out in more detail how those functions are shared between Environment Canterbury and territorial local authorities in Canterbury.

In summary, Environment Canterbury has a co-ordinating role in the management of hazardous substances in the Region, with specific responsibilities to manage:

- Any discharge of hazardous substances;
- Hazardous substances in the Coastal Marine Area;
- The use, storage, transportation and disposal of specified substances (including petrochemicals, agrichemicals, organic solvents, timber treatment chemicals, and toxic metals) where they may affect water quality.

The Draft Natural Resources Regional Plan (Air Quality and Water Quality chapters) control storage and use of the specified substancesOf particular significance to Selwyn District is the restriction of new development involving hazardous substances storage on land in the Christchurch Groundwater Recharge Zone which covers part of the District's north-east.

District and city councils in the Canterbury region are responsible for developing objectives, policies and rules relating to the control of the use of land for the prevention or mitigation of any adverse effects of the storage, use, disposal or transportation of any hazardous substances except where they are controlled by Environment Canterbury. In setting those objectives, policies and rules, the Council must ensure those provisions are consistent with the RMA and HSNO, and also be mindful of other legislation associated with the control of hazardous substances.

Other Legislation

- The Transport Act 1962 controls the transport of hazardous substances, through the Ministry of Transport's Land Transport Dangerous Goods Rule which is enforced by the NZ Police. Incompatible substances must be segregated, loads must be secured and commercial loads must be placarded appropriately. The Council has no involvement with the Rule, but can consider controlling routes for the transport of hazardous substances through its District Plan and resource consents for environmental effects reasons.
- The Radiation Protection Act 1965 and the 1982 Regulations control radioactive materials. They are administered by the National Radiation Laboratory, a business unit of the Ministry of Health. The Council may control the location of activities where radioactive materials are present, to address local concerns.
- The Building Act 1991 contains requirements relating to the storage and containment of Hazardous Substances. The Council applies these provisions through the building consent process, at which stage the requirements of the Building Code can be coordinated with District Plan considerations.
- The Health and Safety in Employment Act 1992 addresses workplace safety and is administered by the Department of Labour's Occupational Safety and Health Division (OSH). Workplaces are required to have health and safety plans in place, which must be consistent with HSNO with respect to hazardous substances management and emergency response.

Hazardous Waste Management

Hazardous wastes may contain residues of hazardous substances in quantities or concentrations that have the same potential effects as those substances. The unauthorized disposal of hazardous wastes is often the cause of soil and water contamination. A number of hazardous waste collection, treatment and disposal operators are based in Christchurch or handle their business through there, and their services are available to the District's waste generators.

The Council has recently adopted the Canterbury Hazardous Waste Management Strategy, which promotes the regionally coordinated management of hazardous waste. Under that strategy, the Council has established a Resource Recovery Centre which is a major component in the District's goal of achieving Zero Waste to Landfill by 2015. The Centre provides environmentally sound facilities for the temporary storage of domestic hazardous wastes that are dropped off by the public, and for hazardous waste materials that are recovered from the landfill waste stream. The wastes are stored temporarily before they are transported to hazardous waste treatment and disposal contractors.

HAZARDOUS SUBSTANCES — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues with Hazardous Substances:

- The Council accepts that HSNO controls immediate effects on people's health and safety from the manufacture, use and storage of hazardous substances, and that specific legislation administered by other agencies primarily controls use in workplace situations, transport, building development, and radioactive substances.

- The District Plan focuses on matters that are not covered by other, more specific legislation or the functions of the Regional Council.
- Policies and rules are implemented to avoid hazardous substances being stored or disposed of in places where, if they spill or leak, serious environmental effects will occur.
- Controls are imposed over the manufacture, storage and disposal of hazardous substances to protect the amenity values of areas and people's sense of well-being.
- Ensuring that activities in the District that use or produce hazardous substances have appropriate disposal plans.
- Managing the use of land which is contaminated by hazardous substances is addressed in Part B, Section 1.1 – Land and Soil.

HAZARDOUS SUBSTANCES — OBJECTIVES

Objective B3.2.1

To ensure that adequate measures are taken to avoid, remedy or mitigate any adverse effects to human health, to the amenity of townships, the rural environment and to the natural environment arising from the manufacture, storage, transport on water bodies and disposal of hazardous substances.

Objective B3.2.2

To ensure that adequate measures are taken during the manufacture, storage and disposal of hazardous substances to avoid, remedy or mitigate any adverse effects to the health of livestock and other farm animals, to domestic animals, to flora and fauna, and to the life-sustaining capacity and amenity values of waterbodies, land and soil resources.

Hazardous substances are necessary tools for many agricultural and industrial activities and some domestic ones. Hazardous substances of various kinds are in widespread use in the Selwyn District and are an essential part of everyday life. By their nature, hazardous substances carry an inherent risk of adverse effects, should an accident occur. The accidental or deliberate spillage, leak or disposal or inappropriate use of hazardous substances could adversely affect the District's natural resources and primary production resources, and the health of humans, farm and domestic animals and flora and fauna. The presence of large quantities of hazardous substances may also adversely affect the amenity values of townships and rural areas, by their actual or potential adverse effects.

Objectives B3.2.1 and B3.2.2 seek to minimise that risk. This is achieved through the District Plan provisions to manage the locations where larger quantities of hazardous substances are manufactured and stored, and to require the safe and secure containment of hazardous substances at all locations. This includes provisions for separation of hazardous substances from 'sensitive' areas e.g. near waterbodies and, for agrichemicals from sensitive activities such as community facilities, and Living and Business 1 Zones. Specific provisions are included for agrichemicals to recognise the use of these in primary production activities.

In making these provisions, the Council recognises that the use, transport, discharge and disposal of hazardous substances are controlled by other statutory authorities through legislation and associated controls and Standards including the HSNO Act 1996 NZS8409:2004; and through Environment Canterbury's Natural Resources Regional Plan.

HAZARDOUS SUBSTANCES — POLICIES AND METHODS

MANUFACTURE AND STORAGE

Policy B3.2.1(a)

Allow appropriate quantities and classes of hazardous substances to be stored in the rural area to provide for land use activities that are consistent with the District Plan objectives and policies for those areas; and

Policy B3.2.1(b)

Ensure hazardous substances are used and stored under conditions which reduce the risk of any leaks or spills contaminating land or water.

Explanation and Reasons

Many activities in the rural area use hazardous substances. The quantities stored are often sufficient to contaminate land and soil with significant adverse effects, therefore, the Plan provisions need to allow hazardous substances to be stored on site to be practical, but subject to conditions to protect the environment. Policies B3.2.1 (a) and (b) are implemented using rules relating to the quantities and conditions for manufacturing, storing and disposing of hazardous substances at any site. Resource consents are required where specified threshold quantity limits for hazard substances are exceeded, and/or specific site controls or other performance criteria are not complied with. Activities that comply with the performance criteria and do not exceed the specified quantity limit thresholds have permitted status in terms of the hazardous substances rules of the Plan.

The threshold quantity limits in Appendix 15 are a convenient measure to use to distinguish between small-scale activities where effects are likely to be minor, and larger scale activities that require resource consent.

The classification system used in Tables E15.1 and E15.2 of the Appendix is based on the provisions of the HSNO legislation. The quantity limits have been established with regard to local conditions and requirements, and with due consideration to the HSNO controls, to national guidelines and procedures published and advocated by the Ministry of the Environment and the Environmental Risk Management Authority, to the Natural Resources Regional Plan, and to District Plans published by other territorial local authorities.

Some HSNO classes are not listed in Appendix 15 because they are not considered to have a significant hazard rating in the land-use planning context. In this case, no restrictions apply under the District Plan. However, many hazardous substances have more than one HSNO class or category. Where this is the case, the most restrictive class or category will be applied, as this recognises the possible extent of the health and safety risks associated with the substance.

Table E15.3 is included within Appendix 15 as Agrichemicals, Fumigants and Vertebrate Toxic Agents have different provisions recognising their use in primary production. This is also linked to the provision of specific setbacks for these substances from sensitive activities and boundaries of Living and Business 1 zones.

When assessing compliance with the provisions of the hazardous substances rules and when considering applications for resource consents involving storage, use, disposal or transportation of hazardous substances, the Council will consider the types and quantities of hazardous substances and the adequacy of controls and conditions on the hazardous substances at the application site, the location of the substances relative to sensitive environments and natural resources, and the degree of risk of flooding or earthquake in the area of the site. The Council will also have due consideration of any controls imposed by other legislation. This will include but will not be limited to the provisions of the Hazardous Substances and New Organisms Act 1996 and Regulations (including test certification, approved handler certificates,

controlled substances licences and codes of practice issued by or recognised by ERMA), the New Zealand Standard for Management of Agrichemicals NZS8409:2004, the Natural Resources Regional Plan and resource consents issued by the Canterbury Regional Council, and the Health and Safety in Employment Act 1992.

The Council recognises that the use, transport, discharge and disposal of hazardous substances are also controlled by other statutory authorities through legislation and associated controls including the HSNO Act 1996; and through Environment Canterbury's Natural Resources Regional Plan.

Methods

District Plan Rules

- Hazardous Substances

Other Legislation

- NZS8409:2004 Management of Agrichemicals will be used as part of the means to achieve the policies in relation to agrichemicals
- To enable consideration of best management practices, relevant Codes of Practice, NZ Standards, and requirements of other regulations.
- To address specialist areas of health and safety

Regional Council Rules

- To control the discharge of hazardous substances

Policy B3.2.2

Limit manufacturing, and avoid disposing of hazardous substances near any of the following areas:

(a) **Waterbodies or wetlands.**

(b) **Areas of outstanding natural features and landscapes.**

(c) **Significant ecological sites.**

(d) **Sites of heritage or cultural values.**

(e) **Popular recreational areas.**

(f) **Dwellings, other than a dwelling on the same site as the activity.**

Explanation and Reasons

Policy B3.2.2 is intended to protect waterbodies, wildlife and areas with special values from potential adverse effects caused by the manufacture or disposal of hazardous substances. Policy B3.2.2 also avoids adverse effects on amenity values and concern among residents, from having activities involving large quantities of hazardous substances close by.

The policy and associated rules apply to significant ecological sites, heritage sites and outstanding natural features which are identified using the processes set out in the District Plan. The policy and rules also apply to all waterbodies. In assessing a resource consent application to manufacture or dispose of hazardous substances, the consent authority shall also consider potential effects on any cultural or recreational values of the site and surrounds and the proximity of dwellings on surrounding sites.

Method

District Plan Rules

- Hazardous Substances

TRANSPORT

Policy B3.2.3

Avoid transport of hazardous substances on the surface of waterbodies in watercraft, if there is an alternative vehicular access to the site by land.

Explanation and Reasons

A hazardous substance spilled into a waterbody can cause both immediate and delayed adverse effects to aquatic life and ecological, cultural, recreational and amenity values. Such a spill is also much harder to contain and clean up than when it is spilled on to land, and the effects may become widespread as contaminants are carried downstream or disperse on water surfaces. Policy B3.2.3 recognises that there is no need to risk transporting hazardous substances on the surface of a waterbody when there is alternative access to a site, over land. The corresponding rule does not apply to spare fuel for motorised water craft or hazardous substances found in the motor of such craft.

Method

District Plan Rules

- Transport of Hazardous Substances

DISPOSAL

Policy B3.2.4

Ensure parties who manufacture or store commercial quantities of hazardous substances have the means to dispose of hazardous substances and their containers without adversely affecting the environment.

Policy B3.2.5

Work toward obtaining access to appropriate hazardous waste treatment and disposal facilities for residents and ratepayers of the District.

Explanation and Reasons

Under Policies B3.2.4 and B3.2.5, the Council will work with Environment Canterbury and other District Councils, to develop solutions for disposing of hazardous substances and hazardous waste, including empty hazardous substance containers. The Council will also encourage manufacturers and users of hazardous substances and generators of hazardous wastes to participate in identifying and developing waste disposal options.

Environment Canterbury, in conjunction with other local authorities including Selwyn District Council, has developed the Canterbury Regional Hazardous Waste Management Strategy for dealing with hazardous waste. It provides that basis for a co-ordinated region wide approach to the minimisation and management of hazardous waste. Under that strategy, facilities are being developed to receive and store domestic hazardous wastes from residents throughout Selwyn District.

Methods

District Plan Rule

- Hazardous Substances

Trade Waste Bylaws

Advocacy

- Continue to advocate for a co-ordinated approach to hazardous waste disposal in Canterbury as a signatory to the Canterbury Regional Hazardous Waste Management Strategy.
- Support initiatives such as the Agrecovery programme for disposal of agrichemical containers.

HAZARDOUS SUBSTANCES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B3.2:

- Adverse effects of hazardous substances on the environment are minimised.
- Reduced instances of land becoming contaminated where hazardous substances have been used or stored.
- Reduced risk of waterbodies becoming contaminated from hazardous substances.
- Access to facilities for the treatment and disposal of hazardous substances.
- Users of large quantities of hazardous substances follow plans to minimise the amount of hazardous waste they produce and to dispose of that waste in ways that have minimal effects on the environment.

HAZARDOUS SUBSTANCES — MONITORING

Please refer to Part E, Appendix 1.

B3.3 CULTURE AND HISTORIC HERITAGE – ISSUE

- **Damage to, destruction of or inappropriate alteration of sites, places, trees and vegetation, buildings or structures which have historic heritage and cultural values.**

Culture and Historic Heritage in Selwyn District

Selwyn District is an area which has been affected by several waves of colonisation by Māori and Europeans.As a result there are sites, places and buildings which are of cultural or heritage value to individuals, families, iwi, Rūnanga and communities in the District.

Some of these sites, places and buildings have been identified and protected in past planning schemes. Many significant trees have been protected for many years and it is the intention of the council to continue to provide recognition and protection for trees that display important values for the community or the environment

Sites, areas or buildings may have heritage and cultural values if they are places or objects which people associate with their identity, history, events, customs or practices. Usually these values are shared by more than one person and in the case of Tāngata Whenua they are shared by the local Rūnanga and Ngāi Tahu. In particular, Wāhi Tapu, Wāhi Taonga and mahinga kai are sites and/or areas that Tāngata Whenua value as a critical part of their cultural identity. Heritage and cultural values may be associated with, but not limited to, old buildings, ruins, significant trees and vegetation, trees planted to commemorate special events, modern buildings that are part of a community's identity, the plants used in customary practices, land forms, routes, traditional trails and traditional activities. Most often, people associate heritage values with old buildings, ruins or significant trees and vegetation. Many other things have heritage values. For example, plants used in customary practices, landforms, modern buildings that are part of a community's identity, routes and trails, and traditional activities and trees planted to commemorate special events.

Part of promoting the sustainable management of natural and physical resources is enabling:

"people and communities to provide for their economic, cultural and social well-being and for their health and safety…" (section 5(2)).

Section 6(e) of the Act requires the relationship of Māori, their culture and traditions with their ancestral lands, water, sites, Wāhi Tapu, and other taonga to be recognised

and provided for. In addition, section 6(f) of the Act requires Selwyn District Council to recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development.

The Act defines historic heritage as meaning those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

(i) archaeological:

(ii) architectural:

(iii) cultural:

(iv) historic:

(v) scientific:

(vi) technological;

and includes—

(i) historic sites, structures, places, and areas; and

(ii) archaeological sites; and

(iii) sites of significance to Māori, including Wāhi tapu; and

(iv) surroundings associated with the natural and physical resources

Cultural and historic heritage values are not only part of our inheritance from the past; they are also a part of our contemporary identity and sense of place. Cultural and historic heritage values, including cultural connections and associations with places, make an important contribution to the physical environment. In particular, culture and historic heritage values are a vital part of what makes a place unique or important for the people who live there.

Cultural and historic heritage values ares important because they provide a tangible insight into our past and can be an important source of knowledge. Cultural and heritage features can act as a reminder or social link to the past that is important to the community, but they can also provide valuable information that contributes to the knowledge of our history and environment. For example historic buildings provide information about the tools, technology and materials available at the time as well as contributing to a sense of place. Another example is examining an archaeological site to find information about how people lived in the past, and what their environment was like at that time. The accidental or inadvertent destruction or damage of cultural and heritage features can cause the loss of this knowledge as well as a social/cultural link to the past

Statutory Acknowledgement and Nohoanga Sites

The Ngāi Tahu Claims Settlement Act 1998 identifies Areas of Statutory Acknowledgement.These areas are culturally significant to Ngāi Tahu. In Selwyn District, there are four "Areas of Statutory Acknowledgement":

1. Moana Rua/Lake Pearson

2. Kura Tawhiti/Castle Hill

3. Whakamatau/Lake Coleridge

4. Te Tai o Manaanui/Selwyn-Banks Peninsula Coastal Marine Area

The Act requires these areas to be identified on a map attached to the District Plan (see Planning Maps).

Ngāi Tahu is an affected party for any activity which affects Areas of Statutory Acknowledgement, for the purposes of sections 95 - 95F of the RMA.The consent authority has discretion to decide if an activity will affect the area. If it will, Ngāi Tahu is an affected party similar to any landholder or resident in the area.

Nohoanga sites are areas of customary settlement for mahinga kai (food gathering). One site is recognised in Selwyn District under the Ngāi Tahu Claims Settlement Act 1998. It is located at the mouth of the Rakaia River (see Planning Map 1).The Ngāi Tahu Claims Settlement Act 1998 gives Ngāi Tahu rights to occupy land at Nohoanga Sites for mahinga kai, including the right to erect temporary dwellings or shelters (section 259).

The Ngāi Tahu Claims Settlement Act 1998 recognises the significance of Te Waihora/Lake Ellesmere (see Part A Section 4.2 Māori Issues and Values).The Ngāi Tahu Claims Settlement Act provides for the bed of Te Waihora/Lake Ellesmere to be vested in fee simple estate to Te Rūnanga o Ngāi Tahu.The Act also has provisions for the preparation of a Joint Management plan for Te Waihora, to be developed between Ngāi Tahu and the Department of Conservation, with input from local authorities.

Sites of Wāhi Taonga and Wāhi Tapu

Areas in Selwyn District have been traversed, occupied or settled by Māori. Part A, Section 4.2 explains the role of Māori in resource management under the Act, and describes the Tāngata whenua of Selwyn District.

Wāhi Taonga and Wāhi Tapu are sacred places, which are held in reverence according to tribal custom. They provide a link to tribal custom. Protecting them helps protect and remember the mana of ancestors, and provides protection for future generations.

- Tauranga waka (canoe/landing sites)
- Waiwhakaheke Tūpāpaku (burial or habitation)
- Tuhituhi (rock drawing sites)
- Tuaha (sacred altars)
- Urupā (burial grounds)
- Pa sites
- Wai Taonga mahi o ringa (special sites where one finds material such as Harakeke-Flax and pingao-sand sedge.

These areas may have a rāhui (temporary tapu) placed on them.

Sites of Wāhi taonga and Wāhi tapu may be damaged or destroyed by earthworks or building, associated with a variety of activities. Wāhi taonga and Wāhi tapu sites may also be disturbed by people or animals. Any sort of disturbance may be inappropriate, whether physical damage is done to the site or not.

In addition to Wāhi Taonga and Wāhi Tapu sites, there are sites of mahinga kai (food gathering) which are important to local Rūnanga. Indigenous trees and plants can also have cultural values to Māori. For example, tikaka, the cabbage tree (Cordyline Australis) was a food source for Ngāi Tahu and used to mark Mahinga Kai trails.

All natural resources, including land, air and water are taonga (treasured) to Māori. Effects of activities on these values are addressed in Part B, Sections 1.1 to 1.4 of the Plan.

European Historic Heritage Sites and Buildings

Selwyn District has been colonised and farmed by European settlers since the 1850s. Coal, lime and clay were mined in the Malvern foothills. Rural towns developed associated with farming and mining activities, and the railway to the West Coast which began in the 1870s. Many of the existing townships in Selwyn were settled very early in European colonisation. These towns typically had accommodation houses, trading stores, simple dwellings, community buildings and services such as drainage systems.

There are many sites and buildings with heritage values in the rural area. For example:

- Various styles of houses.
- Community buildings — schools, churches and halls which are often the last links or symbols of a once thriving town or settlement.
- Early farming or transport infrastructure: water races, bridges, roads, shelter belts; much of which is still used.
- A variety of exotic plants grown for shelter, amenity or to commemorate events.
- Industrial sites.

Heritage sites or buildings do not have to be old to have heritage values. Modern examples with heritage values may include: plantings or structures created by communities to celebrate the new millennium.

Many of the District's heritage sites and buildings are located in the rural area. Land uses in the rural area, particularly beyond the Inner Plains (see Planning Maps) have not changed as quickly as in townships. When new buildings and structures are needed in rural areas, there is often sufficient space to put them alongside old ones, rather than demolishing and replacing old ones.

Damage to Sites with Cultural and Historic Heritage Values

Sites and buildings with cultural and historic heritage values may be lost or damaged by natural forces such as fire, earthquake, weather or diseases in plants. Human and animal activities can also affect sites and buildings. Examples include earthworks, additions, alterations or modification to buildings or parts of buildings which are not in keeping with the original style, removing buildings, ruins or trees or disturbing Wāhi Taonga and Wāhi Tapu sites.

Old buildings and structures can also become derelict, particularly when they are no longer used or maintained. Many of the heritage buildings in the rural area are lost because they become derelict rather than being intentionally destroyed.

Protecting Cultural and Historic Heritage Values

As well as the specific duties under section 6 of the Act, maintaining sites and buildings with cultural and historic heritage values in Selwyn District can:

- Help teach people about their past;
- Foster people's sense of identity and community;
- Provide economic opportunities in heritage, tourism, recreation, restoration and marketing; and
- Recognise and provide for the protection of heritage and cultural sites.

Protecting sites and structures with cultural and historic heritage values involves costs:

- Many sites and structures are privately owned or on private land. For example, some Wāhi Taonga and Wāhi Tapu sites are on land not owned by Tāngata whenua for whom they have value. Protecting sites and structures may sometimes prevent the landholder from using them for other purposes, although adapting heritage buildings for new uses is common.
- Heritage buildings and structures need to be maintained to ensure their retention.
- Using heritage buildings can be costly as when the use of any building changes, the building must be upgraded as is reasonably practicable to the same level as for a new building to comply with the New Zealand Building Code.

Any measures in the District Plan to protect the cultural and historic heritage values of sites must:

- Recognise the costs to landholders if they cannot reasonably use buildings or sites.
- Be practical, easy and inexpensive for landholders to comply with.
- Encourage the ongoing use and maintenance of buildings and structures.

In addition, section 32 of the Act requires a council to assess the costs and benefits of any rule in a District Plan.

Archaeological Sites

An archaeological site is defined in section 2 of the Historic Places Act 1993 as:

"Archaeological site" means any place in New Zealand that--

(a) Either -

(i) Was associated with human activity that occurred before 1900; or

(ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and

(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand".

Archaeological sites may be Māori or European in origin and may also be recognised as having spiritual or cultural values such as Wāhi tapu sites.There are various types of archaeological sites, some of which include midden and pa sites, terraces, garden areas, kumara pits, battle grounds, areas of early settlement by Māori and Europeans, early industrial areas, rock art sites and shipwrecks.

Section 10 of the Historic Places Act 1993 directs that an archaeological authority is required from the New Zealand Historic Places Trust Pouhere Taonga if there is "reasonable cause" to suspect an archaeological site (recorded or unrecorded) may be modified, damaged or destroyed in the course of an activity.

Under the RMA 1991, a District Council shall recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development (section 6(f)). This requirement in the Act compels a council to identify known sites through the Plan and protect them from use and development through various methods. For this purpose, Appendices 3 and 5 include archaeological sites recorded in the New Zealand Archaeological Association (NZAA) site recording scheme.

Role of District Councils

Managing effects of activities on sites or buildings with heritage or cultural values is largely a function of district councils under section 31 of the Act. District councils are also Heritage Protection Authorities under section 193 of the Act. This power enables the District Council to use Heritage Orders to halt the alteration or demolition of a site or building with heritage values, whether it is protected in the District Plan or not. If a Heritage Order is used, the Heritage Protection Authority has 12 months to buy the building or site, or to negotiate an appropriate outcome with the owner.

Heritage Orders

The Council has decided to identify sites and buildings with heritage or cultural values in the District Plan, rather than relying on Heritage Orders. The reasons are:

- Certainty for landholders that a site or building is protected under the Plan, rather than having a "surprise" at the time they come to make alterations.
- Certainty for the community that a site or building is protected.
- Preserving the heritage values of sites and buildings can be successfully undertaken while allowing the landowner to continue or modify their use of the site or building.

Historic Places Act 1993

The New Zealand Historic Places Trust Pouhere Taonga is required to be notified of any proposed works affecting a listed heritage item that requires a building consent or any activities which may impact on a site of cultural significance. In addition the Trust is an affected party for resource consents involving places with heritage values.

CULTURE AND HISTORIC HERITAGE — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to protect sites with cultural and heritage values:

General

- Foster a partnership for protecting sites and buildings with cultural or heritage values between owners; local communities; local Rūnanga; New Zealand Historic Places Trust Pouhere Taonga and the Council.

Māori Sites

- Record any historical information about sites and buildings on property files, if Rūnanga agree.
- Encourage landholders and local Rūnanga to develop voluntary protocols for the management of Silent File Areas, Wāhi Taonga Sites and Management Areas and Mahinga Kai Sites.
- Provisions in the Plan for managing the disturbance of Silent File Areas or damage or destruction of Wāhi Taonga Sites and Management Areas and Mahinga Kai Sites.
- Policies and methods to recognise the values associated with areas of Statutory Acknowledgement and Nohoanga Sites.

Heritage Sites

- A system to record any historical information about sites and buildings on property files to keep a public record.
- Provisions to manage the modification or destruction of buildings or sites with the most significant heritage values in the District.

Protected Trees

- A system to identify and record protected trees and the reasons for their significance, according to established evaluation criteria.
- Provisions to avoid the removal of identified trees and to protect them from activities that could endanger their health.

Costs

- The Council has established a discretionary fund to help applicants meet the processing costs for resource consent applications related to the maintenance or restoration of cultural or historic sites or buildings.

CULTURE AND HISTORIC HERITAGE — OBJECTIVES

Objective B3.3.1

Sites of Wāhi Tapu, Wāhi Taonga, Mahinga kai and other importance to Tāngata Whenua are protected in partnership with local Rūnanga and landholders.

Objective B3.3.2

Sites and buildings with heritage values are recognised and protected, where appropriate, in partnership with landholders.

Objective B3.3.3

To recognise and protect trees that contribute to character, ecological, or amenity values and/or are of significance to Tāngata Whenua, and the quality of the rural and urban environments identified in the District Plan.

Explanation and Reasons

Objective B3.3.1 reflects the duties under section 6(e) and (f) of the Act. The policies encourage local Rūnanga and landholders to develop protocols for activities in Silent File areas. The co-operation of landholders is important for on-going protection of these sites and access to them. The District Plan also contains a policy and rules to manage earthworks, buildings and other activities in Silent File areas. Silent File areas are areas which contain sites of immense cultural or spiritual importance to Tāngata Whenua. The exact location of the site is not indicated, to protect it from intentional disturbance. Any Silent File areas protected by the District Plan are shown on the Planning Maps and listed in Appendix 5. The Appendix should be regularly reviewed and sites may be added or removed by a plan change as required.

Objective B3.3.2 also reflects the duty under section 6(f) of the Act to recognise and provide for the protection of historic heritage from inappropriate subdivision, use, and development. The objective recognises that not all sites or buildings with heritage values in the District will warrant formal protection under the Act. The objective is achieved by policies and methods to: record the heritage values of any site or building and to protect those with significant heritage values. The places identified to have significant heritage values are listed in Appendix 3. Wherever possible, the Council works with landholders to protect heritage sites in partnership. A partnership is:

- Necessary to ensure sites and buildings in private ownership, are maintained; and
- Desirable to encourage people to protect the District's heritage, in the future.

Objective B3.3.2 fosters partnerships to protect heritage sites. The process of assessing the heritage values of sites was carried out in consultation with landholders. The provisions to protect heritage sites and buildings recognise the "costs" and "benefits" of owning heritage sites.

The policies and rules for protecting heritage sites and buildings:

- Allow modifications and alterations, maintain or enhance the heritage values of the site or building.
- Discourage demolition of sites or buildings, but recognise that in some cases there may be no practical alternative.

Objective B3.3.3 seeks to provide for the recognition and protection of trees that display values of significance to the community or environment. These trees contribute to character, ecological or amenity values and/or are of significance to Tāngata Whenua, along with contributing to the quality of the rural and urban environments in the District. Significant trees are generally appreciated by the community and require protection from development and activities that may lead to damage or their destruction.

CULTURE AND HISTORIC HERITAGE — POLICIES AND METHODS

SITES OF TĀNGATA WHENUA

Policy B3.3.1

Encourage local Rūnanga to record information about sites of cultural importance to them, where appropriate.

Explanation and Reasons

Recording information about the location and importance of sites with cultural significance to local Rūnanga, assists the Council to carry out its duties under the RMA and the Historic Places Act 1993, to help protect these sites. Traditionally, local Rūnanga have protected sites, particularly very significant sites, by keeping information about their location and importance secret. Legislation such as the RMA and the Historic Places Act 1993, provide other mechanisms to protect these sites, which are legally binding. However, to be effective, they require the disclosure of a certain amount of information about these sites. In some cases, local Rūnanga may prefer not to use statutory provisions to help protect sites of cultural importance to them. Where local Rūnanga do decide to use statutory methods to protect sites, the Council will assist with recording the information on property files and Land Information Memoranda, provisions in district plans and other appropriate mechanisms.

Methods

Records

- Property files and Land Information Memoranda

District Plan policies and rules

Assist/facilitate landholders and Ngāi Tahu developing voluntary protocols for the management of silent file areas, Wāhi taonga sites and management areas, and mahinga kai sites.

Policy B3.3.2

Recognise and protect sites of cultural importance to local Rūnanga through fostering a partnership between landholders and local Rūnanga.

Explanation and Reasons

Many sites of cultural importance to local Rūnanga are located on land which is owned or managed by other parties. The understanding and co-operation of these parties is vital to ensure the sites are managed to protect their values for local Rūnanga. It is also vital that the management of these sites is practical and inexpensive for landholders, and allows them to carry out their day-to-day activities unimpeded. Policy B3.3.2 promotes a dual approach to achieve this. Firstly, the Council will promote discussions between landholders and local Rūnanga about how these sites may be managed, and will encourage the parties to develop a joint protocol or agreement for the management of each site. This method is particularly important for Wāhi Tapu Management Areas, because of the size of these sites and the possibility that landholders may uncover other material beyond the area identified in the District Plan. Secondly, the District Plan contains rules to protect sites which have been identified in the Plan, from disturbance or destruction (see Policies B3.3.3 and B3.3.4).

Methods

Advocacy

- Joint protocols with landholders and land managers for Wāhi Taonga Management Areas and other sites, if appropriate

District Plan rules

- See Policies B3.3.3 and B3.3.4

Policy B3.3.3

Protect sites within areas recognised in the Plan as Silent File areas, from inappropriate disturbance.

Policy B3.3.4

Protect areas identified in the Plan as Wāhi Taonga Sites, Wāhi Taonga Management Areas and Mahinga Kai sites, from inappropriate damage or destruction,.

Explanation and Reasons

Policies B3.3.3 and B3.3.4 recognise and provide for the protection of four types of sites, in the Plan.

Silent File Areas may contain sites of immense cultural importance to local Rūnanga. The Silent File Areas are listed in Appendix 5 and shown on the Planning Maps. The exact location and the type of site within the silent file area are not disclosed by local Rūnanga, to try and reduce the likelihood of intentional damage to the site and in respect of the traditions of keeping this information among tribal elders.

Wāhi Taonga Sites are sites of traditional occupation or use by local Rūnanga. Most have been uncovered by archaeologists and contain objects or remnants of their past use. The Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered.

Wāhi Taonga Management Areas are large areas which contain many Wāhi Taonga Sites. There are six Wāhi Taonga Management Areas in the District; at Rakaia Island, along the Coast from the Rakaia River to Fisherman's Point, Taumutu, along the bed of the Waikirikiri/Selwyn River and the area surrounding and including the Rakaia Huts Township, which has two distinct Wāhi Taonga Management Areas, one of which is the culturally and archaeologically significant Rakaia River Moa Hunter Site. For the purposes of management under the District Plan, the Rakaia River Mouth Moa Hunter Site has been divided into 2 sub Wāhi Taonga Management Areas (C39(a) and C39(b) with site C39(a) relating directly to the land zoned Rural (Outer Plains) to the east of Rakaia Huts Township itself.

Mahinga Kai sites are sites which were traditionally used to gather food or materials for medicine, crafts and other traditional activities. Many wetlands and waterbodies are sites of mahinga kai. In addition, there are two sites of identified land, where vegetation is traditionally gathered. The District Plan rules require a resource consent to damage or remove indigenous vegetation on these sites, other than for mahinga kai purposes.

Policy B3.3.3 relates to Silent File Areas. Any disturbance of the sites within Silent File Areas is usually inappropriate. However, much land within the Silent File Areas has been disturbed in the past as part of farming or building activities. Therefore, the District Plan rules allow any activity which disturbs soil over an area or to a depth where it has already been disturbed, as a permitted activity (no resource consent needed). Any activity which disturbs soil in areas or to depths where it has not previously been disturbed requires a resource consent.

In deciding whether any disturbance of land in a Silent File Area is appropriate, the Council shall refer to local Rūnanga for advice about whether the proposed activity will disturb a culturally important site within the Silent File Area. The Council will also consider whether there are alternative sites or methods to undertake the activity, and the costs to the landholder of these alternative options; and of not being able to undertake the activity at all.

Policy B3.3.4 relates to Wāhi Taonga Sites, Wāhi Taonga Management Areas, and Mahinga Kai Sites. These sites are listed in Appendix 5 and shown on the Planning Maps. The information about the location and content of these sites is publicly recorded and the aim of Policy B3.3.4 is to protect the artefacts and remnants contained in these sites from damage or destruction.

The Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered. The rules in the Plan do not prevent the soil in this 20m radius from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without first obtaining a resource consent.

With regard to Wāhi Taonga Management Area C39(a) at Rakaia Huts; the area is still of significant cultural and archaeological value in spite of significant alteration and disturbance to the area since European settlement. The District Plan identifies a number of activities which are considered to have less than minor effects on the cultural and archaeological values of Wāhi Taonga Management Area C39(a). These activities do not require a resource consent for earthworks. Activities exempt from the earthworks rules include:

- sowing tending or cultivating crops;
- digging post holes;
- Maintenance or landscaping of gardens, lawns or public spaces;
- burying pets; and
- trenching compost

The District Plan allows any activity not exempt from the earthworks rules to disturb soil over areas which have been previously disturbed by cultivation, planting or earthworks (to a depth of no more than 20cm) as a permitted activity (no resource consent needed). Any activity not exempt from the rules and which does disturb soil in areas previously disturbed by cultivation, planting or earthworks to depths more than 20cm, or disturbs soil in areas not previously disturbed shall require a resource

consent.

In deciding whether protecting any Wāhi Taonga Site, Wāhi Taonga Management Area or Mahinga Kai site is practical, the Council shall refer to local Rūnanga for advice about the effects of the proposed activity on the site and the cultural significance of the site. In relation to Wāhi Taonga Management are C39(a) at Rakaia Huts, Council shall refer to the New Zealand Historic Places Trust Pouhere Taonga for advice about the effects of the proposed activity on any archaeological values. The Council will also consider whether there are alternative sites or methods to undertake the activity, and the costs to the landholder of these alternative options; and of not being able to undertake the activity at all.

In addition, the provisions of the Historic Places Act 1993 apply to the Wāhi Taonga Management Areas in and around Rakaia Huts Township ((C39(a) and C39(b)). Other Wāhi Taonga sites and management areas may also be subject to the Historic Places Act 1993, as they may be considered archaeological sites.

Where a landholder requires a resource consent to undertake an activity in a Silent File Area, a Wāhi Taonga Site or Management Area or a Mahinga Kai Site, the Council has a policy to consider reducing or waiving fees for processing the resource consent application (see Policy B3.3.10). This policy applies to heritage sites and in Areas of Outstanding Landscapes, as well.

Methods

District Plan rules

- Earthworks, Tree Planting, Buildings, Utilities and Other Structures, Waste Disposal, Hazardous Substances, Subdivision.

Policy B3.3.5

Recognise the areas of Statutory Acknowledgement identified in Appendix 8 as areas of cultural importance to Ngāi Tahu.

Explanation and Reasons

The Ngāi Tahu Claims Settlement Act 1998 identifies areas of Statutory Acknowledgement. These areas are recognised as being culturally significant to Ngāi Tahu. There are four areas of Statutory Acknowledgement in Selwyn District. These areas are listed in Appendix 8 and shown on the Planning Maps. For the purposes of sections 93 and 94 of the RMA, Ngāi Tahu is considered an affected party without the need to demonstrate the cultural significance of these areas.

Methods

Consent Process

- Identification of Ngāi Tahu as an affected party.

Policy B3.3.6

To allow customary activities and erecting of temporary structures at nohoanga sites, provided any adverse effects on the environment will be minor.

Explanation and Reasons

The Ngāi Tahu Claims Settlement Act 1998 recognises nohoanga sites as areas of traditional Māori settlement and mahinga kai.Section 259 of the Act gives Ngāi Tahu rights to occupy nohoanga sites on Crown land and to erect temporary structures. There is one nohoanga site in Selwyn District, which is listed in Appendix 8 and shown on Planning Map 001. Policy B3.3.6 provides for erecting temporary structures on the nohoanga site, which may not comply with the District Plan policies and rules. This exemption is in keeping with the Councils duties under sections 6 (e) and 8 of the Act. Any adverse effects of additional structures are likely to be minor because there is only one nohoanga site in the District and it is only 1 hectare in area. [PC26]

Methods

District Plan Rules

- Exemptions for nohoanga sites

HERITAGE SITES AND BUILDINGS

Policy B3.3.7

Record information on the heritage values of sites and buildings in Selwyn District.

Explanation and Reasons

Many sites and buildings in Selwyn District have heritage values, but formal protection of them is inappropriate for a variety of reasons. For example:

- The building may have been removed, is derelict or has been dramatically altered
- The heritage values relate to information rather than a physical feature
- The owner opposes formal protection and the heritage values of the site are not significant enough to oppose the owner and abandon the partnership approach.

Policy B3.3.7 ensures records of the District's heritage are kept and can be accessed by people, whether a site has any legal protection for its heritage values or not. PC26

Methods

Information

- Provide an archive of information on the heritage values of sites and buildings, to accompany property files and record information on the location of archaeological sites on GIS, property files and LIMs.

Policy B3.3.8

Allow modifications, alterations or additions to the heritage sites and structures or the subdivision of heritage sites or sites containing heritage structures listed in Appendix 3, provided any such alterations, modifications, additions or subdivision does not adversely affect their heritage values, wherever practical.

Explanation and Reasons

The sites and buildings listed in Appendix 3 are those the Council considers worthy of protection for their heritage values. The values of these sites and buildings have been assessed using a process and set of criteria outlined in a report entitled: “A Review of Heritage Assessment Methods, January 2000”.

The Council is satisfied that one of the most efficient and effective ways to maintain the heritage values of sites and buildings is to ensure their ongoing use. This encourages interest in and funds maintenance of the site or building.

Policy B3.3.8 allows heritage sites and structures to be altered or modified, so they remain useful assets. The policy requires any alterations or modifications to retain the heritage values of the site or building, whenever practical. This may be achieved through the way in which alterations and modifications are designed or carried out. Subdivision of sites of heritage value (or which contain heritage items) is also a relevant consideration. Subdivision may have beneficial effects for heritage values (to enable separation from a development site for example) or may detract by dividing a site or result in boundaries being too close to a heritage structure. In assessing whether it is ‘practical’ to retain heritage values, the consent authority should consider:

- The cost and technical feasibility of options
- The necessity or desirability of the alterations
- The heritage value(s) of the site or building, described in Appendix 3
- The effect of any subdivision of a site

Method

District Plan Rules

- Heritage Sites and Buildings
- Subdivision

Policy B3.3.9

Discourage the demolition or destruction of heritage sites or buildings listed in Appendix 3, except where necessary to:

- **Avoid danger to people or property; or**
- **Allow reasonable use of the site; and**
- **There are no appropriate options to retain the site or building.**

Explanation and Reasons

The District Plan discourages the demolition of sites and buildings listed in Appendix 3. Policy B3.3.9 recognises that, in some cases, demolition may be the only option. The policy requires the consent authority to consider the appropriateness of other options. This should be done having regard to the feasibility and cost of these options, the heritage values of the building or site, as described in Policy B3.3.9; and any ongoing danger, cost or liability to the landholder if the building or site is not demolished.

Method

District Plan Rules

- Heritage Sites

Policy B3.3.10

Assist owners where funds are available with the costs associated with the maintenance or restoration of heritage resources; and the additional resource consent costs imposed by the provisions to protect heritage sites or buildings, Silent File Areas, Wāhi Taonga Management Areas, and Wāhi Taonga Management Sites and Mahinga Kai Sites listed in the District Plan.

Explanation and Reasons

The provisions in the District Plan for protecting sites of Wāhi Tapu or other cultural values or heritage values, impose costs on the owners of those sites for the benefit of the wider community.

Policy B3.3.10 enables the Council to reduce some of these costs by waiving fees to process resource consents for activities affecting these sites. Fees are likely to be reimbursed for activities that would not need a resource consent, had the site not had heritage or cultural values. Policy B3.3.10 is similar to policies for reimbursing resource consent processing fees in areas of Outstanding Landscape Values (see Section B1.4 Outstanding Natural Features and Landscapes).

Methods

Funding

- The Council has a contestable fund of money for projects which may enable it to assist with the maintenance or restoration of sites with cultural and heritage values

Fees

- The consent authority may choose to remit all or part of the fees for processing resource consent applications

Policy B3.3.11

Periodically review the lists of heritage site and buildings and Silent File Areas listed in the District Plan.

Explanation and Reasons

The cultural or heritage values of sites or buildings may change over time. A site or building may lose its values if it is modified or damaged. A site or building may increase in value if it is restored, or if other, better examples are lost or damaged. It may be impractical to protect a building or site which has become structurally unsafe or unstable

Method

Monitoring Strategy

- Periodic review of lists of protected sites in the District Plan.

PROTECTED TREES

Policy B3.3.12

To identify and evaluate trees of significance to the community and keep a record system for these trees.

Policy B3.3.13

To protect identified trees from destruction or alteration which will adversely affect their significance or health as it relates to:

- **the long term life of the tree;**
- **the heritage, ecological, biodiversity, botanical or amenity values of the tree;**
- **any cultural values of the tree or significance to Tāngata Whenua.**

Policy B3.3.14

To enable, where appropriate, some physical works on and around identified protected trees for normal cultivation/maintenance, safety purposes or essential services.

Policy B3.3.15

To promote, educate and inform tree owners and the public about the significance of listed protected trees.

Explanation and Reasons

Many trees around the Selwyn District have values that are significant to the community or the environment. These trees may provide a functional value such as shade from the sun, screening and soil stabilisation. It may be that they are pleasing visually, enhance amenity, and create character for an area. They could also have some historic or cultural significance, or they could be significant in terms of their age, form or species.

The Council considers it has a role to protect those trees that can be identified as providing a benefit or have value to the community in a significant way, whether this is physically or historically, ecologically or of significance to Tāngata whenua, for future generations and the enhancement of the environment. These trees may be vulnerable to existing or future development and activities around them and thus merit protection to ensure their ongoing health.

Policy B3.3.12 seeks to ensure that significant trees are identified and evaluated according to an established system of criteria. The consistently applied evaluation criteria are intended to ensure that the same system of evaluation is applied to each tree. From this, records of the District's significant trees are to be kept and can be accessed by interested people. PC26

Policy B3.3.13 establishes a system to protect those trees that have been identified as having significance. These trees would be subject to rules within the Plan to ensure that development and activities close to the trees do not affect their health or the values for which they have been identified. Associated Policy B3.3.14 provides for some situations where urgent works may be necessary for public safety or essential services (including roading networks, power and telecommunications networks and infrastructure services such as water supply and wastewater disposal). This too will be incorporated into the rules.

Policy B3.3.15 supports non-statutory processes that the Council undertakes to promote, educate and inform the public and tree owners about he values of the protected trees for the community and the environment. This links to the Council's Heritage Fund which provides annual grants for work necessary to maintain and protect listed trees.

Methods

Information

- Provide an archive of information on the values of identified trees, to accompany property files and record information on the location of archaeological sites on GIS, property files and LIMs.

Advocacy

- Promotion, education and information on the significance of protected trees to the District.

District Plan Rules

- Protected Trees
- Earthworks

Funding

- Discretionary fund to encourage and assist owners with the work required to maintain and enhance the heritage of the District, with priority given to those sites, buildings and trees that are listed for protection in the Selwyn District Plan.

CULTURE AND HISTORIC HERITAGE — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B3.3:

- A growing database of the history of the Selwyn District.
- Development of agreements between landholders and local Rūnanga for conducting activities in Silent File areas.
- Wāhi tapu and Wāhi taonga sites are protected.
- Sites and buildings with significant heritage values are used and maintained.
- Nohoanga sites are used for mahinga kai and temporary structures may be erected on them.
- Recognition of and protection for trees of significant value to the community and environment.

CULTURE AND HISTORIC HERITAGE — MONITORING

Please refer to Part E, Appendix 1.

B3.4 QUALITY OF THE ENVIRONMENT — ISSUES

- **Activities which affect the character of the rural area or which make it a less pleasant place to live or work in.**
- **"Reverse Sensitivity" from activities with incompatible affects locating too close to each other.**

Introduction

This section deals with two issues:

- The effects of activities on the amenity values of the rural area – its character and quality of the environment.
- Reverse sensitivity effects – when a new activity sets up near an existing activity and complains about the effects of the existing activity.

Amenity Values/Rural Character

Protecting amenity values is part of achieving the purpose of the Act. Section 7 requires particular regard be had to:

- The maintenance and enhancement of amenity values' (section 7(c)); and
- Maintenance and enhancement of the quality of the environment (section 7(f)).

Amenity values is defined in the Act (section 2) as including:

> "Those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes".

The rural area has a character which is distinct from townships. There are common perceptions which many people share about the character of the rural area. These include:

- Predominance of vegetation cover.
- Dominant land uses (but not all land uses) are associated with primary production: agriculture, horticulture, forestry, pastoralism.
- Views of mountains, basins and river valleys which are not modified by structures.
- Being able to see, hear and smell animals and birds.

Rural character can also mean different things to different people.

- People who live in the rural area as an alternative to living in a town may value a sense of open space, panoramic views and their perception of a rural outlook.
- People carrying out farming and other business activities may share some of these values. They also perceive the rural area as a business area and expect to be able to carry out existing activities; adopt new technology and practices; and to diversify activities as markets change.
- Some people value the rural area as a place to locate activities that need lots of space. These people may value large areas of land and distance from neighbours.

Conflicts can be created by the combination of different activities, effects and perceptions of the character of the rural area.

In particular, issues are emerging in the District over effects of activities which are typical or normal for rural areas, but which some residents do not expect or dislike. These effects fall into two categories:

- Temporary effects from seasonal activities such as burning stubble, harvesting crops or topdressing.
- Effects from day to day activities in the rural area are part of the rural area which are different from effects in townships such as, the smell of crops like silage, turnips or garlic; or noise from irrigators or tractors; and stock being driven along roads.

The Council believes these effects are part of the character of the rural area. This District Plan has policies and rules to maintain a generally pleasant living and working environment. However, residents should not expect an environment which is as conducive to residential activities as Living zones. The Rural zone is principally a business area and the policies and rules are designed to allow people to undertake farming and other business activities relatively freely. In addition, the policies and rules acknowledge sites established for dairy processing activities and provides for the continued development of these sites in the Rural Outer Plains for the processing, testing, storage, handling and packaging and distribution of milk and dairy products, related by-products and ancillary activities.

Reverse Sensitivity

Reverse Sensitivity is jargon to describe the situation where a new activity locates close to an existing activity and the new activity is sensitive to effects from the existing activity. As a result, the new activity tries to restrict or stop the existing activity, to reduce the effects. Reverse sensitivity is one of the major resource management issues in the rural area. It occurs principally between residential activities and activities associated with primary production or rural industries.

Reverse sensitivity issues arise when:

- Subdivision of rural land and erecting houses occurs in the vicinity of established activities; or
- Houses and other activities are located side by side, and the effects of the other activity alter.

The nature of reverse sensitivity issues varies in the District. There are examples of quite significant issues which have involved considerable time and cost to all parties, including the Council. For example:

- Mushroom composting at Prebbleton.
- Dairy cow droving along Old Tai Tapu Road.
- Noise from audible bird scaring devices.
- Houses and restaurants close to intensive pig or poultry farms.
- Nightglow from houses erected close to the West Melton Observatory.

Reverse sensitivity is a matter to be addressed as part of promoting sustainable management of natural and physical resources. People and natural and physical resources are part of the definition of environment in section 2 of the Act. Potential adverse effects of new activities on existing activities must be avoided, remedied or mitigated under section 5(2)(c) of the Act, and part of promoting sustainable management is enabling people and communities to provide for their economic, social and cultural wellbeing (section 5(2)). Potential reverse sensitivity effects have been recognised by the Environment Court as an issue under the Act, in several cases.

The District Plan has provisions to manage potential reverse sensitivity effects when the effects may be significant enough to create an unpleasant living or working environment. In these cases, reverse sensitivity effects may have significant costs on residents or businesses. The District Plan does not address effects which the Council considers are a typical or normal part of the rural environment, and which are mild or of short duration.

QUALITY OF THE ENVIRONMENT — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues affecting environmental quality, rural character and reverse sensitivity:

Amenity Values

- The Plan identifies what rural character is and manages activities which may affect it.
- Temporary effects and mild effects which are typical of rural areas are part of the rural environment.
- Policies and rules manage effects of activities, which may be more severe or adverse.

Reverse Sensitivity

- Policies and rules manage the location of activities which may have significant effects on surrounding properties, when they set up.
- Once set up, policies and rules protect these activities from reverse sensitivity effects from other activities locating near them.

Objectives and policies in this section should be read in conjunction with the following:

- Section B1.4 Outstanding Landscapes and Natural Features

– Effects of activities and landscapes and rural character.

- Section B2.1 Transport

  – Stock droving and airfields.

- Section B4.1 Residential Density and Subdivision

  – Managing residential density in the rural area.

QUALITY OF THE ENVIRONMENT — OBJECTIVES

Objective B3.4.1

The District's rural area is a pleasant place to live and work in.

Objective B3.4.2

A variety of activities are provided for in the rural area, while maintaining rural character and avoiding reverse sensitivity effects.

Explanation and Reasons

The rural area has a character which is distinct from townships and people value this distinction – the rural outlook. The rural area of Selwyn District is a pleasant place to live and work in. Objective B3.4.1 is to maintain this quality of the environment. It is achieved by policies and rules to manage effects such as noise, vibration, outdoor signage; glare and odour. The policies and rules allow for day to day farming and other activities which have effects typical of a rural area, but manage activities that have potentially stronger effects. The policies and rules are not as stringent as those for Living zones. The Rural zone is recognised principally as a business area rather than a residential area, in the Plan.

Objective B3.4.2 recognises the Rural zone as an area where a variety of activities take place:

- All sorts of primary production
- Outdoor recreation
- A variety of business activities
- Residential activities; and community facilities.

This diversity may increase in the future if farming and other business activities continue to diversify; and District Plans do not require activities in the rural area to be associated with primary production.

A variety of activities in the rural area creates the potential for reverse sensitivity effects, particularly between residential activities and other activities. Objective B3.4.2 recognises that while a variety of activities may be appropriate in the rural area, rural character must be maintained; and potential reverse sensitivity effects must be avoided.

Objective B3.4.2 is achieved by policies and rules which:

- Describe the character of the rural area and seek to maintain it.
- Require resource consents for activities to set up which may affect surrounding properties; and recognise and protect existing lawful activities from potential reverse sensitivity effects once they are set up.

The Council has chosen to use District Plan rules to manage effects of activities on amenity values and reverse sensitivity effects. Often people do not consider the effects of existing activities when making decisions about where to build houses in the rural area.

The policies are split into 3 groups:

- Those to identify and maintain rural character.
- Those to maintain the quality of the environment.
- Those to manage reverse sensitivity effects.

Policies and rules to manage reverse sensitivity effects are also found in Section B2.1 Transport, for airfields and airports. Policies and rules to manage residential density are found in Section B4.1 Residential Density and Subdivision.

QUALITY OF THE ENVIRONMENT — POLICIES AND METHODS

RURAL CHARACTER

Policy B3.4.1

Recognise the Rural zone as an area where a variety of activities occur and maintain environmental standards that allows for primary production and other business activities to operate.

Explanation and Reasons

Policy B3.4.1 recognises that the Rural zone is principally a business area. Farms, forests, ski areas and other rural activities are businesses and they need to be able to operate efficiently and with as few restrictions as practical. Residential activities occur in the Rural zone, both ancillary to farming and other business activities, and as the

principal use of the site. The Plan provisions, coupled with the distance between houses and activities in the Rural zone, should combine to maintain a pleasant living environment. However, the rules will not be as stringent as those in Living zones and residents can expect to tolerate mild effects associated with 'day-to-day' farming activities and temporary effects associated with seasonal activities.

Method

District Plan Rules

- Rules manage effects not types of activities, except in Policy B3.4.2

Policy B3.4.2

In the areas shown on the Planning Maps as the Port Hills, Malvern Hills and the High Country, restrict activities to those which use natural resources in the area, and activities which are ancillary to those uses or utilities.

Explanation and Reasons

The Port Hills, Malvern Hills and the High Country are special places in the Rural zone.They are valued by residents and visitors as having amenity values which are remote and different from townships or urban areas. They are valued for their relative lack of structures, people and symbols of urbanisation. The Port Hills are particularly valuable as a rural outdoor recreation area in very close proximity to the City. The Malvern Hills are valued as a rural setting for residents wanting a certain lifestyle. The High Country is cherished as an outdoor recreation and holiday destination that is very remote from civilisation and back to nature.

The location of factories, warehouses, offices, shopping malls and other activities associated with urban areas, on the Port Hills, in the Malvern Hills and in the High Country would adversely affect the special amenity values of these areas. Policy B3.4.2 restricts the types of activities which can locate in these areas, to activities which use the natural resources of the areas. This includes, but is not limited to:

- Farming
- Forestry
- Ski Areas
- Outdoor recreation and mining
- Activities ancillary to those uses such as houses
- Holiday accommodation
- Hospitality and retail sales.

Utilities are provided for in these parts of the Rural zone. They are necessary to serve other activities in these areas, and network utilities need to pass through these areas. The use of lakes or rivers to generate hydroelectricity is a use of a natural resource in the area. Resource consents will be required for activities involving large-scale earthworks or structures.

Method

District Plan Rules

- Type of activities

Policy B3.4.3

Avoid, remedy or mitigate significant adverse effects of activities on the amenity values of the rural area.

Explanation and Reasons

There are many places in the rural area which are not outstanding landscapes or natural features or which do not contain significant ecological sites but which people find pleasant places to live in or visit, for example, rolling hills, meandering streams, and fields with animals and crops, which are all typical rural scenes. These areas can be sought after locations for activities that need large sites and to be separated from people. Some of these activities can make areas less pleasant – they can affect their amenity values.

Policy B3.4.3 requires adverse effects from activities on the amenity values of rural areas generally be mitigated. Part of promoting sustainable management under the Act is having particular regard for:

> "The maintenance and enhancement of amenity values." (section 7(c)).

Policy B3.4.3 should not be used as a catch-all policy to oppose any changes to land uses in an area. Changes in land uses do not necessarily detract from the amenity values of an area and may enhance them. Where an activity will detract from the amenity values of an area, Policy B3.4.3 requires those effects be mitigated.

The requirement to mitigate adverse effects of activities in Policy B3.4.3 of this section does not replace more specific duties to protect areas and avoid adverse effects, in other policies in the Plan.

Method

District Plan Rules

- Discretionary activities
- Dairy Processing Management Area

Policy B3.4.4

Ensure that any adverse effects arising from "rural based" industrial activities in the Rural (Inner Plains) Zone of a size and scale beyond what is permitted by the District Plan and "other" types of industrial activities in all Rural zones are avoided, remedied or mitigated to the extent that the adverse effects are no more than minor.

Explanation and Reasons

While the Rural zone may be able to better accommodate the potential adverse effects associated with industrial activities than Living or Business 1 Zones due to a lower population density and larger allotment sizes, certain types and scales of industrial activities are unlikely to be appropriate in all parts of the Rural zone. For the purposes of the Rural Volume, industrial activities have therefore been categorised into either a "rural-based" or an "other" type of industrial activity. Rural-based industrial activities are those that involve a raw material or product that is derived directly from the rural area (e.g. timber yard, winery or dairy factory), as opposed to other types of industrial activities (e.g. panel beating, dry cleaning or spray painting).

The effects associated with permitted small scale rural-based industrial activities are appropriate in all rural areas. Where these activities are of a scale and size beyond what is permitted by the District Plan there is a potential for their effects to impact on aspects of the rural environment such as visual amenity, rural outlook, spaciousness and quietness. There is also likely to be a higher demand for servicing requirements, such as water supply and stormwater disposal, which may be constrained in some parts of the rural area. Overall, the Council recognises that it may be necessary for an industrial activity that relies on a raw material or primary product derived from the rural environment to locate in proximity to its source.

However, the potential adverse effects of rural-based industrial activities that are of a size and scale beyond that which is permitted by the District Plan may be avoided by locating in a Business 2 Zone or in the Rural (Outer Plains) Zone where larger allotment sizes and lower population densities provide greater opportunity for internalising adverse effects. Provision is also made for Dairy Processing Management Areas. This is an overlay within the Rural Outer Plains that is limited to sites of existing and established dairy processing facilities. Dairy processing facilities can be anticipated within, and form part of a cohesive rural character in the Rural Outer Plains and the Management Area limits activities to those associated with a dairy processing plant and manages the scale of development through the use of an Outline Development Plan (ODP) and a specific set of rules. Accordingly, the DPMA enables economic efficiency to be achieved whilst ensuring the integrated management of effects at the boundary with the rural area, avoiding effects on the rural character and amenity values of the Outer Plains The smaller allotment size and higher population density of the Rural (Inner Plains) Zone means that rural based industrial activities of a size and scale beyond that which is permitted by the District Plan are unlikely to be able to locate in this area without generating significant adverse amenity effects.

The effects associated with other types of industrial activities (i.e. those that are not defined as "rural-based" industrial activities) are considered to be generally inappropriate in all parts of the Rural Zone, except for industrial activities involving the use or extraction of natural resources in the Port Hills, Malvern Hills or High Country. While there is a degree of acceptance for rural-based industrial activities within parts of the rural area, other types of industry are likely to detract from the quality of the rural environment resulting in significant adverse visual effects, increased traffic generation and noise, and a reduction in rural outlook and openness. As such, it is appropriate that these types of industrial activities are directed to locate within Business 2 Zones, unless significant adverse effects can be avoided, remedied or mitigated.

Methods

District Plan Policies

- Residential Density
- Rural Character & Amenity Values

District Plan Rules

- Tree Planting
- Buildings
- Utilities and Other Structures

Policy B3.4.5

Enable the continued and enhanced operation, innovation and development of established dairy plant sites for the purposes of administration, processing, testing, storage, handling, packaging and distribution of milk and dairy products, related by-products and ancillary activities within specifically identified Dairy Processing Management Areas within the Rural (Outer Plains) Zone, whilst ensuring the integrated management of effects on the environment at the boundary of the Management Areas through ODPs. The establishment of non-dairy processing related industrial activities shall be avoided.

Explanations and Reasons

Policy B3.4.5 provides the basis for the rules controlling the use and development of land within Dairy Processing Management Areas. The buildings associated with the processing of milk and dairy products, along with the buildings required for storage and distribution, are very large and industrial in appearance. The scale and concentration of this built development exceeds that anticipated on a working farm however the processing of milk and dairy products is directly related to rural production and there are significant economic and operational benefits from enabling milk and dairy processing facilities within the Rural Area. Whilst the Policy is providing for a concentration of buildings, including very tall buildings, and activities, it is appropriate that the District Plan sets development standards beyond which new development will require a resource consent.

This policy is intentionally limited to sites of established Dairy Processing facilities as at 2013 and is not intended to provide a policy basis for new sites, or other types of rural industrial activities to be established in the Rural Outer Plains. Further this policy seeks to enable only activities that are directly associated with a dairy processing plant, so as to prevent other types of rural industries or business activities being established within the Dairy Processing Management Area.

This policy is also limited to enabling the establishment of dairy processing related activities only within the DPMA. Other non-dairy processing related industrial activities shall be avoided as these activities are more appropriately located in other zoned areas within the district.

Underpinning Dairy Processing Management Areas is a requirement to comply with an ODP. The ODP represents a comprehensive approach to landuse and development, controlling the overall layout of development. The proposed rules specific to the Dairy Processing Management Area are to be read in conjunction with the ODP. While the scale and density of development is greater than elsewhere in the Rural Area, this reflects the already established scale of dairying within the District and the ODP provides certainty for the community and the landowner on the pattern of future development for the processing of milk and dairy products.

Methods

District Plan Rules

- Dairy Processing Management Area
- Outline Development Plan

Policy B3.4.6

Maintain low levels of building density in the Rural zone and the predominance of vegetation cover.

Explanation and Reasons

One of the most predominant characteristics of the Rural zone is the low level of building density compared with townships; and the land uses which this allows. The density of buildings, generally and houses in particular, varies throughout the Rural zone. In all areas, it is much lower than the density in townships, although there are specific locations such as the Dairy Processing Management Areas which recognise the existing higher density of development.

Policy B3.4.6 recognises the effect which building density has on rural character. Section B4.1 Residential Density and Subdivision, of the Plan addresses residential density, specifically. Policy B4.1.1 of that section prescribes residential density for different parts of the Rural zone.

Policy B3.4.6 and the District Plan rules manage the ratio of buildings to land area. The reason is to maintain the dominance of vegetation cover over buildings which is characteristic of rural areas. Policy B3.4.6 is implemented by a rule which limits the area of a site which may be covered by buildings. The rule does not apply to buildings which do not have built in floors, such as hay barns and tunnel houses. The rule does not apply to the expansion of existing intensive livestock farms. The reason is that these farms were established under a different planning regime and are unlikely to be able to comply with the rules. There is a fixed number of such farms, so the cumulative effects of the higher site coverage will be limited. The rules for site coverage apply to new intensive livestock farms. Similarly, the rule does not apply to buildings in the Dairy Processing Management Areas which provide for a concentration of large buildings for processing, packaging and distribution of milk and dairy products only."

The rule also exempts community facilities and utilities from the site coverage requirements in the Rural zone. The small number and size of most of these sites means that there is unlikely to be a cumulative effect on building density in the Rural zone and may help reduce compliance costs for community facilities and utilities. Similarly, an exemption is also made for the Porters Ski and Recreation Area. Within this zone there is provision for the establishment of a Village Base Sub-Zone to provide on-mountain accommodation and commercial services complementary to the Porters Ski Area. The Village is defined to a specific and discrete location and the planning rules limit built development and confine its layout within an Outline Development Plan. The nature and scale of the Village and its relationship to a commercial Ski Area means that there is unlikely to be a cumulative effect on building development throughout the Rural zone.

The Plan has site coverage rules for houses. The site coverage relates to the size of the property on which the house is erected. The rule for houses differs, because the density of houses is also controlled, whereas site coverage is the only method used to control the density of other buildings.

Method

District Plan Rules

- Residential density
- Site coverage

Policy B3.4.7

Avoid high rise buildings or highly reflective utility structures.

Explanation and Reasons

Policy B3.4.7 addresses two potential adverse effects of buildings and structures on the character of rural areas, high rise buildings, and highly reflective structures. In public workshops participants identified high rise buildings as out of character in rural areas in the District. An exemption is made for the Porters Ski and Recreation Area where a node of accommodation and commercial activity is considered appropriate as complementary to the Ski Area. The layout, scale and form of built development within this zone is required to demonstrate its responsiveness to the landscape and ecological values of the locality. Some multi-storey development is anticipated as capable of being absorbed within the dominating mountain landscape. An exemption is also made for buildings essential for the processing, packaging and distribution of milk and dairy products, related by-products and waste materials. The scale of dairy production requires large facilities and a Dairy Processing Management Area has been created to recognise sites already established as dairy factories and to enable efficiencies in the dairy industry to be achieved

The Council manages the reflectivity of other utility structures, so they blend in rather than protrude from the background or general views, in the rural area. Policy B3.4.6 mirrors this practice. It is implemented by a rule to manage reflectivity as a condition on permitted activities. The District Plan rules also manage the height of buildings and structures as conditions on permitted activities.

Method

District Plan Rules

- Buildings
- Utilities and other structures

Policy B3.4.8

Provide for a concentration of built development in the Porters Ski and Recreation Area.

Explanation and Reasons

Policy B3.4.8 recognises that the Porters Ski and Recreation Area is recognised as a node for the maintenance and further development of Ski Area activities. In addition to new Ski Area infrastructure, the zone anticipates the development of a Village with permanent and visitor accommodation, commercial activities such as restaurants and complementary recreation activities. This built development would be at a higher density and form than is anticipated elsewhere in this high country but reflects the significance of the Porters Ski Area as a recreation area and tourist destination.

Method

District Plan Rules

- Ski and Recreation Area Outline Development Plan
- Buildings

Policy B3.4.9

Require signs and noticeboards to be located on the site to which the sign or notice board relates except for:

- **Temporary signs; and**
- **Signs and noticeboards located close to townships on the Plains area.**

Policy B3.4.10

Ensure signs and noticeboards are designed and positioned to avoid:

- **Restricting people's visibility along roads;**
- **Impeding access to or past sites;**
- **Nuisance effects from sound effects, moving parts, glare or reflectivity;**
- **Large structures protruding above rooftops.**

Explanation and Reasons

Signs and noticeboards are important tools for businesses to advertise their products and their location, and for people to find out information. Outdoor signs and noticeboards can have adverse effects. For example: Sound effects and moving parts can annoy neighbours and distract motorists; and too many signs can create a built up or metropolitan feel which may affect the character of an area. Policies B3.4.9 and B3.4.10 describe the effects which outdoor signs and noticeboards should avoid, in the Rural zone. Policy B3.4.9 discourages the erecting of general advertising hoardings in the Rural zone except in close proximity to townships on the Plains. General advertising hoardings, particularly along roadsides or railway lines, are often associated with townships. They may create a metropolitan or built up effect. The Plains area, particularly around townships is more built up than other parts of the Rural zone. The effects on rural character will be less adverse, in these areas.

Policies B3.4.9 and B3.4.10 are implemented through rules which establish conditions for erecting outdoor signs and noticeboards as permitted activities. Policy B2.1.5, Transport addresses effects of signs alongside roads on traffic safety.

Methods

District Plan Rules

- Outdoor signs
- Noticeboards

GLARE AND NIGHTGLOW

Policy B3.4.11

Avoid night lighting shining directly into houses, other than a house located on the same site as the activity, or from vehicles using roads in the District.

Policy B3.4.12

Reduce the potential nightglow from outdoor lighting in the area around the West Melton Observatory.

Explanation and Reasons

Lighting is an essential part of most activities which operate at night. Night lighting is often required for harvesting, shearing and other seasonal activities in the rural area. There are no restrictions on outdoor lighting at night in the rural area, provided that the light is not shining directly into a house on another property, except for that area covered in Policy B3.4.12.

The West Melton Observatory has been located in Bells Road since 1968. That site was chosen so that the nightglow from lights in Christchurch City would not reduce the visibility of stars. As subdivision and residential density has increased in the West Melton area, nightglow from house lights and car lights is starting to affect the observatory. Preventing subdivision and residential development in the area or shifting the observatory, are both costly solutions, to the problem. Much of the potential nightglow can be reduced by:

- Designing subdivisions so that vehicular accessways are not directly opposite the observatory, to reduce the glow from car lights;
- Using a specific design for outside lights; and
- Maintaining lower residential density in the rural area, in accordance with Policies B4.1.1 and B4.1.2.

Methods

District Plan Rules

- Lighting
- Subdivision & Vehicular Accessways

District Plan Policies

- Township Volume, Section B4.3

Information

- Appropriate types of night lighting

NOISE AND VIBRATION

Policy B3.4.13

Recognise temporary noise associated with short-term, seasonal activities as part of the rural environment, but ensure continuous or regular noise is at a level which does not disturb people indoors on adjoining properties.

Policy B3.4.14

Manage the operation of audible bird scaring devices to mitigate noise effects on surrounding properties.

Explanation and Reasons

The Rural zone is a business area and people can reasonably expect a higher level of noise and noise at hours which differ from Living zones. In particular, people can expect noise associated with seasonal activities such as harvesting or topdressing. These activities are usually short duration and typical of the rural area. Long-lasting noise effects should not disturb residents on adjoining properties when they are indoors. This includes noise which is continuous, for example, from a stationary motor; and noise which is intermittent but frequent and lasts longer than a few days. Policy B3.4.13 addresses noise, generally. It is implemented by rules that set noise limits for activities to be permitted activities (no resource consent needed). Noise limits set use the acoustical metrics L_{max} and L_{10}. Some activities, including those associated with the delivery of emergency services, have been exempted from the noise standards.

Policy B3.4.13 applies to a specific activity for which an L_{10} rule will not apply. Noise effects from audible bird scaring devices is an issue in the District. Although these activities are seasonal, the noise from them is loud and frequent enough to cause significant disturbance to surrounding residents. Therefore, the use of these devices is managed to mitigate noise effects. B3.4.14 is implemented by a rule which sets conditions for using audible bird scaring devices as a permitted activity. The rule is based on a by law drafted by the Council in consultation with a variety of interested parties.

Policies B2.1.18, B2.1.19 and B2.1.20 address potential reverse sensitivity effects from aircraft noise.

Irrespective of Policies B3.4.13 and B3.4.14 and rules in the District Plan, there is a duty on all persons to avoid making unreasonable noise under section 16 of the RMA.

Method

District Plan Rules

- Noise
- Aircraft
- Audible Bird Scaring Devices

Policy B3.4.15

Avoid, remedy or mitigate adverse effects caused by excessive or prolonged vibration.

Explanation and Reasons

Vibration can disturb people and damage property. Policy B3.4.15 requires adverse effects from vibration to be addressed. The policy is implemented by a rule requiring a resource consent for vibration effects that exceed the levels specified in the relevant New Zealand Standard 2631: 1985-1989 Parts 1-3.

Method

District Plan Rules

- Vibration and blasting

DUST

Policy B3.4.16

Mitigate nuisance effects on adjoining dwellings caused by dust from earthworks, or stockpiled material.

Explanation and Reasons

The rural area in the Selwyn District is exposed to wind, particularly north westerly winds and dust occurs from natural sources such as riverbeds or land. However, dust nuisance can be exacerbated by material blown from stockpiled material or extensive earthworks associated with subdivision or construction works. Policy B3.4.16 addresses dust nuisance from activities in the Rural zone, where it may affect houses on adjoining properties. In most cases, houses should be far enough apart to avoid dust nuisance. Where activities occur in the Rural zone next to a township, houses are close together and dust nuisances can occur. Policy B3.4.16 is not intended to prevent activities from occurring in these cases. Rather the policy and rules require steps to be taken to reduce potential dust nuisance, such as: dampening down earth

until it is consolidated, or covering and securing stockpiled material that can blow in the wind. The rules apply to large scale earthworks and associated stockpiling.

Policy B3.4.16 and associated Plan rules DO NOT apply to dust blown from cultivated paddocks.

Method

District Plan Rules

- Earthworks
- Odour

SHADING

Policy B3.4.17

Ensure buildings and trees do not excessively shade adjoining properties.

Explanation and Reasons

Access to sunlight is important to create pleasant living environments. Access to sunlight can be reduced if trees or buildings on adjoining site shade a property. The most significant effect occurs with shading of houses and outdoor living areas. This is most likely to occur with houses on small allotments in the rural area.

Policy B3.4.17 is implemented by rules, which establish a recession plane for all buildings from property boundaries, and a maximum shading rule for trees as permitted activities. Trees shading roads is addressed in Section B2.1, Transport.

Methods

District Plan Rules

- Recession planes
- Tree planting

Policy B3.4.18

Ensure buildings are setback a sufficient distance from property boundaries to:

(a) **Enable boundary trees and hedges to be maintained;**

(b) **Maintain privacy and outlook for houses on small allotments; and**

(c) **Encourage a sense of distance between buildings and between buildings and road boundaries where practical.**

Explanation and Reasons

Many property boundaries in the Rural zone are marked by tree plantings or hedge rows. Buildings need to be set back a sufficient distance from property boundaries to enable trees and hedges to be trimmed.

Houses are erected on small sites in the rural area, particularly around townships and in the Existing Rural-Residential Developments. In these areas, buildings also need to be set back from property boundaries for privacy and to maintain an outlook.

In rural areas most houses and buildings tend to be set back greater distances from road boundaries than urban areas. This positioning adds to the sense of space between buildings and the unrestricted views from roadsides. The Plan acknowledges that it is not always desirable or practical to locate buildings large distances from road boundaries especially when the building is accessory to buildings that are already located close to the road boundaries. Policy B3.4.18 encourages a larger setback from the road boundary than urban areas, where practical. This Policy should be read in conjunction with Policy B2.1.9.

Policy B3.4.18 is implemented by a rule which sets a minimum setback distance for buildings from property boundaries as a permitted activity (no resource consent needed). Buildings sited closer to the boundary will require a resource consent.

Methods

District Plan Rules

- Setbacks

RELOCATED BUILDINGS

Policy B3.4.19

Ensure any relocated building is reinstated to an appropriate state of repair, within a reasonable timeframe.

Explanation and Reasons

Buildings are often relocated as a whole or in parts, on to a new site, from either within or outside the District. Buildings are relocated for many reasons. They can be a cheaper alternative to new buildings; a specific building design may be required; or the building may be relocated to a new site to preserve it.

Some people object to relocated buildings being moved into their neighbourhood because they think it will reduce property values in the area, particularly if the relocated building is old and the other houses are new. Other people are more concerned if the relocated building sits on blocks on the new site for a long time, or is damaged during transit and not repaired.

Policy B3.4.18 and the associated rules do not prevent people from relocating buildings into the Rural zone. The provisions enable the Council to require the building be

set on a building pad or foundations and repaired to a certain standard, within the time specified in the resource consent.

The District Plan does not prevent people relocating buildings for the following reasons:

- The plan does not control the design or age of any other building.
- Relocated buildings can be an efficient use of physical resources, which is a matter to have regard to under section 7(c) of the Act.
- If a particular developer wishes, he/she can use mechanisms outside the District Plan to prevent relocated buildings within a particular subdivision.

Relocated building is defined in Part D of the Plan.It does not include new buildings or parts of new buildings designed specifically for the site, but built off-site and transported to it.

Method

District Plan Rules

- Relocated buildings

REVERSE SENSITIVITY EFFECTS

Policy B3.4.20

Ensure new or upgraded road infrastructure and new or expanding activities, which may have adverse effects on surrounding properties, are located and managed to mitigate these potential effects.

Policy B3.4.21

Protect existing lawfully established activities in the Rural zone from potential for reverse sensitivity effects with other activities which propose to establish in close proximity

Policy B3.4.22

Provide for the establishment of rural residential activities within the Greater Christchurch area covered by Chapter 6 of the Canterbury Regional Policy Statement only in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 to reduce the risk of potentially adverse reverse sensitivity effects on the productive function of rural zoned land, strategic infrastructure and on established education and research facilities.

Explanation and Reasons

Policy B3.4.20 and B3.4.21 manage reverse sensitivity effects in the rural area. Policy B3.4.20 requires a resource consent for activities to set up which are likely to affect surrounding properties. This gives an opportunity for affected parties to participate in the consent process and for the Council to ensure those effects are mitigated to a satisfactory level. The policy also acknowledges that new roads and the upgrading of transport infrastructure needs to be managed to mitigate reverse sensitivity effects.

Policy B3.4.21 protects activities which are established from potential reverse sensitivity effects caused by potentially incompatible activities locating close to them. The most common activity is erecting houses. Other potentially incompatible activities include: restaurants; schools; and other forms of residential or visitor accommodation. This policy is necessary to enable established businesses to operate efficiently and with some certainty, and to avoid creating unpleasant living environments for people. The most common tool to mitigate reverse sensitivity effects is to maintain appropriate buffers or separation distances between activities. However, there may be other methods which can be used to avoid reverse sensitivity effects.

Part B, Section 2.1 Transport contains specific policies to manage reverse sensitivity effects with transport routes.

Methods

District Plan Rules

- Discretionary activities
- Intensive livestock farming
- Waste disposal
- Aircraft
- Residential density
- Building position controls
- Subdivision standards

District Plan Policies

- Township Volume, Section B4.3, Growth of Towns
- Rural Volume, Policy B4.1.1

Land Information Memorandum

- Information Sheet

TEMPORARY ACTIVITIES

Policy B3.4.23

Provide for temporary activities or those that are necesary for construction purposes, provided associated short term adverse effects on the environment are appropriately managed.

Explanation and Reasons

Policy B3.4.23 provides for a range of temporary activities. These activities include construction activities to recognise the necessary effects associated with these activities during the temporary construction of buildings and structures. They also include other activities undertaken for limited durations. There can be benefits to the District from allowing temporary activities particularly where the positive effects of these activities outweigh any temporary adverse effects.

Methods

District Plan Rules

- Rural Volume, Part C - Rural Zone - Activities

District Plan Objectives and Policies

- Rural Volume, Quality of the Environment - B3.4

QUALITY OF THE ENVIRONMENT — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B.3.4:

- Variation in activities in the rural area on the Plains.
- Activities on the Port Hills and in the high country remain predominantly farming, forestry, outdoor recreation and holiday accommodation.
- Buildings are low rise (1 or 2 storey) and surrounded by vegetation cover rather than hard standing.
- Utilities are made of low reflective materials.
- Outdoor signs advertise local events, products or information.
- New airfields are not located too close to houses.
- Nuisance effects may occur from time to time from temporary or seasonal activities, but these effects should be mild and typical of the rural environment.
- Buffer zones are maintained between residential activities and activities with which they may be incompatible.

QUALITY OF THE ENVIRONMENT — MONITORING

See Part E, Appendix 1.

Part B

4 GROWTH OF RURAL AREA

B4.1 RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — ISSUES

- **The manner in which demand for a variety of living opportunities in the rural area might be met.**
- **Adverse effects of erecting houses in the rural area can affect natural or physical resources, the character of the rural area or create reverse sensitivity effects with other activities.**
- **Problems caused by managing residential density solely through subdivision.**
- **Meeting international visitor demands for on-mountain accommodation.**

Residential Density

Residential density is the ratio of houses to land area. Residential density of an area indicates the concentration of buildings, people and their activities; and thus, the likely effects on the environment.

The Plan has a separate section dealing specifically with subdividing land and residential growth in the rural area, because it is the most significant resource management issue in the District.

People have houses in the rural area for a variety of purposes. For example:

- Custodial houses and worker's accommodation associated with many agricultural and horticultural activities, occurring on a range of property sizes.
- Houses on small allotments for a rural lifestyle.
- Holiday homes, baches and other forms of visitor accommodation.
- Papakainga housing on Māori land at Taumutu.

There is a steady demand for more houses in the rural area. The latest population growth projections from Statistics New Zealand show Selwyn District a fast growing area (refer: Barber, 2000, "Revised Population Projections for Selwyn District"). Most of this demand will be for allotments in that part of the rural area within 30 km radius of Christchurch City. This area is within the area shown as the Inner Plains, on the Planning Maps.

In addition there are specific residential and visitor accommodation demands associated with commercial Ski Areas. Ski Areas are a significant component of New Zealand's winter tourism industry for both domestic and international visitors, and the Porters Ski Area is the largest commercial Ski Area in the Selwyn District.

Part of promoting sustainable management is enabling:

> "people and communities to provide for their economic, social and cultural well-being…"(section 5(2)).

Papakainga Housing

Papakainga is an area of traditional Māori settlement. If it is an ancestral home, it may be associated with Taurangawaewae – a sense of belonging. Areas of papakainga may include houses, a marae, church, and community facilities and buildings.

Te Ture Whenua Māori Act 1993 provides for papakainga housing on Māori land. Taumutu is the ancestral home of the Hapū of Ngāi Te Ruahikihiki. Te Taumutu Rūnanga wishes to establish papakainga on land at Taumutu subject to Te Ture Whenua Māori Act 1993.

Papakainga is not easily accommodated in traditional European settlement patterns of one dwelling per allotment. Māori land tends to be owned by families or hapū, rather than individuals, and is not subdivided or sold outside of the family or hapū.

Making provisions for papakainga housing is part of the Council's duty under the Act to recognise and protect:

> The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, Wāhi tapu and other taonga…(section 6(e)).

Effects of Residential Development

As allotments get smaller, and more people live in an area, adverse effects can occur. For example:

- Effects on groundwater quality, including drinking water supplies, from increasing the amount of on-site effluent treatment and disposal in an area (see Section B1.3 Water).
- Effects on adjoining properties if allotments are too small to contain the zone of influence from the well or septic tank (see Section B1.3 Water).
- Effects on the values of outstanding natural features and landscapes and the natural character of lakes and rivers if houses and infrastructure are built in these areas (see Section B1.4 Outstanding Natural Features and Landscapes).
- Increased traffic on roads; demand for roads to be sealed; and effects on other road users, especially stock droving (see Section B2.1 Transport Networks).
- Increasing potential natural hazards if houses are built in areas which flood or are prone to earthquakes or slips or other forms of erosion (see Section B3.1 Natural Hazards).
- Effects on the character of rural areas, generally, if areas become too built up (see Section B3.4 Quality of the Environment).
- Effects on activities in the rural area if houses locate too close to them and residents then complain about the activity and try to stop or restrict it. This is known as reverse sensitivity effects (see Section B3.4 Quality of the Environment).

Subdivision

A minimum allotment size for subdividing land is the traditional method to manage residential density in the rural area under the Town and Country Planning Acts 1953 and 1977. The minimum allotment size was based on the minimum, economically sustainable farming unit, at the time. As farming changed, some planning schemes altered the minimum size.

This approach to subdivision creates the following issues:

Selecting a Minimum Size

There is so much variation in the types of farming activities and other activities in the rural area, that it is difficult to select a minimum allotment size which is appropriate for most activities.

Inefficient Use of Land

Minimum allotment sizes for subdivision in the rural area can result in inefficient land uses, if the minimum is more than an activity requires. The LTP Development Contribution Policy includes 'Criteria for Taking Land instead of Cash', which stipulates that Council may take land as a form of development contribution.This may result in a more efficient use of land in the case of minimum subdivision lots, as some of the land could then be vested and used as reserve instead of privately owned.

Subdivision for Other Purposes

Minimum allotment sizes for subdivision, based on residential density, do not:

- Provide for subdividing land for other reasons than erecting a dwelling; or
- Recognise subdivisions of existing houses or other buildings, where there will be no increase in potential residential density.

An option to address these issues is to separate the process of subdividing land from the rules for uses of the land. However, most land is subdivided for the purpose of building on it. The Council believes that most New Zealanders think that if they buy an allotment they have a "right" to build on it. The Council wants to avoid creating a system whereby people can purchase allotments only to find out later that they do not comply with the District Plan rules for erecting a house.

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — STRATEGY

The Rural Volume of the District Plan uses the following basic strategy to address issues of residential density and subdivision:

- Manage residential density (the ratio of houses to land area) in the rural area. Residential density varies over the rural area.
- Allow houses to be erected on small allotments in the rural area, provided the allotment is surrounded by open space to maintain the residential density for the area.
- Manage subdivision to ensure allotments are created which are appropriate for the intended use of the land.
- Provide for permanent and visitor accommodation in the Porters Ski and Recreation Area

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — OBJECTIVES

Objective B4.1.1

The provision of a variety of residential section sizes in the rural area, while maintaining a low overall residential density.

Objective B4.1.2

Residential density is low enough to maintain the character of the rural area and to avoid adverse effects on natural and physical resources or reverse sensitivity effects.

Objective B4.1.3

Allotments are created which are of the appropriate size and shape and have the required utility services, for their intended use.

Objective B4.1.4

A village with a concentration of accommodation and commercial activity at the base of the Porters Ski Area which is respectful of, and responsive to, the landscape and ecological values of the locality.

Explanation and Reasons

The District Plan manages potential adverse effects of residential development in the rural area by maintaining residential density at levels which are considerably lower than those in townships. The levels differ throughout the rural area, reflecting the differences in effects, particularly effects on the rural character and landscape values of each area.

Objective B4.1.1 recognises the variety of residential patterns which exist in the Rural Zone.Not all houses are associated with large farms. Even when they are, people do not always want the house on a large allotment. Objective B4.1.1 is to allow a house to be erected on any sized allotment in the Rural Zone, as long as low levels of residential density are maintained.

Objective B4.1.2 relates to the level of residential density in the Rural Zone. It must be low enough to:

- Avoid effects on natural or physical resources such as groundwater and roads.
- Maintain the character of the area, particularly the ratio of land to buildings, which affects how built up an area looks.
- Avoid reverse sensitivity effects which can occur when houses locate too close to other activities in the Rural Zone.

Objective B4.1.1 and B4.1.2 are achieved by policies and rules which set maximum residential density standards in the Rural Zone; and allow houses to be erected on any sized allotment as long as the balance land area needed to comply with the density standard does not have any form of residential development on it.

The policies exempt some situations from complying with the residential density standards, because the development already exists or it will have only a minor effect. Exemptions include: replacing or adding to an existing house; and allotments which have already been subdivided for residential development and substantial progress has been made to complete the development (see Policy B4.1.5).

Objective B4.1.3 relates to subdividing land, generally. The objective is to avoid unnecessary restrictions on subdividing land, while ensuring people are not caught buying allotments that:

- Are unable to be used for their intended purpose; or
- Have unexpected costs for utility services or development contributions.

There is no minimum allotment size for subdividing land. Objective B4.1.3 is achieved through policies and rules to ensure that:

- Any allotments created is of an appropriate size and shape for its intended use, has all utility connections required under the Plan or expected for it's use; and any development contributions are paid; or
- There is appropriate notation on the Certificate of Title to advise people of any limitations on use of the allotment or development contributions owing.

Objective B4.1.4 is concerned with the development of residential and visitor accommodation, commercial and associated tourist and recreation activities at the Porters Ski Area. The density of this development will be more concentrated than in other parts of the high country. This reflects the skier capacity of the Porters Ski and Recreation Area and the associated demand for on-mountain accommodation and convenient access as part of the recreation experience. It is appropriate that this residential development is concentrated to avoid the dispersal of potential environmental effects.

At Porters Ski Area the layout and form of development is able to be absorbed within the landscape. It is contained within a discrete valley some distance from the state highway and its development will remain subordinate to the mountainous location. Similarly, the scale and concentration of residential development should ensure that effects on ecological values from residential activity can be avoided, remedied or mitigated.

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — POLICIES A METHODS

RESIDENTIAL DENSITY

Policy B4.1.1

Avoid residential density greater than those shown below where these are outside the areas identified in Policies B4.1.3 to B4.1.6.

Area shown on Planning Map	Dwellings per Hectare
Port Hills – Lower Slopes	1:40
Port Hills – Upper Slopes	1:100
Inner Plains	1:4
Outer Plains	1:20
Malvern Hills	1:20
High Country	1:120

Policy B4.1.2

Except in the Inner Plains area, allow a house to be built on any sized allotment, provided:

(a) **The balance of land area needed to comply with Policy B4.1.1 is kept free of dwellings by covenant or some other method**

(b) **The house allotment is of an appropriate size and shape to avoid adverse effects on adjoining properties, the road network or potential reverse-sensitivity effects; and**

(c) **The number of houses clustered together on small allotments is kept small, to avoid creating new villages or settlements; and**

(d) **The balance of land area adjoins the house allotment and is of a shape that maintains the sense of "open space".**

Explanation and Reasons

Policies B4.1.1 and B4.1.2 provide for residential growth in most parts of the Rural Zone.There are separate provisions for existing houses; papakainga; and residential development around townships, in Policy B4.1.4.

Policy B4.1.1 states a maximum residential density standard for each part of the rural area. The boundaries of each area are shown on the Planning Maps. The term dwelling is defined in the Plan. It includes a house and a family flat up to 70m^2 in floor area or holiday accommodation based on the number of kitchen facilities (see Part D).

The densities are based on a combination of factors. A maximum density in the rural area was established considering factors such as: groundwater; soil; natural hazards; and reverse sensitivity effects (see Barber, 1999, Rural Area Density). Effects of residential development at this density on the landscape values and character of the rural area were assessed (see Densem, 2001, Plains Area Landscape Study).

The submissions and decisions on Plan Changes 23 and 25 to the Transitional Selwyn District Plan were also taken into account, in establishing the densities.

Policy B4.1.1 is implemented by rules. Erecting a house on an allotment which is as large as the maximum density standard or larger is a permitted activity (no resource consent needed). Erecting a house on a smaller allotment is a restricted discretionary activity (needs a resource consent). The Council shall restrict its discretion to the

matters in the rule, including the method(s) used to keep the balance land needed to meet the density standard, free of houses or other large buildings.

Policy B4.1.2 allows houses to be erected on small allotments, as long as the residential density standards set out in Policy B4.1.1 are not exceeded.

The policy can be achieved by putting the balance land needed to comply with Policy B4.1.1 in some form where dwellings cannot be erected on it. The Plan does not have a set method to do this because different options may suit different people. Refer to the Council's pamphlet -Building a House in the Rural Area for further information on possible methods to comply with this policy and rule.

Policy B4.1.2 requires the house allotment to be of a size and shape to avoid adverse effects on adjoining property owners. For example: zones of influence from a well or septic tank, shading, or "reverse sensitivity" effects with other activities. The policy also limits the number of houses which may be clustered together on small allotments to avoid creating small villages or settlements. Creating new villages or settlements in the District is contrary to objectives and polices in both the Township and Rural Volumes of the Plan.

Policy B4.1.2 does not apply to the Inner Plains. The residential density standards in the Inner Plains is sufficiently high that:

- A minimum allotment size of 4 ha is needed to avoid adverse effects on adjoining properties; and
- To avoid creating clusters of houses.

Methods

District Plan Rules

- Residential Density
- Subdivision

Policy B4.1.3

Recognise Taumutu as the ancestral home of Ngāi Te Ruahikihiki and provide for papakainga housing in this area.

Explanation and Reasons

Taumutu is the ancestral home of Ngai Te Ruahikihiki and one of the oldest settlements in the District. Policy B4.1.3 recognises the history of this area and provides for Tāngata whenua to create a living environment which retains the links to their past and incorporates the traditions of tribal living and land ownership. This provision reflects the Council's duty under section 6(e) of the Plan to recognise and provide for:

> "The relationship of Māori and their customs and traditions with their ancestral lands, water, sites, Wāhi tapu and other taonga."

Papakainga housing is defined in Part D of the Plan.It is the erecting of dwellings for members of the same iwi or hāpu on land which is owned by that iwi or hāpu. Such land cannot be subdivided or sold outside the iwi or hāpu, so several dwellings need to be erected on one allotment.

The Plan allows dwellings to be erected for papakainga housing at much higher densities than other dwellings in the Rural Zone, to provide for this relationship. The rules limit the development of papakainga housing to Māori Land (within the meaning of section 129 of Te Ture Whenua Māori Act 1993) at Taumutu. Therefore, there is unlikely to be any precedent or cumulative effects on residential density in the Rural Zone. The rules also stipulate conditions to ensure that each dwelling has access to sunlight, potable water and outdoor living space to ensure a pleasant living environment within the papakainga housing area.

Methods

District plan rules

- Buildings
- Subdivision

Policy B4.1.4(a)

Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within townships that are located outside the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement.

Policy B4.1.4(b)

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

Explanation and Reasons

Past plan changes have provided for residential developments and tourist resorts in the Rural Zone, at densities higher than the ratios set out in Policy B4.1.1. Policy B4.1.4 recognises these existing developments and provides for them to be completed to the original approved plan. However, any further residential developments at these higher densities should occur in or around townships, where the services and amenity values are appropriate for the density. It is also important to maintain the character of the rural area and to reduce potential 'reverse sensitivity' issues by keeping the distinction between townships and the rural area.

In the case of Lots 7, 8, 10 and 11 DP 309872 at Edendale, the Council notes that the subdivision and residential density minimum and average allotment size requirements reflect the maximum development potential that could have been achieved in accordance with the relevant provisions of the Transitional District Plan. Any further development of this land that exceeds 10 dwellings and/or allotments would therefore exceed the residential density anticipated to occur within the Edendale Existing Development Area.

Policy B4.1.4 does not prevent new holiday homes, tourist resorts and other forms of visitor accommodation in the Rural Zone, provided any such development is at a scale which maintains the ratio of residential density set out in Policy B4.1.1. The Porters Ski and Recreation Area is also exempt from this policy. The zone has been created to recognise the existing Porters Ski Area and its expansion, as well as providing for a concentration of residential development at the base of the Ski Area. Due to the scale of the skier capacity and its significance as a tourist and recreation destination within the District, a greater density of residential development is proposed

within the zone than is provided for in other parts of the High Country.

Policy B4.1.5

Exempt the following activities from the residential density ratios set out in Policy B4.1.1:

(a) **Any additions to or replacement of existing, dwellings;**

(b) **Temporary structures erected on nohoanga and Mahinga Kai sites (identified in the Ngāi Tahu Claims Settlement Act 1998); and**

(c) **The erection of a dwelling on any existing, bare allotment upon which a dwelling might have been erected as a permitted activity under the Transitional District Plan, provided that the relevant allotment has been bought, sold or subdivided for the purpose of erecting a dwelling within the 10 years preceding notification of the Rural Volume of the Proposed District Plan.**

(d) **Dwellings within the Porters Ski and Recreation Area.**

Explanation and Reasons

Policy B4.1.5(a) exempts additions to or the replacement of dwellings from the residential density ratios in Policy B4.1.1. The effects of these dwellings already exist. Section 10 of the RMA provides circumstances when existing, lawfully established activities do not need to comply with the District Plan rules. Section 10 provisions can be uncertain, especially if an existing building is added to. Policy B4.1.5(a) makes it certain that people may modify or replace existing dwellings without complying with the residential density standards. Policy B4.1.5(a) is implemented by a rule which applies to any dwelling which existed prior to notification of this Plan.

Policy B4.1.5(b) exempts temporary shelters erected on nohoanga or Mahinga Kai sites from the residential density ratios in Policy B4.1.1. The Ngāi Tahu Claims Settlement Act 1998 identifies one nohoanga site and two Mahinga Kai sites in the District, and allows temporary shelters to be erected on these sites. These activities will not meet the density ratios in Policy B4.1.1 because the sites are only 1 hectare in size. The activities should be provided for, as part of the Council's duties under section 6(e) of the Act:

> "to provide for the relationship of Māori their customs and traditions with their ancestral lands, water sites, Wāhi tapu and other taonga."

These activities will have only a minor effect on residential density in the Rural Zone because:

- They can only occur on a few sites in the District; and
- Any structures are temporary.

Policy B4.1.5(c) recognises that some allotments which are smaller than the minimums set out in Policy B4.1.1, have been subdivided, bought and sold for residential uses in the past.

Policy B4.1.5(c) and the rule which implements it (Rule 3.10.2), are 'grandfather provisions' which allow for erecting a dwelling on allotments where some action has been taken during the currency of the Transitional District Plan towards the development of those allotments for residential use. The policy is designed to avoid people being 'caught' by the change of provisions in the Proposed District Plan, and ending up with an allotment which they subdivided or bought to erect a dwelling at a time when such an activity was permitted under the Transitional District Plan at the time. In these cases, the Council believes an exemption to the residential density standards in Policy B4.1.1 is necessary to enable people to provide for their economic and social well-being and therefore to achieve the purpose of the Act. It is also important that people who have approved subdivision consents for their land are able to proceed with the development proposal unless the consent lapses. The provisions cannot be relied upon or interpreted as indicating that one dwelling per 4 hectares is an acceptable residential density in the rural area (other than in the Inner Plains) and it is not intended that these provisions be used as a comparison for creating new allotments by subdivision or boundary adjustment, or for erecting dwellings on existing allotments which do not comply with the conditions relating to recent subdivision purchase.

Policy B4.1.5(d) recognises that a higher density of residential development is appropriate within the Porters Ski and Recreation Area.The zone has no wider consequential effects on residential density in the Rural Zone due to the limited number of commercial Ski Areas in the district and those with a suitable location for the establishment of a village.

Method

District plan rules

- Buildings

Policy B4.1.6

Allow subdivision of existing houses or boundary adjustments between allotments with existing houses, that do not comply with the residential density standards in Policy B4.1.1, provided the subdivision does not create any potential for additional residential development on the property.

Explanation and Reasons

Policy B4.1.6 recognises that subdividing all existing dwellings may not affect residential density. For example, where two dwellings houses exist on one allotment and that allotment is subdivided, with one dwelling on each new allotment. Similarly, adjusting the boundaries between adjoining allotments both of which are too small to comply with Policy B4.1.1. The key under Policy B4.1.6 is that the subdivision does not create an opportunity to erect additional dwellings that did not exist before the subdivision.

Methods

District Plan Rules

- Subdivision

Policy B4.1.7

Provide for consideration of the form of land to be taken, as a development contribution for reserves under the LTP Development Contribution Policy, when land is subdivided.

Explanation and Reasons

The consent authority may take development contributions under the LTP for the cost of providing growth-related network and community infrastructure, and reserves for open space and recreation. The provisions allow development contributions to be taken at either the subdivision consent stage, building consent stage, or at the time of service connection depending on when the consent authority thinks it is the most appropriate time for them to be paid.

While the area/value of land to be provided as a development contribution for reserves is determined under the LTP Development Contribution Policy process, it is necessary to consider the form of the land to be provided as reserves, including consideration of the location, size, layout, topography, etc, of that land at the time of subdivision consent. This is achieved through reference to the "Criteria for Taking Land Instead of Cash" policy in the Development Contribution Policy in the 2006 - 2016 LTP.

Methods

LTP

- Development Contribution Policy

District Plan Rules

- Subdivision (all zones)

SUBDIVISION

Policy B4.1.8

To provide for the subdivision and development of residential, commercial and visitor accommodation buildings in the Porters Ski and Recreation Area, where effects on the ecological and landscape values of the environment are managed in accordance with the following:

(a) **The size, shape and layout of allotments is optimised in response to the topography, ecological and landscape values having regard to the nature of the proposed activity.**

(b) **Integrated management of subdivision, development and activities is achieved by requiring compliance with an Outline Development Plan and a set of complementary rules which result in a comprehensive and efficient layout.**

(c) **Limiting the range, scale and location of development in the Porters Ski Area Village Base Sub-Zone to ensure the Village remains at a scale and density that is related to the capacity of the Porters and Crystal Basin Ski Areas and can be serviced for water supply and wastewater disposal in a manner that does not adversely affect ecological or landscape values.**

(d) **Limiting the infrastructure, structures and buildings within the Porters Basin and Crystal Basin Ski Sub-Zones to those required for snow and mountain based recreation activities.**

(e) **Requiring earthworks, buildings and structures to be assessed on a project or individual basis to ensure that works and structures are responsive to the ecological and landscape values, sensitivities and features of the site and potential adverse effects on ground stability and natural hazards are avoided, remedied or mitigated.**

(f) **Protecting areas of ecological significance through the use of covenants, esplanade strips and management plans which avoid or minimise ground and vegetation disturbance.**

(g) **Maintaining and enhancing indigenous vegetation cover through the use of management plans and rules to avoid or minimise areas of disturbance, require the restoration of vegetation and the planting of locally indigenous species.**

(h) **Recognising that whilst avoidance, remedying or mitigation of effects is the primary objective that where this cannot be achieved it may be appropriate to offset adverse effects through environmental compensation.**

Explanation and Reasons

Policy B4.1.8 provides the basis for the rules controlling the subdivision and use of land within the Porters Ski and Recreation Area. Due to the sensitivity of values within the zone it is appropriate that subdivision, earthworks and building rules trigger an assessment process that enables site specific considerations and responses to be implemented. Reliance on standards which are based on a numerical threshold that may be unrelated to the specific features of a site do not guarantee an optimum design outcome or ensure that the Ski Area will be efficiently developed or managed. Accordingly, subdivision, earthworks, building design and appearance and landscape treatment are to be implemented as controlled activities where Council can assess the final design and integration of development.

Underpinning the development of the Ski Area is a requirement to comply with an Outline Development Plan. This plan represents a comprehensive approach to land use and development and controls the overall location of buildings and activities and the inter-relationship between the Village Base Sub-Zone and the Porters Basin and Crystal Basin Sub-Zones. The proposed rules are primarily concerned with the location, form and finish of built development. Some of the standards will vary within the Village Base Sub-Zone depending on the nature of the activities and the need to ensure that development is less intensive at the boundary of the zone. The range of activities provided for within the zone is specified and reflects the mix of uses that are necessary to service and support a significant recreational activity and tourist destination. The scale and density of development is greater than in other parts of the High Country, however this reflects the popularity and significance of snow and mountain-based recreation and the need to provide facilities for people who enjoy this form of recreation and the ability to access the High Country environment. The scale and density of development is however capped to ensure that the Ski Area is developed in a manner which ensures the final outcome is appropriate and responsive to the environment.

As a Ski Area is geographically-dependent on a mountain location it is necessary that development is responsive to the wider landscape and ecological values of the High Country. The proposed rules require the protection of areas of significant ecological value and the adoption of other methods to maintain and enhance indigenous vegetation wherever possible. Careful control over the types of plant species established is also necessary to ensure that exotic or inappropriate plants are not established which threaten the integrity of the wider habitat. Consideration of impacts on the landscape values is also required with an emphasis on materials and building forms that complement the mountain environment. If circumstances arose where, despite all reasonable efforts have been made to avoid, remedy or mitigate effects, this cannot be

achieved, Policy B4.1.8 (h) indicates that there may be circumstances where it is appropriate to consider environmental compensation.

Methods

District Plan Rules

- Outline Development Plan
- Subdivision
- Buildings

Policy B4.1.9

Ensure any allotment created is of sufficient size and shape for its intended use, including the avoidance of reverse sensitivity effects on existing lawful uses and has provision for a complying access to an adjacent road.

Policy B4.1.10(a)

Ensure any allotment created has connections to the reticulated utility services it requires, available at the boundary of the allotment when it is created; or

Policy B4.1.10(b)

If utility connections are not needed when the allotment is created, a notation is placed on the Certificate of Title to alert people that utility connections are not available at the boundary of the allotment.

Policy B4.1.11

Ensure any allotment created which may be used to erect a dwelling has an adequate building square and access to sunlight.

Policy B4.1.12

Ensure subdivisions do not create separately saleable allotments which due to their size, shape, location or legal restrictions on the Certificate of Title, cannot be used to erect a dwelling as a permitted activity, unless that allotment shall be used as a utility lot or for some other specified purpose; and that purpose is unlikely to result in the need to erect a dwelling at some stage.

Explanation and Reasons

The District Plan rule encourages allotments to be created that are the size and shape required for their intended use. This approach recognises that:

- Land is subdivided for a variety of reasons and uses in the rural area.
- Even when land is subdivided to erect a dwelling, there are other ways to maintain low residential density in the rural area than a minimum allotment size.

The Council also recognises that most subdivision of land is for residential development and that most people who purchase an allotment in the rural area expect to be able to erect a dwelling on it. Policies B4.1.8 to B4.1.12 are intended to provide for subdivision for a variety of purposes, while ensuring people do not unwittingly purchase allotments which are not suited for their intended use. In particular, people do not purchase an allotment expecting to erect a dwelling, only to find that:

- The allotment is too small; or
- It does not have an adequate building square or sunlight; or
- There are unexpected costs for utilities or development contributions.

Policy B4.1.12 ensures that any allotment which is created by subdivision and which is able to be bought or sold as a separate allotment can have a dwelling erected on it as a permitted activity. An allotment may not be able to have a dwelling erected on it as a permitted activity if it is too small or located in an area where building is not a permitted activity such as a flood area or an Area of Outstanding Landscape. An allotment may not be able to have a dwelling erected on it, if it has a legal restriction on the Certificate of Title, such as a covenant or a Consent Notice. This may be the result of an earlier subdivision under Rule 10.11, which provides for building on smaller lots, with building restrictions on adjoining land, to maintain the residential density standards set out in the Plan.

The reason for the policy and associated rules is to reduce the risk of people buying a rural allotment hoping to build a house on it, only to find the allotments cannot be built upon. Once this occurs, it is very difficult for the Council to refuse resource consent to allow a dwelling to be built on the allotment, especially if this is all the land the person owns. The result is that the residential density standards set in the Proposed Plan are undermined.

The policy provides for creating allotments which cannot have a dwelling erected as a permitted activity, if the allotment shall be used for an activity such that a dwelling will not be required on the lot, such as a utility lot or a reserve and possibly some business activities. In these cases, the Consent Authority needs to be satisfied that the location of the site and the nature of the proposed activity is such that there is unlikely to be any demand to erect a dwelling in conjunction with the activity in the future.

Policy B4.1.13

Encourage allotment boundaries to follow natural or physical features on the land, wherever practical.

Explanation and Reasons

In many parts of the Rural Zone, allotments will include natural or physical features which can make easily identifiable boundaries. Often it is more efficient for the natural or physical feature to form the boundary to an allotment rather than to cut through it; for example: a river or stream; or a road. Some natural features are easier to manage if they are wholly contained in one allotment than if the allotments are owned or managed separately, for example: a bush area or Wāhi tapu site.

Policy B4.1.13 urges people to consider these matters, where it is practical to do so.

Methods

District Plan Rules

- Subdivision

Policy B4.1.14

In limited circumstances and at the Council's discretion, to apply the concept of "environmental compensation" where:

(a) **Land of high landscape or natural value is protected or made available for public use; or**

(b) **Significant public benefit will be gained from hazard mitigation measures which would substantially enhance amenity values.**

Explanation and Reasons

There is a strong link between subdivision of land and the subsequent impacts of land use development. Subdivision activity can, in some cases, provide an opportunity to enhance the environment through the protection of significant features or through the provision of additional areas of open space. The Plan provides for the consideration of environmental compensation at the time of subdivision or development proposals. In some circumstances development may be proposed on land, where there are significant open space or natural values, examples being portions of the Port Hills, Malvern Hills and the High Country. The ability to acquire or protect such land in exchange for development opportunities is an option the Council will explore in appropriate circumstances. However, it is important to bear in mind that environmental compensation does not form part of a proposals development contribution under the LGA.

The acquisition or protection of land having high landscape or natural values is often impractical on account of land purchase costs. The use of the concept of "environmental compensation" (public ownership or covenants) for development rights has to be approached with some caution, but does offer a cost effective means to the community of achieving environmental benefits. This may result in development in locations which may not meet all other policy criteria, but any such arrangement must still require permitted development to be sustainable and environmentally acceptable.

The acquisition of land by the Council as environmental compensation for development opportunities in terms of Policy B4.1.14 would generally be in addition to, and not instead of, any requirement to provide land or cash for reserves under the Council's Development Contribution Policy. The Development Contribution Policy requires provision for public reserves for open space and recreation at the time of any residential and/or business development and/or subdivision. However, the provision of environmental compensation may be a situation where it is appropriate for the Council to exercise its discretion to reduce the amount of development contribution payable under the remission provisions of its Development Contribution Policy.

Environmental compensation may also be appropriate in circumstances where a public benefit is obtained from hazard mitigation, but only where as a result of such measures, there is a significant enhancement of amenity values (eg plantings, or wetlands for flood retention). It would not apply to normal sound management practices which landowners can be expected to undertake. Environmental compensation would arise in circumstances requiring significant development proposals, which would arise through plan changes, variations or resource consents, the outcome of which would still be subject to rights of submission and appeal under the Act.

Methods

District Plan Rules

- Subdivision

Policy B4.1.15

Any subdivision or development within deferred Living Z zones that are subject to the Rural (Inner Plains) rule package shall proceed in a manner that does not compromise:

(a) **the future minimum net densities required by an ODP policy for the area; and**

(b) **the ability to achieve future co-ordinated urban development in the area.**

Explanation and Reasons

The administration of rural zones in District Plans for areas identified for future urban growth needs to ensure land is not fragmented or compromised in a manner which may jeopardise its future urbanisation. Any subdivision occurring in accordance with the Rural (Inner Plains) zoning in these circumstances will therefore be assessed in relation to its potential impacts on the ability to achieve effective integration with adjoining urban areas; the achievement of higher intended residential densities; and the appropriate layout of servicing and infrastructure facilities, areas of open space, community facilities and business areas; and the achievement of urban design best practice. As such, new rural lot boundaries and the subsequent erection of dwellings should not preclude or frustrate the future coordinated urban development of these areas.

Methods

District Plan Maps

- Identify ODP areas and zones

District Plan Provisions

- Zone policies
- Policies for specific criteria for ODP areas
- Medium Density Design Guide
- Subdivision Design Guide

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA – ANTICIPAT ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.1:

- Residential development remains lower in rural areas than in townships.
- Dwellings built on small allotments in the rural area, are surrounded by land without buildings.
- Papakainga housing occurs at Taumutu.
- There is variety in the size and shape of allotments subdivided in the District.
- Residential density varies across the rural area.
- Other activities have allotments which are of an appropriate size and shape with the utility connections the activity requires.
- Residential development is concentrated at a higher density in the Porters Ski and Recreation Area with the layout, size and shape of allotments considered in relation to the environmental features and values of the zone.

RESIDENTIAL DENSITY AND SUBDIVISION IN THE RURAL AREA — MONITORING

Please refer to Part E, Appendix 1.

B4.2 DEVELOPMENT CONTRIBUTIONS — ISSUES

The distribution of the costs between private parties and general rates for:

- **Providing reserves and network and community infrastructure; and**
- **Mitigating the fiscal effects of providing growth related infrastructure.**

What are Development Contributions?

The term development contributions, defined in section 197 of the Local Government Act 2002, means a contribution:

a) provided for in a development contribution policy included in the Long-Term Council Community Plan of a territorial authority; and

b) calculated in accordance with the methodology; and comprising:

i. money;

ii. land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or

iii. both.

Development contributions can be taken to provide for:

- Reserves;
- Network infrastructure;
- Community infrastructure.

In most cases provision for reserves (for open space and recreation), land for esplanade purpose, network infrastructure or community infrastructure is made at the time of subdivision of the land. However, in some instances land use development and activities are undertaken without associated subdivision of land.

Contributions of land and / or cash arising from growth-related development can be required by the Council either under the Resource Management Act by way of the District Plan or under the Local Government Act 2002 by way of a Development Contribution Policy in the Long Term Council Community Plan (LTP)The Council has developed a Development Contribution Policy within the requirements of the Local Government Act.Accordingly, the Council's requirements for land and / or cash for the provision of growth-related reserves and for network and community infrastructure are contained within the Development Contribution Policy and such contributions are no longer taken under the District Plan. Requirements for the provision of esplanade reserves / strips and provisions relating to environmental compensation and the form of land contributions are included within the Subdivision provisions of the District Plan, while requirements for the provision of financial contributions to mitigate environmental damage are included as policies in Part B, Section 3, Peoples Health, Safety and Values.

Where costs are incurred in relation to maintenance of infrastructure or for improvements in service levels, these costs are met through targeted rates rather than development contributions. Therefore, the purposes for which development contributions are taken and the proportion of costs which are funded through development contributions is an important part of the Council's financial planning.

NOTE: Esplanade reserves and strips – see Part B, Sections 1.4 and 2.3 and Part C, Rule 10 – Subdivision.

DEVELOPMENT CONTRIBUTIONS — STRATEGY

The provision to take development contributions under the LTP Development Contribution Policy will be complimentary to the subdivision consent process.Esplanade reserves/strips will be taken under the subdivision consent process, while consideration of the form of land to be provided as reserves will also be considered at the time of subdivision.

The LTP Development Contribution Policy will ensure that those responsible for development and/or subdivision that places additional demands on the Councils provision of reserves and network or community infrastructure will contribute a fair and reasonable contribution towards the expansion of those services.

DEVELOPMENT CONTRIBUTIONS — OBJECTIVES

Objective B4.2.1

The parties creating the need for the expenditure meet the costs of establishing or upgrading reserves and network and community infrastructure and developing and enhancing the recreational and amenity values of the District.

Objective B4.2.2

The Council uses its discretion to take development contributions under the LTP Development Contribution Policy in a transparent and consistent manner.

Explanation and Reasons

Development contributions are taken to help address the fiscal effects which a new development may have on the existing ratepayers of an area. If development contributions are not taken, the costs of addressing these effects must be funded from general rates.

DEVELOPMENT CONTRIBUTIONS — POLICIES AND METHODS

Policy B4.2.1

To ensure that subdividers and/or developers meet the costs of any required provision of works and services as a result of land use development and/or subdivision.

Explanation and Reasons

The Council has decided that all development contributions for new or upgraded reserves or network and community infrastructure as a result of development and/or subdivision will be in accordance with the Development Contribution Policy under the LTP and the Local Government Act 2002.This Policy will enable the Council to ensure that those responsible for development and/or subdivision that places additional demands on the Council's provision of reserves and network or community infrastructure will contribute a fair and reasonable contribution to the provision and expansion of these services.

Methods

LTP

- Development Contribution Policy

District Plan

- Subdivision

DEVELOPMENT CONTRIBUTIONS — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results will occur from implementing Section 4.2:

- New developments and subdivisions contribute towards the cost of provision and expansion of reserves and network and community infrastructure facilities.

DEVELOPMENT CONTRIBUTIONS — MONITORING

Please refer to Part E, Appendix 1.

PART C

RURAL RULES - INTRODUCTION TO RULES

TYPE OF RULES

The rules in the District Plan differ according to zoning. In the rural area of the District, there is only one zone – the Rural zone.

Within the Rural zone there are 7 areas, within which different rules may apply. Those areas are: High Country, Malvern Hills, Porters Ski and Recreation Area, Outer Plains, Inner Plains, Port Hills and Existing Development Areas. They are shown on the Planning Maps.

Within each area of the Rural Zone, special classifications may apply. Areas of Outstanding Landscapes in the High Country, Malvern Hills and Port Hills, and Flood Areas in the Inner and Outer Plains, are examples. There are special rules which apply to land having a classification. The classifications are shown on the Planning Maps.

The types of rules which apply to the Rural zone are 'effects based' rather than prescriptive (i.e. they focus on the effects of an activity rather than the type of activity). The rules:

- List the conditions which determine whether an activity is a permitted activity; and
- Specify the status of an activity that does not comply with the conditions for a permitted activity.

There are three exceptions to this:

- Some activities are specifically listed as discretionary activities. These are activities that, by their very nature, are likely to have site specific effects which warrant a prescriptive approach;
- The activities which are permitted in the High Country, Malvern Hills, the Porters Ski and Recreation Area and Port Hills are limited to specific activities, in recognition of their sensitive receiving environments, which may make some activities inappropriate;
- Subdivision is not a permitted activity. All subdivision requires resource consent for a controlled activity if the standards and terms set out in the Plan are able to be met.

The rules are set out by broad topic headings. These headings are:

- Rule 1 Earthworks;
- Rule 2 Tree Planting and Removing Heritage Trees;
- Rule 3 Buildings;
- Rule 4 Roading;
- Rule 5 Utilities;
- Rule 6 Outdoor Signs and Notice Boards;
- Rule 7 Hazardous Substances;
- Rule 8 Waste Generation, Storage and Disposal;
- Rule 9 Activities;
- Rule 10 Subdivision.

Each rule topic is set out by 'sub-topic'. These are listed in the Table of Contents at the start of this volume of the Plan, and at the start of Part C, District Plan Rules.

RESOURCE CONSENTS

Any proposed activity that is "controlled", "restricted discretionary", "discretionary" or "non-complying" requires a resource consent.

Instructions on how to apply for a resource consent are included in Part A, Section 2.5 of the Plan.

When making a decision on a resource consent application, the consent authority (the Council) must consider certain matters as set out in the Act.

For "controlled" or "restricted discretionary" activities the matters that may be considered are those that are stated under the rule(s) of the Plan. The Council will also have regard to other relevant provision of the Plan pursuant to section 104(1)(b)(iv) of the Act.

For 'discretionary' and 'non-complying' activities, the matters are broader and include: any adverse effects on the environment; and the objectives and policies of the Plan.

At the end of each rule topic is a table which cross-references the main objectives and policies which should be considered in respect of a 'discretionary' and 'non-complying' activity.

A resource consent may not be applied for if the activity is specified as a 'prohibited activity'.

DISCRETIONARY AND NON-COMPLYING ACTIVITIES

The Plan distinguishes between discretionary activities and non-complying activities according to the anticipated effects of the activity and how appropriate those effects may be in the zone, specific areas of the zone, and areas with special classifications.

A discretionary activity has effects which are generally appropriate depending on:

- the scale and nature of the activity; and
- the site and surrounding land uses; and

- how the activity is managed.

A non-complying activity has effects which are generally inappropriate and inconsistent with the relevant objectives and policies. There may however be some instances where the effects are atypical or minor, such that the activity is appropriate and resource consent is able to be granted.

The objectives and policies in the Plan describe effects that are, and are not, generally appropriate to the zone, and to the specific areas within the zone.

READING THE RULES

Figure 1 shows a guide to reading the rules and assessing whether an activity requires a resource consent. Please note that this guide does not apply to subdivision, as all subdivision require a resource consent. However, the procedure of checking against each topic of the rule does apply.

REMEMBER:

Permitted Activity - A resource consent is not needed

Prohibited Activity - A resource consent cannot be applied for

All Other Activities - A resource consent is needed

"Existing Uses"

Sometimes existing activities do not have to comply with the rules in a new plan. (Refer to Part A, Section 2.3).

Definitions

Underlined words are defined in Part D of the Plan.

The definitions should be checked to ensure the meaning of a word is understood.

Words that are not defined have their ordinary meaning (as defined in the Shorter Oxford English Dictionary).

Other Consents or Permits

The following may be required, even if a proposed activity is a permitted activity in the Plan:

- A resource consent from the Regional Council (Environment Canterbury);
- A resource consent under the operative district plan while this Plan is proposed;
- Consents or permits under other statutes; e.g. a building consent under the Building Act 1991; and/or
- An authority to destroy, damage, or modify an archaeological site from the New Zealand Historic Places Trust Pouhere Taonga; and/or
- Approval under the Summit Road (Canterbury) Protection Act 2001 which applies to land above the Summit Road and within 30.46 metres vertically below the Summit Road. Within this area the development of structures, planting of trees, quarrying, earthworks and subdivision may require approval of the Summit Road Protection Authority. The Area protected by that Act is shown in Appendix 24.

Reasons

Underneath each rule is a 'Reason'. This is required under section 75 (l)(c) of the Act. It may help people tounderstand the intention of a rule. Further explanations of the plan provisions are found in Part B, under the various resource management 'topics' or 'issues'.

INTERPRETATION OF RULES

A permitted activity must comply with all the rules for permitted activities and must not be stated as a controlled, restricted discretionary, discretionary, non-complying or prohibited activity under any rule in the Plan.

Users of the Plan should therefore check the applicability of any rules under the headings of controlled, restricted discretionary, discretionary, non-complying or prohibited activity to ascertain whether their proposed activity needs consent in respect to any one or more of these.

The status of an activity will be determined by considering all rules in the Plan which are relevant to that activity. Where the application of the rules gives the activity more than one status under the Plan, the activity will be assessed by the status which imposes the higher or more rigorous threshold on that activity.

This statement is intended to be interpreted in a way where, for example, if an activity is discretionary under one rule and non-complying under another then the whole of that activity will be assessed as non-complying under this Plan.

Any notes in italics which are included in the rules form part of the rules.

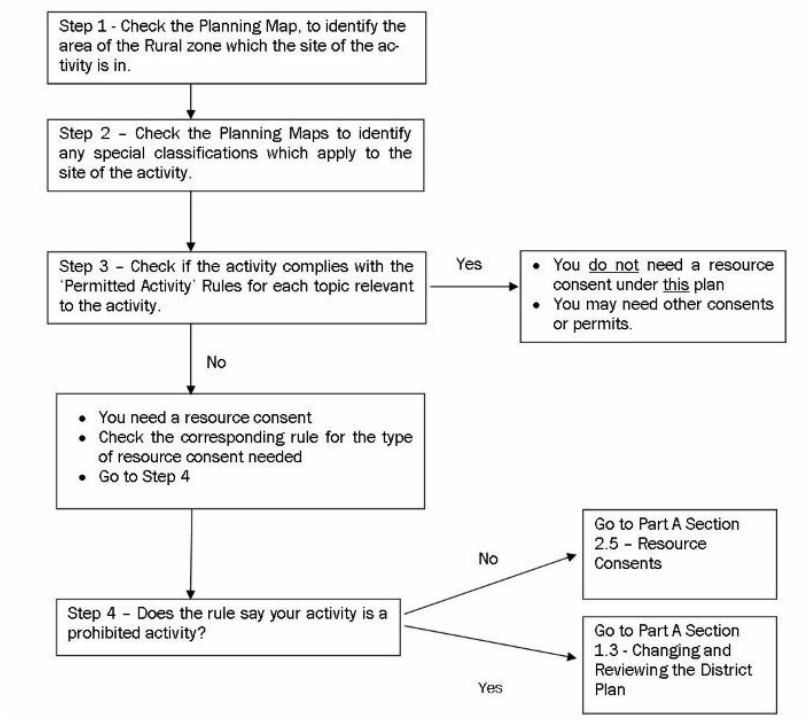
NOISE MEASUREMENT AND ASSESSMENT

- Except where provided elsewhere in this Plan, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound.
- The following additional provisions shall apply to the application of NZS 6802:1991:

  4.5.1 Adjustments for special audible characteristics, if present, as provided for in Clause 4.3 and 4.4 of the Standard shall apply and will have the effect of imposing a numerical noise limit 5dBA more stringent then the L10 numerical limits stated in the rules.

  4.5.2 Measurement time intervals provided for in Clause 5.1 of the Standard shall be limited to 10-15 minutes excluding pause or data exclude times. Where the sound under investigation is cyclic or occurs for durations less than 15 minutes, the measurement time interval may be less than 10-15 minutes excluding pause and data exclude times.

Figure 1 – Reading the Rules


Step 1 - Check the Planning Map, to identify the area of the Rural zone which the site of the activity is in.
Step 2 – Check the Planning Maps to identify any special classifications which apply to the site of the activity.
Step 3 – Check if the activity complies with the 'Permitted Activity' Rules for each topic relevant to the activity.
Yes
You do not need a resource consent under this plan
You may need other consents or permits.
No
You need a resource consent
Check the corresponding rule for the type of resource consent needed
Go to Step 4
Step 4 – Does the rule say your activity is a prohibited activity?
No
Go to Part A Section 2.5 – Resource Consents
Yes
Go to Part A Section 1.3 - Changing and Reviewing the District Plan

PART C

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The types of rules which apply to the Rural zone are 'effects based' rather than prescriptive (i.e. they focus on the effects of an activity rather than the type of activity). The rules:

- List the conditions which determine whether an activity is a permitted activity; and
- Specify the status of an activity that does not comply with the conditions for a permitted activity.

There are three exceptions to this:

- Some activities are specifically listed as discretionary activities. These are activities that, by their very nature, are likely to have site specific effects which warrant a prescriptive approach;
- The activities which are permitted in the High Country, Malvern Hills, the Porters Ski and Recreation Area and Port Hills are limited to specific activities, in recognition of their sensitive receiving environments, which may make some activities inappropriate;
- Subdivision is not a permitted activity. All subdivision requires resource consent for a controlled activity if the standards and terms set out in the Plan are able to be met.

The rules are set out by broad topic headings. These headings are:

- Rule 1 Earthworks;
- Rule 2 Tree Planting and Removing Heritage Trees;
- Rule 3 Buildings;
- Rule 4 Roading;
- Rule 5 Utilities;
- Rule 6 Outdoor Signs and Notice Boards;
- Rule 7 Hazardous Substances;
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Any proposed activity that is "controlled", "restricted discretionary", "discretionary" or "non-complying" requires a resource consent.

Instructions on how to apply for a resource consent are included in Part A, Section 2.5 of the Plan.

When making a decision on a resource consent application, the consent authority (the Council) must consider certain matters as set out in the Act.

For "controlled" or "restricted discretionary" activities the matters that may be considered are those that are stated under the rule(s) of the Plan. The Council will also have regard to other relevant provision of the Plan pursuant to section 104(1)(b)(iv) of the Act.

For 'discretionary' and 'non-complying' activities, the matters are broader and include: any adverse effects on the environment; and the objectives and policies of the Plan.

At the end of each rule topic is a table which cross-references the main objectives and policies which should be considered in respect of a 'discretionary' and 'non-complying' activity.

A resource consent may not be applied for if the activity is specified as a 'prohibited activity'.

DISCRETIONARY AND NON-COMPLYING ACTIVITIES

The Plan distinguishes between discretionary activities and non-complying activities according to the anticipated effects of the activity and how appropriate those effects may be in the zone, specific areas of the zone, and areas with special classifications.

A discretionary activity has effects which are generally appropriate depending on:

- the scale and nature of the activity; and
- the site and surrounding land uses; and

- how the activity is managed.

A non-complying activity has effects which are generally inappropriate and inconsistent with the relevant objectives and policies. There may however be some instances where the effects are atypical or minor, such that the activity is appropriate and resource consent is able to be granted.

The objectives and policies in the Plan describe effects that are, and are not, generally appropriate to the zone, and to the specific areas within the zone.

READING THE RULES

Figure 1 shows a guide to reading the rules and assessing whether an activity requires a resource consent. Please note that this guide does not apply to subdivision, as all subdivision require a resource consent. However, the procedure of checking against each topic of the rule does apply.

REMEMBER:

Permitted Activity - A resource consent is not needed

Prohibited Activity - A resource consent cannot be applied for

All Other Activities - A resource consent is needed

"Existing Uses"

Sometimes existing activities do not have to comply with the rules in a new plan. (Refer to Part A, Section 2.3).

Definitions

Underlined words are defined in Part D of the Plan.

The definitions should be checked to ensure the meaning of a word is understood.

Words that are not defined have their ordinary meaning (as defined in the Shorter Oxford English Dictionary).

Other Consents or Permits

The following may be required, even if a proposed activity is a permitted activity in the Plan:

- A resource consent from the Regional Council (Environment Canterbury);
- A resource consent under the operative district plan while this Plan is proposed;
- Consents or permits under other statutes; e.g. a building consent under the Building Act 1991; and/or
- An authority to destroy, damage, or modify an archaeological site from the New Zealand Historic Places Trust Pouhere Taonga; and/or
- Approval under the Summit Road (Canterbury) Protection Act 2001 which applies to land above the Summit Road and within 30.46 metres vertically below the Summit Road. Within this area the development of structures, planting of trees, quarrying, earthworks and subdivision may require approval of the Summit Road Protection Authority. The Area protected by that Act is shown in Appendix 24.

Reasons

Underneath each rule is a 'Reason'. This is required under section 75 (l)(c) of the Act. It may help people tounderstand the intention of a rule. Further explanations of the plan provisions are found in Part B, under the various resource management 'topics' or 'issues'.

INTERPRETATION OF RULES

A permitted activity must comply with all the rules for permitted activities and must not be stated as a controlled, restricted discretionary, discretionary, non-complying or prohibited activity under any rule in the Plan.

Users of the Plan should therefore check the applicability of any rules under the headings of controlled, restricted discretionary, discretionary, non-complying or prohibited activity to ascertain whether their proposed activity needs consent in respect to any one or more of these.

The status of an activity will be determined by considering all rules in the Plan which are relevant to that activity. Where the application of the rules gives the activity more than one status under the Plan, the activity will be assessed by the status which imposes the higher or more rigorous threshold on that activity.

This statement is intended to be interpreted in a way where, for example, if an activity is discretionary under one rule and non-complying under another then the whole of that activity will be assessed as non-complying under this Plan.

Any notes in italics which are included in the rules form part of the rules.

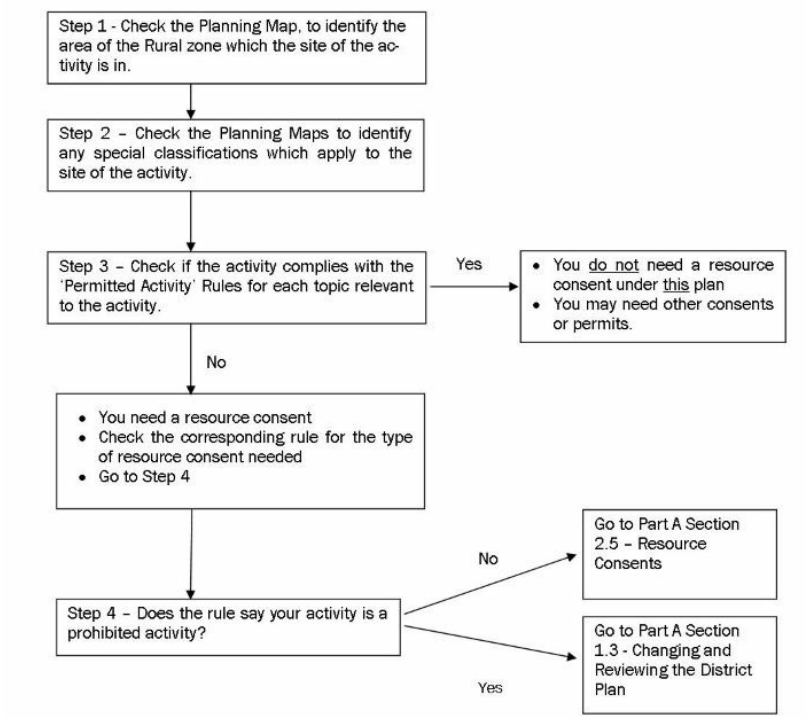
NOISE MEASUREMENT AND ASSESSMENT

- Except where provided elsewhere in this Plan, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound.
- The following additional provisions shall apply to the application of NZS 6802:1991:

  4.5.1 Adjustments for special audible characteristics, if present, as provided for in Clause 4.3 and 4.4 of the Standard shall apply and will have the effect of imposing a numerical noise limit 5dBA more stringent then the L10 numerical limits stated in the rules.

  4.5.2 Measurement time intervals provided for in Clause 5.1 of the Standard shall be limited to 10-15 minutes excluding pause or data exclude times. Where the sound under investigation is cyclic or occurs for durations less than 15 minutes, the measurement time interval may be less than 10-15 minutes excluding pause and data exclude times.

Figure 1 – Reading the Rules


Step 1 - Check the Planning Map, to identify the area of the Rural zone which the site of the activity is in.
Step 2 – Check the Planning Maps to identify any special classifications which apply to the site of the activity.
Step 3 – Check if the activity complies with the 'Permitted Activity' Rules for each topic relevant to the activity.
Yes
You do not need a resource consent under this plan
You may need other consents or permits.
No
You need a resource consent
Check the corresponding rule for the type of resource consent needed
Go to Step 4
Step 4 – Does the rule say your activity is a prohibited activity?
No
Go to Part A Section 2.5 – Resource Consents
Yes
Go to Part A Section 1.3 - Changing and Reviewing the District Plan

PART C

1 RURAL RULES - EARTHWORKS

Notes

1. Rule 1 –Earthworks, does not apply to any of the following activities, except where the provisions of Rule 1.6 (Earthworks and Protected Trees) apply:

   - Tending or landscaping of gardens, lawns or public spaces;
   - Digging post holes;
   - Drilling bores, except in Wāhi Taonga Management Area C39(a);
   - Planting trees or removing dead or diseased trees;
   - Cultivation;
   - Burying Pets;
   - Trenching compost;
   - Earthworks required to duct cables except in Wāhi Taonga Management Area C39(a).

2. Rule 1 – Earthworks does apply to earthworks associated with harvesting forests or tracks into areas to harvest forests.
3. Planting of Shelterbelts, Amenity Plantings and Plantations is subject to Rule 2 – Tree Planting and Removal of Protected Trees.
4. Rules 9.16 and 9.17 apply to blasting and vibration. Rule 8 Waste Generation, Storage and Disposal applies to offal pits and landfills.
5. Earthworks affecting any archaeological site, Silent File Area, Wāhi Taonga Management Area or Wāhi Taonga Management Site may require an archaeological authority from the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 Archaeological Sites).
6. Refer to Appendix 6 “Protocols on Accidental Discovery of Archaeological Sites” when any Earthworks occur in any Silent File, Wāhi Taonga Site or Wāhi Taonga Management Area.
7. All earthworks within the Porters Ski and Recreation Area which comply with the rules in Appendix 25.
8. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.
9. Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.
10. The description of the location of each protected tree in Appendix 4 is as at date of this part of the Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

1.1 EARTHWORKS AND ROAD AND ACCESS FORMATION

Discretionary Activities — Earthworks and Road and Access Formation

1.1.1 Any earthworks for the purposes of creating or forming; a road, or access to serve any future allotment(s), shall be a discretionary activity unless the road or access forms part of an approved subdivision consent or is provided for within a designation.

1.2 EARTHWORKS AND CONTAMINATED LAND

Permitted Activities — Earthworks and Contaminated Land

1.2.1 Any earthworks which meet the following condition shall be a permitted activity:

1.2.1.1 Any soil or earth to be removed from the site is not contaminated.

Restricted Discretionary Activities — Earthworks and Contaminated Land

1.2.2 The removal of contaminated soil or earth from a site shall be a restricted discretionary activity.

1.2.3 Under Rule 1.2.2, the Council shall restrict its discretion to the consideration of:

1.2.3.1 Where the contaminated soil will be disposed to and how; and

1.2.3.2 Any monitoring conditions.

1.3 EARTHWORKS AND SITES OF SIGNIFICANCE TO Tāngata WHENUA

Permitted Activities — Earthworks and Sites of Significance to Tāngata Whenua

1.3.1 Any earthworks which meet the following conditions shall be a permitted activity:

1.3.1.1 In any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, the earthworks are limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

1.3.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), the earthworks are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

1.3.1.3 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 1.3.1.2, the earthworks do not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

1.3.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to, or removal of, indigenous vegetation is limited to that undertaken by Tāngata Whenua for Mahinga Kai purposes.

Restricted Discretionary Activities — Earthworks and Sites of Significance to Tāngata Whenua

1.3.2 Any activity which does not comply with Rule 1.3.1 shall be a restricted discretionary activity .

1.3.3 Under Rule 1.3.2 the Council shall restrict its discretion to consideration of:

1.3.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

1.3.3.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;

1.3.3.3 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 1.3.1.2, any damage to, destruction or removal of any object, remnant or artefact, as advised by local Rūnanga;

1.3.3.4 Any adverse effects of the proposed activity on any Mahinga Kai Site, as advised by local Rūnanga;

1.3.3.5 Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder/occupier of not being able to undertake the proposed activity on that site;

1.3.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

1.3.3.7 Any positive effects which may offset any adverse effects; and

1.3.3.8 Any monitoring or review conditions.

1.4 EARTHWORKS AND NATURAL HAZARDS — FLOOD AREAS

Permitted Activities — Earthworks and Natural Hazards – Flood Areas

1.4.1 The following earthworks undertaken in an area shown on the Planning Maps as a flood area shall be a permitted activity:

1.4.1.1 The forming of vehicular accessways through or within properties and the forming of building platforms, provided that the existing land drainage patterns are not altered or impeded; or

1.4.1.2 Any other earthworks which do not raise the mean average level of the land subject to the earthworks or reduce the storage capacity of surface water ponding areas.

Note: *For the purposes of Rule 1.4.1.2, the level of the land is measured as the mean average level above mean sea level, over the area on which any earth is disturbed, removed or deposited.*

Restricted Discretionary Activities — Earthworks and Natural Hazards – Flood Areas

1.4.2 Any earthworks undertaken within any area shown on the Planning Maps as a flood area which do not comply with Rule 1.4.1 shall be a restricted discretionary activity.

1.4.3 Under Rule 1.4.2, the Council shall restrict its discretion to the consideration of:

1.4.3.1 The potential effects of the earthworks on creating or exacerbating flooding on the site;

1.4.3.2 The potential effects of the earthworks on creating or exacerbating flooding on other properties, by diverting floodwaters or by increasing the level of floodwater on lower lying properties;

1.4.3.3 Any positive effects which may offset any adverse effects

1.5 EARTHWORKS AND OUTSTANDING LANDSCAPE AREAS

Permitted Activities — Earthworks and Outstanding Landscape Areas

1.5.1 The following earthworks shall be a permitted activity in areas shown on the Planning Maps as areas of Outstanding Landscape in the Malvern Hills and High Country:

1.5.1.1 The maintenance and repair of existing roads or tracks;

1.5.1.2 Post Holes;

1.5.1.3 The installation of underground telecommunication lines and ancillary structures; or

1.5.1.4 other earthworks where the volume of earth disturbed, removed or deposited does not exceed 150m^3 per project;

1.5.2 On the Port Hills, the following earthworks shall be a permitted activity:

1.5.2.1 The maintenance and repair of existing fence lines;

1.5.2.2 The maintenance and repair of existing farm vehicle roads and tracks;

1.5.2.3 Digging offal pits;

1.5.2.4 Forming stock water ponds, provided that no more than 30m^3 of earth is disturbed, removed or deposited, and the pond is no more than 50m^2 in surface area; or

1.5.2.5 Any other earthworks which shall not exceed 100m^3 within a site and a maximum cut depth of 1m per project.

Note: *Any activity involving earthworks and vegetation clearance on the Port Hills may require resource consent from Environment Canterbury. Further enquiries should be made with Environment Canterbury.*

Discretionary Activities — Earthworks and Outstanding Landscape Areas

1.5.3 Earthworks which do not comply with Rule 1.5.1 or 1.5.2 shall be a discretionary activity.

1.6 EARTHWORKS AND PROTECTED TREES

Permitted Activities — Earthworks and Protected Trees

1.6.1 Any earthworks which meet the following conditions in relation to any protected tree listed in Appendix 4 shall be a permitted activity:

1.6.1.1 Normal cultivation of the soil for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

1.6.1.2 there is no laying/installation of any underground utility service within a distance of 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater distance; except that underground drilling or thrusting operations are permitted within this distance where the installation depth is not less than 1.2m and the holes to accommodate the drilling/thrusting machines are outside of this distance.

1.6.1.3 there is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

1.6.1.4 Normal maintenance work to clear silt deposits and maintain the effective operating function of swale drains or water detention or retention basins, within 10 metres of a listed protected tree or within the crown periphery (drip-line) whichever is the greater, provided the ongoing clearing work does not result in excavating below 75mm of the depth to which the excavations were originally formed or is not extended horizontally more than 75mm from their original circumference/location.

1.6.1.5 In emergency situations, where a protected listed tree or any part thereof, presents an **immediate** hazard to persons or property, the Council is to be advised immediately. Where an approved Council arborist is not available without delay, immediate action can be taken to eliminate or abate the hazard. Within 5 working days of any action being taken, the Council shall be notified in writing of the action taken and provided with proof of the urgency. This proof is to include photographs and, where applicable, a report from the arborist that undertook the action.

Note: *Rule 1.6.1 applies to earthworks undertaken in proximity to a protected tree, but not related to the protected tree.*

1.6.2 Any earthworks affecting any tree listed as a Category B tree in Appendix 4 that do not meet the conditions set out in Rule 1.6.1 shall be a restricted discretionary activity.

1.6.3 Under Rule 1.6.2, the Council shall restrict its discretion to consideration of:

1.6.3.1 Any potential effects of the earthworks on the tree and its root structure, and the stability of the ground and the depth of the water table around the tree, and

1.6.3.2 Any positive effects which may offset any adverse effects.

Non-Complying Activities – Earthworks and Protected Trees

1.6.4 Any earthworks affecting any tree listed as a Category A tree in Appendix 4 that do not meet the conditions set out in Rule 1.6.1 shall be a non-complying activity.

1.7 EARTHWORKS AND SETBACKS, VOLUME AND SITE REHABILITATION

Permitted Activities — Earthworks and Setbacks, Volume and Site Rehabilitation

1.7.1 Any earthworks which meet the following conditions shall be a permitted activity:

1.7.1.1 The earthworks are set back at least 20m from the edge of any waterbody (excluding aquifers):

(a) unless the earthworks are those undertaken within a road reserve and are for the purpose of installing underground network utility infrastructure; or

(b) except that for rivers the following earthworks are subject to a reduced setback of 5m:

(i) 100m^2 (area) per 1000 metres in any continuous 5 year period; and

(ii) 40m^3 (volume) per 1000 metres in any continuous 5 year period; or

(iii) any earthworks which has been granted resource consent for a discretionary or non-complying activity from the Canterbury Regional Council; or

(iv) maintenance of existing fencelines, existing vehicle tracks and existing crossings.

Notes

For the purposes of Rule 1.7.1.1, the edge of any lake or wetland is measured from:

- *The edge of the space of water which the lake or wetland covers at its annual highest level without exceeding its margin; or*
- *If the lake or wetland level is controlled by artificial means, the space of land which the waters of the lake or wetland cover at its maximum permitted operating level.*

For the purpose of Rule 1.7.1.1(b)(i) and (ii), river means:

- *Any continually flowing body of freshwater; or*
- *Any intermittently flowing body of freshwater within a defined bed, excluding ephemeral rivers.*

The edge of any other waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as — "the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

The exceptions provided for in Rule 1.7.1.1 are designed to allow a degree of day to day farming activities such as some tracking, construction of fence lines and like activities.

1.7.1.2 The earthworks do not exceed:

(a) A vertical cut face where no more than 5% of the total vertical cut is over 2m; and

(b) A maximum volume of 5000m^3 per project.

Notes

1. Rule 1.7.1.2(b) does not apply to earthworks associated with forming tracks, provided the track is not more than 10m wide. Rule 1.7.1.2(a)} does apply to forming tracks no more than 10m wide.

2. Rule 1.7.1.2 does not apply to earthworks in the area shown on the Planning Maps as the Existing Development Area for Terrace Downs, if the earthworks are for the creation of golf courses, water holding or channelling structures and building platforms. The reason for the exemption is to carry over a provision of the Terrace Downs plan change under the previous District Plan – refer to the provisions in Appendix 21.

1.7.1.3 When the earthworks cease, the site is:

(a) Filled and recontoured to the same state as the surrounding land; and

(b) Replanted with vegetation which is the same as, or of similar species to, that which existed on the site prior to the earthworks taking place, except that where the site was vegetated with any plant pest, the site may be replanted with other species.

Note: *Rule 1.7.1.3 does not apply to earthworks associated with the preparation of building sites, roads or tracks or sites prepared for planting trees or other crops.*

1.7.1.4 Any stockpiling of earth, soil or other material within 100m of any dwelling, other than a dwelling erected on the same property as the earthworks, is to be kept moist and consolidated.

1.7.1.5 In any area within 300m of either side of SH 73 (between Porters Pass and Arthurs Pass) or the Midland Railway (from the Waimakariri Gorge to Arthurs Pass) any earthworks are limited to:

(a) The maintenance and repair of existing tracks and roads;

(b) Post holes;

(c) The installation of underground telecommunication lines and ancillary structures; or

(d) Any other earthworks provided that the volume of earth disturbed, removed or deposited does not exceed 150m^3 per project.

Restricted Discretionary Activities — Earthworks and Setbacks, Volume and Site Rehabilitation

1.7.2 Any earthworks which do not comply with Rule 1.7.1.4 shall be a restricted discretionary activity.

1.7.3 Under Rule 1.7.2, the Council shall restrict its discretion to consideration of:

1.7.3.1 Any potential dust nuisance caused by the stockpiled material;

1.7.3.2 The effectiveness of any proposed mitigation measures; and

1.7.3.3 The need for monitoring and review conditions on the consent.

1.7.4 Any earthworks which do not comply with Rule 1.7.1.5 shall be a restricted discretionary activity.

1.7.5 Under Rule 1.7.4, the Council shall restrict its discretion to consideration of:

1.7.5.1 The visual effects, both immediate effects and the impact on the panoramic views of the Upper Waimakariri Basin from SH 73 or the Midland Railway.

Discretionary Activities — Earthworks and Setbacks, Volume and Site Rehabilitation

Any earthworks which do not comply with Rules 1.7.1.1, 1.7.1.2 or 1.7.1.3 shall be a discretionary activity.

Cross-Reference

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
1.1	Contaminated Land	1.1	1.1.1 and 1.1.2	1.1.1 to 1.1.3
1.2	Sites of Significance to Tāngata Whenua	3.3	3.3.1	3.3.1 to 3.3.5, 3.3.9 and 3.3.10
1.3	Natural Hazards– Flood Areas	3.1	3.1.1, 3.1.2	3.1.1 to 3.1.5 and 3.1.8 to 3.1.10
1.4	Outstanding Landscape Areas	1.4	1.4.1	1.4.1 to 1.4.32
1.5	Protected Trees	3.3	3.3.3	3.3.11 to 3.3.14
1.6	Setbacks, Volume and Site Rehabilitation	1.1, 1.2, 1.3, 1.4, 4.2	1.1.1 to 1.1.3 1.2.1, 1.3.1, 1.4.1 4.2.1 and 4.2.2	1.1.4 to 1.1.7, 1.2.2, 1.3.2 to 1.3.4, 1.4.3 to 1.4.7

Reasons for Rules

Rule 1 Earthworks, manages potential effects from earthworks on the environment. Rules are needed to manage these effects because they often have effects on other people or other parts of the environment, rather than having a direct cost to the person undertaking the earthworks. The rules are included in the District Plan because: regional rules only apply to the Port Hills at present; and building consents are only required for earthworks related to dams over 20 000m^3 in size. Even when a building consent is required, it will only address matters relating to the stability of the excavation.

The rules allow earthworks which are small-scale and minor in effect as permitted activities (no resource consent needed). Other earthworks are restricted discretionary activities or discretionary activities (requires a resource consent). The consent will focus on ensuring that any effects are adequately remedied or mitigated, rather than trying to prevent large-scale earthworks per se.

Day to day activities should comply with the rules for permitted activities. To avoid any doubt, the rules do not apply to: cultivation; gardening; digging post-holes; tracks which are less than 10m wide (outside of areas of Outstanding Landscape); and the maintenance of existing tracks in areas of Outstanding Landscape.

Resource consents are needed for earthworks which involve: shifting contaminated soil; steep vertical cuts (soil erosion and visual effects); raising the level of land which floods; land near waterbodies and special cultural sites; and shifting large volumes of material. The volume control is to ensure that large excavation works are properly filled and the site rehabilitated, and to protect 'significant ecological sites' from damage or destruction (see Part B, Section 1.2).

Earthworks for the purposes of creating or forming, a road, or access to future allotment(s), prior to subdivision approval, have the potential to undermine the potential to achieve an integrated transport network. Consideration needs to be given to the location, form, safety, efficiency connectivity and permeability of the transport network and the relationship with other infrastructure. Rule 2.1.1.7 exempts earthworks associated with road or access formation where such works are covered by approved subdivision consent or form part of a designation. The exemptions recognise that the necessary considerations have been undertaken during respective the approval processes.

Rule 1.3 manages earthworks in areas which contain sites of special significance to Tāngata Whenua. Protecting these sites is part of the duty under section 6(e) of the Act "to provide for the relationship of Māori and their customs and traditions with their ancestral lands, water, sites, Wāhi Tapu and other Taonga."

Tāngata Whenua have identified three types of sites in the Plan (see Part B, Section 3.3). Silent File areas may contain sites which are of immense cultural importance to Tāngata Whenua. The exact location of the site is not disclosed. Any disturbance of these sites may be inappropriate. The rule allows earthworks to occur on soil which has already been disturbed, but requires a resource consent for earthworks which will disturb soil in areas which have not been previously worked, or if the earthworks involve excavating soil to depths where it has not been disturbed by other activities. The Council restricts its discretion to whether the earthworks will disturb the special site within the Silent File area and whether that disturbance is inappropriate (as advised by local Rūnanga).

Wāhi Taonga Sites and Wāhi Taonga Management Areas contain sites of past settlement or occupation by Tāngata Whenua. Most of these sites have been uncovered by archaeologists and their location and what they contain is recorded. Earthworks in and around these sites are appropriate, provided that the artefacts and remnants which are contained within the sites are not removed, damaged or destroyed. The exception are the Wāhi Taonga Management Areas which make up the Rakaia River Moa Hunter Site (C39(a) and C39(b)). These sites are of considerable cultural and archaeological significance. Earthworks in these areas are appropriate in certain circumstances and to a certain depth, after which resource consent is required.

Appendix 5 lists the artefacts, remnants or objects discovered so far within each site, though there may be more material located around the area. Wāhi Taonga Management Areas are areas which contain many Wāhi Taonga sites. The Council is encouraging land owners or managers and local Rūnanga to develop joint protocols for activities within these areas (see Part B, Section 3.3).

Mahinga Kai Sites are sites used for traditional food gathering by Tāngata Whenua. The sites identified within this plan are valued for their vegetation. Rule 1.3 requires a resource consent for this vegetation to be damaged or removed, except for mahinga kai purposes.

The trees listed in Appendix 4 have been assessed as having significant values to Selwyn District. Rule 1.6 provides an opportunity to ensure that these listed trees are adequately protected.

PART C

2 RURAL RULES — TREE PLANTING AND REMOVAL OF PROTECTED TREES

Notes

1. Any earthworks associated with tree planting or harvesting must comply with Rule 1 – Earthworks
2. Plantations on the Plains must comply with Rule 9.13 – Vehicle Movements.
3. Removal of indigenous vegetation must comply with Rule 9.21 – Clearance of Indigenous Vegetation and Indigenous Plant Species.
4. The burning of vegetation is managed through regional rules. Therefore, Environment Canterbury should be contacted.
5. All tree planting within the Porters Ski and Recreation Area is exempt from these rules.
6. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

2.1 SHELTERBELTS AND AMENITY PLANTING

Permitted Activities — Shelterbelts & Amenity Planting

2.1.1 The planting of any trees for amenity planting, shelterbelts shall be a permitted activity if all of the following conditions are met:

2.1.1.1 In the areas shown on the Planning Maps as the High Country, the following tree species are not planted:

- Lodgepole pine *(Pinus contorta)*
- Scots pine *(Pinus sylvestris)*
- Corsican pine *(Pinus nigra)*
- Douglas fir *(Pseudotsuga menziessi)*
- Mountain pine *(Pinus mugo/unaciata)*

2.1.1.2 In the area shown on the Planning Maps as the High Country, the tree(s) are not located within any area also shown on the Planning Maps as an Area of Outstanding Landscape or a Forestry Exclusion Area.

2.1.1.3 In the area shown on the Planning Maps as the High Country, any shelterbelt planted on land adjoining SH 73 or the Midland Railway is either:

(a) A maximum of two rows in width and planted perpendicular to the road boundary; or

(b) Set back a minimum distance of 300m from the road boundary;

2.1.1.4 The tree(s) are planted at least:

(a) 20m from the edge of any waterbody listed in Appendix 17; and

(b) 10m from the edge of any other waterbody (excluding aquifers).

Note: *For the purposes of Rule 2.1.1.4, the edge of any lake or wetland is measured from:*

The edge of the space of water which the lake or wetland covers at its annual highest level without exceeding its margin; or

If the lake level is controlled by artificial means, the space of land which the waters of the lake or wetland cover at its maximum permitted operating level.

The edge of any other waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as-

"the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

2.1.1.5 No tree shades:

(a) Any part of the carriageway of any road between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year; and

(b) Any property under different ownership between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year;

2.1.1.6 No tree is planted so that on maturity it encroaches within the line of sight for any railway crossing or road intersection, as shown in Appendix 11;

2.1.1.7 Any tree is planted and maintained so that it does not encroach within the height restrictions for West Melton Airfield or Hororata Domain, as shown in Appendix 19;

2.1.1.8 In any area listed in Appendix 5 and shown on the Planning Map as a Silent File Area, any disturbance of soil or earth by the tree planting(s) is limited to disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

2.1.1.9 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any disturbance of soil or earth by the tree planting(s) is limited to the disturbance of soil over areas where that soil has been previously disturbed by tree plantings. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

2.1.1.10 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 2.1.1.9, the tree planting(s) do not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

2.1.1.11 In the area shown on the Planning Maps as the Port Hills Zone, the tree(s) are not located within the Summit Road Protection Area as defined in Appendix 24.

Restricted Discretionary Activities — Shelterbelts & Amenity Planting

2.1.2	Planting any tree species which does not comply with Rule 2.1.1.1 shall be a restricted discretionary activity.
2.1.3	Under Rule 2.1.2, the Council shall restrict its discretion to consideration of:
2.1.3.1	The potential for wilding spread from the species planted on that site;
2.1.3.2	The effectiveness of any proposed wilding management plan;
2.1.3.3	The design and siting of any amenity plantings, shelterbelts or visual screening in the High Country (outside the area of Outstanding Landscape) to:
(a)	Reflect and complement the landform patterns and shapes of the landscape; and
(b)	Maintain a landscape where plantations are carefully negotiated with existing land uses, so as to avoid a continuously forested landscape; and
(c)	Maintain panoramic views of the Upper Waimakariri Basin from SH 73, where these views exist by ensuring plantations are setback from the road, Midland Railway Line and plantation blocks are spaced to maintain views between them.
2.1.3.4	Whether the area contains any “Significant Ecological sites” worthy of protection under the criteria listed in Appendix 12, and if so,
(a)	Whether the plantation may affect the site; and
(b)	How the site may be protected.
2.1.3.5	Any potential adverse effects of planting the area on any rainfed wetland or tarn and how those effects may be mitigated.
2.1.3.6	Approval of a fire management plan.
2.1.3.7	Any positive effects which may offset any adverse effects.
2.1.3.8	Any monitoring or review conditions.
	Note: *In using its discretion under Rule 2.1.3, the Council will consider the recommendations in N.J. Ledgard & E.R. Langer (1999) “Wilding Prevention – Guidelines for Minimising the Risk of Unwanted Wilding Spread from New Plantings of Introduced Conifers”, where appropriate.*
2.1.4	Planting any tree in a position which does not comply with Rule 2.1.1.4 shall be a restricted discretionary activity.
2.1.5	Under Rule 2.1.4 the Council shall restrict its discretion to consideration of the effects of the proposed planting as to shading.
2.1.6	Any tree planting which does not comply with Rule 2.1.1.5 shall be a restricted discretionary activity.
2.1.7	Under Rule 2.1.6 the Council shall restrict its discretion to consideration of:
2.1.7.1	The effects of the proposed shelterbelt on restricting views of the Upper Waimakariri Basin from SH 73 or the Midland Railway including (but not limited to);
(a)	Whether expansive views either side of the shelterbelt would remain;
(b)	Whether the shelterbelt will screen the view of any lake, Silent File area, Wāhi Taonga Site, Wāhi Taonga Management Area, Mahinga Kai Site, or any area of Outstanding Landscape.
2.1.7.2	The length of the shelterbelt;
2.1.7.3	The need to provide effective stock or crop shelter; and
2.1.7.4	Any positive effects which may offset any adverse effects.
2.1.8	Any activity which does not comply with Rule 2.1.1.8, ,2.1.1.9 or 2.1.1.10 shall be a restricted discretionary activity.
2.1.9	Under Rule 2.1.8 the Council shall restrict its discretion to all of the following matters:
2.1.9.1	Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;
2.1.9.2	In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;
2.1.9.3	In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 2.1.9.2, any damage to, destruction or removal of, any object, remnant or artefact, as advised by local Rūnanga;
2.1.9.4	Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;
2.1.9.5	Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;
2.1.9.6	Any positive effects which may offset any adverse effects; and
2.1.9.7	Any monitoring or review conditions.

Discretionary Activities — Shelterbelts & Amenity Planting

2.1.10	Any shelterbelt or amenity planting that does not comply with Rule 2.1.1.2 shall be a discretionary activity if any one of the following standards and terms is met:
2.1.10.1	The shelterbelt or amenity planting is planted for landscape enhancement or beautification, using indigenous species which are found in that area;
2.1.10.2	The shelterbelt or amenity planting is planted for soil conservation purposes;

2.1.10.3 The shelterbelt or amenity planting is planted to manage the spread of wilding trees or exotic plant pests and the applicant has demonstrated that there is no practical alternative management option for that site;

2.1.10.4 The planting is a shelterbelt and is located within a Forestry Exclusion Area; or

2.1.10.5 The planting is amenity planting and is located within an area of Outstanding Landscape in the High Country.

2.1.11 Any activity which does not comply with Rule 2.1.1.3 shall be a discretionary activity.

Non-Complying Activities — Shelterbelts & Amenity Planting

2.1.12 Any activity which does not comply with Rule 2.1.1.6, 2.1.1.7, 2.1.1.11 or 2.1.10 shall be a non-complying activity.[PC28]

2.2 Plantations

Permitted Activities — Plantations

2.2.1 The planting or harvesting of any plantation shall be a permitted activity if all of the following conditions are met:

2.2.1.1 The plantation is not located in the areas shown on the Planning Maps as the Port Hills, Malvern Hills, High Country or the Visual Amenity Landscape on the Port Hills, excluding vineyards and orchards located within the Visual Amenity Landscape;

2.2.1.2 In any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any disturbance of soil or earth by the plantation is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

2.2.1.3 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any disturbance of soil or earth by the plantation is limited to the disturbance of soil over areas where that soil has been previously disturbed by tree planting. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

2.2.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 2.2.1.3, the plantation does not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;

2.2.1.5 Any tree is planted at least:

(a) 20m from the edge of any waterbody listed in Appendix 17; and

(b) 10m from the edge of any other waterbody (excluding aquifers)

Provided that Rules 2.2.1.5 (a) and 2.2.1.5 (b) do not apply to any trees planted for the purpose of bank stabilisation or prevention of soil erosion.

2.2.1.6 No tree shades:

(a) Any part of the carriageway of any road between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year; and

(b) Any property under different ownership between 1000 and 1400 hours (inclusive) on the shortest day of any calendar year.

2.2.1.7 No tree of the plantation is planted so that on maturity it encroaches within the line of sight for any railway crossing or road intersection, as shown in Appendix 11; and

2.2.1.8 Any plantation is planted and maintained so that it does not encroach within the height restrictions for West Melton Airfield or Hororata Domain, as shown in Appendix 19.

Restricted Discretionary Activities — Plantations

2.2.2 The planting or harvesting of plantations in areas shown on the Planning Maps as the Port Hills (excluding the Summit Road Protection Areas), Malvern Hills, High Country or the Visual Amenity Landscape on the Port Hills shall be a restricted discretionary activity if all of the following standards and terms are met:

2.2.2.1 The plantation is not located within any area shown on the Planning Maps as an Area of Outstanding Landscape, excluding the Port Hills, or a Forestry Exclusion Area in the High Country; and

2.2.2.2 In the area shown on the Planning Maps as the High Country, trees planted do not include any of the following species:

- Lodgepole pine *(Pinus contorta)*
- Scots pine *(Pinus sylvestris)*
- Corsican pine *(Pinus nigra)*
- Douglas fir *(Pseudotsuga menziessi)*
- Mountain pine *(Pinus mugo/unaciata)*

2.2.3 Under Rule 2.2.2 the Council shall restrict its discretion to consideration of:

2.2.3.1 The design and siting of any plantation on the Port Hills to:

(a) Maintain the uninterrupted skyline of the summit of the Port Hills as viewed from the Summit Road or any road on the Plains;

(b) Avoid screening views of existing landforms and natural features, including Gibraltar Rock and Cooper's Knob from the Summit Road or any road on the Plains;

(c) Avoid screening views from the Summit Road;

(d) Reflect and complement the landform patterns and shapes of the landscape and the avoidance of artificial or unnatural lines;

(e) Maintain diversity in the vegetation cover on the Port Hills, by encouraging plantations to be interspersed with other land uses, where practical;

(f)	Avoid, remedy or mitigate the potential for scarring of the landscape from earthworks and harvesting activities;
(g)	Avoid or mitigate any potential effects on indigenous vegetation and waterways;
(h)	Provide for the re-vegetation of any earthworks;
(i)	Avoid, remedy or mitigate the scale and extent of the proposed plantation where there are effects on amenity values, including any cumulative effects taking into consideration existing or consented plantations on an adjoining site;
(j)	To avoid, remedy or mitigate the visibility of any tracks or roads required for the management or harvesting of the plantation, having regard to existing contours.
2.2.3.2	The design and siting of any plantation on the Malvern Hills to:
(a)	Maintain the distinctiveness of the skyline and ridges of the Malvern Hills;
(b)	Avoid screening the rocky outcrops at Glenroy or the volcanic ridge from Mt Misery to Windwhistle, as viewed from any road; and
(c)	Reflect and complement the landform patterns and shapes of the landscape;
2.2.3.3	The design and siting of any plantation in the High Country (outside the area of Outstanding Landscape) to:
(a)	Reflect and complement the landform patterns and shapes of the landscape;
(b)	Maintain a landscape where plantations are carefully integrated with existing land uses, so as to avoid any semblance of continuous afforestation; and
(c)	Maintain panoramic views of the Upper Waimakariri Basin from SH 73, where these views exist, by ensuring plantations are setback from the road and plantation blocks are spaced to maintain views between them.
2.2.3.4	Whether the area contains any “Significant Ecological sites” worthy of protection under the criteria listed in Appendix 12; and if so,
(a)	Whether the plantation may affect the site; and
(b)	How the site may be protected;
2.2.3.5	Any potential adverse effects of planting the area on any rain fed wetland or tarn on the site and how those effects may be mitigated;
2.2.3.6	Any measures to mitigate potential soil erosion from earthworks associated with access tracks or harvesting;
2.2.3.7	Any effects of the proposed mode and route of transport, and any improvements required to the road network to allow access into and out of the site for planting or harvesting trees.
2.2.3.8	The timing and conditions for replanting or rehabilitating the site and surrounding area once the plantation is harvested, and any staging of the site rehabilitation for harvesting a large plantation;
2.2.3.9	Approval of a fire management plan;
2.2.3.10	Any positive effects which may offset any adverse effects; and
2.2.3.11	Any monitoring or review conditions.
2.2.4	Any plantation which does not comply with Rule 2.2.2.2 shall be a restricted discretionary activity.
2.2.5	Under Rule 2.2.4, the Council shall restrict its discretion to consideration of:
2.2.5.1	All of the matters listed in 2.2.3.1 to 2.2.3.11;
2.2.5.2	The potential for wilding spread from the particular species planted; and
2.2.5.3	The effectiveness of any proposed wilding management plan.

Note: *Under Rule 2.2.4 the Council retains its discretion to identify affected parties or require notification of the resource consent application, pursuant to the Act. In using its discretion the Council shall consider the recommendations in N.J. Ledgard and E.R. Langer (1999) “Wilding Prevention – Guidelines for Minimising the Risk of Unwanted Wilding Spread from New Plantings of Introduced conifers”, where appropriate.*

2.2.6	Any activity which does not comply with Rules 2.2.1.2, 2.2.1.3 or 2.2.1.4 shall be a restricted discretionary activity.
2.2.7	Under Rule 2.2.6, the Council shall restrict its discretion to the consideration of:
2.2.7.1	Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;
2.2.7.2	In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;
2.2.7.3	Any damage to, destruction or removal of, any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 2.2.7.2, as advised by local Rūnanga;
2.2.7.4	Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;
2.2.7.5	Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;
2.2.7.6	Any positive effects which may offset any adverse effects; and
2.2.7.7	Any monitoring or review conditions.
2.2.8	Any plantation which does not comply with Rule 2.2.1.6 shall be a restricted discretionary activity.
2.2.9	Under Rule 2.2.8 the Council shall restricts its discretion to consideration of effects of the proposed planting as to shading.

Discretionary Activities — Plantations

2.2.10 Any plantation which does not comply with Rule 2.2.2.1 shall be a discretionary activity if any one of the following standards and terms is met:

2.2.10.1 The plantation is planted for landscape enhancement or beautification, using indigenous species which are found in that area, and will not be harvested;

2.2.10.2 The plantation is planted for soil conservation purposes and will not be harvested; or

2.2.10.3 The plantation is planted to manage the spread of wilding trees or exotic plant pests and the applicant has demonstrated that there is no practical alternative management option for that site.

2.2.11 Any plantation which does not comply with Rule 2.2.1.5 shall be a discretionary activity.

Non-Complying Activities — Plantations

2.2.12 Any plantation which does not comply with Rule 2.2.1.7 shall be a non-complying activity.

2.2.13 Any plantation which does not comply with Rule 2.2.1.8 shall be a non-complying activity.

2.2.14 Any plantation located within an area of Outstanding Landscape, excluding the Port Hills, or a Forestry Exclusion Area in the High Country which does not comply with Rule 2.2.10 shall be a non-complying activity.

2.2.15 Any plantation located within the Summit Road Protection Areas defined in Appendix 24 shall be a Non-Complying Activity.

2.3 PROTECTED TREES

Permitted Activities — Protected Trees

2.3.1 In relation to trees listed in Appendix 4, the following activities shall be permitted activities:

2.3.1.1 Any examination, tissue sampling, and diagnostic work recommended by an approved Council arborist to determine the safety, health and general condition of the tree, and carried out by or under the supervision of that arborist.

2.3.1.2 Normal cultivation of the soil for recreational, horticultural or agricultural purposes or the growing of crops or ornamental vegetation within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

2.3.1.3 Maintenance pruning of any listed tree is permitted where it meets the following:

a) involves pruning branches in the bottom third of the tree only; and

b) only branches 50mm in diameter or less may be pruned; and

c) pruning is by the use of secateurs, loppers or handsaws (no chainsaws).

2.3.1.4 The use of the land immediately surrounding the listed tree is permitted, provided that the health of the tree is not adversely affected and that:

Above ground level

a) there is no installation of any new overhead utility service within 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater.

b) there is no construction, addition or replacement of any building within 10 metres from the base of the tree or within the crown periphery (drip-line), whichever is the greater.

c) there is no new impervious surfacing, sealing, paving, soil compaction, or alteration of more than 75mm to the ground level (existing prior to works commencing) within 10m from the base of the tree or within the crown periphery (drip-line), whichever is the greater

d) there is no storage, application or deposition of any chemical or substance that could cause harm to the tree.

Below ground level

e) there is no laying/installation of any underground utility service within a distance of 10 metres of the base of the tree or within the crown periphery (drip-line), whichever is the greater distance; except that underground drilling or thrusting operations are permitted within this distance where the installation depth is not less than 1.2m and the holes to accommodate the drilling/thrusting machines are outside of this distance.

2.3.1.5 Normal maintenance works to clear silt deposits and maintain the effective operating function of swale drains or water detention or retention basins, within 10 metres of a listed protected tree or within the crown periphery (drip-line) whichever is the greater, provided the ongoing clearing work does not result in excavating below 75mm of the depth to which the excavations were originally formed or is not extended horizontally more than 75mm from their original circumference/location.

2.3.1.6 In emergency situations, where a protected listed tree or any part thereof, presents an **immediate** hazard to persons or property, the Council is to be advised immediately. Where an approved Council arborist is not available without delay, immediate action can be taken to eliminate or abate the hazard. Within 5 working days of any action being taken, the Council shall be notified in writing of the action taken and provided with proof of the urgency. This proof is to include photographs and, where applicable, a report from the arborist that undertook the action.

Controlled Activities – Protected Trees

2.3.2 In relation to trees listed in Appendix 4, the following activities shall be controlled activities:

2.3.2.1 Removal, remedial work or pruning of a hazardous or dangerous tree provided that a hazard assessment of the tree has been done by an approved council arborist and the tree is deemed potential hazardous or dangerous.

2.3.2.2 Pruning of any tree listed as a Category B tree in Appendix 4, by a Network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the Electricity (hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

2.3.3 Under Rule 2.3.2 the Council shall restrict its discretion to consideration of:

2.3.3.1 The condition and future useful life expectancy of the tree including any potential hazard to persons or property.

2.3.3.2 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

2.3.3.3 Whether the tree is currently causing, or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

Restricted Discretionary Activities — Protected Trees

2.3.4 In relation to trees listed in Appendix 4, the following activities shall be restricted discretionary activities:

2.3.4.1 Any activity which does not comply with Rule 2.3.1.1, 2.3.1.2 or 2.3.1.3.

2.3.4.2 Any activity which does not comply with Rule 2.3.1.4 in relation to any tree listed as a Category B tree in Appendix 4.

2.3.4.3 Fixing of any structure or object to any part of a listed tree or any operation which could wound the bark or wood tissue of any part of the tree.

2.3.4.4 Pruning of any tree listed as a Category A tree in Appendix 4, by a Network utility operator where the tree or parts of the tree encroach within the regulatory line clearance distances defined in the Electricity (Hazards from Trees) Regulations 2003 or are subject to the Telecommunications Act 2001; provided that the work is carried out by qualified/competent arborists to approved arboricultural industry standards.

2.3.4.5 Destruction or removal of any tree listed as a Category B tree in Appendix 4.

2.3.5 Under Rule 2.3.4 the Council shall restrict its discretion to consideration of:

2.3.5.1 Any adverse effects of the proposed activity on the values of the listed tree.

2.3.5.2 For removal of a tree: the condition of the tree, including whether it poses a danger to people or property, or whether its condition is such that it is unable to be retained.

2.3.5.3 The costs to the applicant of not allowing the proposed activity.

2.3.5.4 Whether the applicant has the ability to undertake a complying development without the work detrimentally affecting the tree.

2.3.5.5 The effect of any pruning, damage or disturbance to the crown or root system of the tree on its appearance and health.

2.3.5.6 The effect of any building or structure on the visibility of the tree from a road or public place.

2.3.5.7 Whether the tree is currently causing, or likely to cause, significant damage to buildings, services, property or heritage item/s, whether public or privately owned.

2.3.5.8 Whether the tree or trees seriously restrict the development of the site for its zoned purposes.

2.3.5.9 Whether the tree or trees inhibits the growth of more desirable specimens nearby.

2.3.5.10 Whether the tree still retains the essential characteristics for which it was originally protected.

2.3.5.11 Whether a tree to be removed is capable of being successfully transplanted.

2.3.5.12 Any substitute or compensating tree planting proposed.

2.3.5.13 Whether the particular species of tree has been legally declared a noxious plant.

Non-Complying Activities – Protected Trees

2.3.6 In relation to trees listed in Appendix 4, the following activities shall be non-complying activities:

2.3.6.1 The use of the land immediately surrounding any tree listed as a Category A tree in Appendix 4, that does not meet the provisions of Rule 2.3.1.4 above.

2.3.6.2 The use of the land immediately surrounding any tree listed as a Category A tree in Appendix 4, that does not meet the provisions of Rule 2.3.1.4 above.

Notes

1 Refer to the listing of protected trees in Appendix 4 to obtain the category of each tree.

2 Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.

3 The description of the location of each protected tree in Appendix 4 is as at date of this part of the Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

2.4 MAHINGA KAI

Permitted Activities — Mahinga Kai

2.4.1 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai Site, any damage to, or removal of, indigenous vegetation shall be a permitted activity, provided that it is limited to that undertaken by Tāngata whenua for mahinga kai purposes.

Restricted Discretionary Activities — Mahinga Kai

2.4.2 Any activity which does not comply with Rule 2.4.1 shall be a restricted discretionary activity.

2.4.3 Under Rule 2.4.2, the Council shall restrict its discretion to consideration of:

2.4.3.1 Any adverse effects of the proposed activity on any Mahinga Kai Site, as advised by local Rūnanga.

Cross-References

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person

making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
2.2	Plantations	1.1, 1.2, 1.4, 1.5, 2.1, 4.2	1.1.2, 1.2.1 and 1.2.2, 1.4.1, 4.2.1,	1.1.4, 1.2.2 and 1.2.3 1.4.1 to 1.4.3, 1.4.6, 1.4.10, 1.4.13, 1.4.15, 1.4.18, 1.4.19, 1.4.21, 1.4.22, 1.4.25 to 1.4.28, 1.4.30 to 1.4.32. 4.2.1
2.3	Protected Trees	3.3	3.3.3	3.3.11 to 3.3.14
2.4	Mahinga Kai	3.3	3.3.1	3.3.2, 3.3.3(b) and 3.3.5

Reasons for Rules

Rule 2 manages potential effects from amenity tree planting, shelterbelts, plantations and removal of protected trees. The District Plan has rules to manage these effects because they have effects which occur on other property or on other parts of the environment. They are not usually direct costs to the person planting the trees.

The rules allow amenity tree planting, shelterbelts and visual screening as permitted activities (no resource consent needed) in most parts of the Rural Zone, subject to conditions. The conditions relate to: shading on roads and adjoining properties; ensuring that planting positions protect the natural character of the edge of waterbodies protecting Wāhi Tapu and Mahinga Kai Sites, and Wāhi Tapu Management and Silent File Areas; avoiding wilding tree spread, and protecting landscape values in the High Country. Council will waive the resource consent processing fees for applications for amenity planting or shelterbelts under rules 2.1.10 or 2.1.11. The waiver includes the deposit and all additional costs up until the release of the Council's decision.

The rules allow plantations as a permitted activity (no resource consent needed) on the Plains, subject to similar conditions as those for shelterbelts, amenity planting and visual screening. On hill and high country (including the Port Hills) plantations require a resource consent. The consent is non-notified and does not need the written approval of affected parties, provided the plantation complies with standards and terms, designed to avoid effects on other people's property such as shading and wilding spread. In those cases, there is no need for the resource consent to be notified because there are no effects on other people. The effects which are permissible on other parts of the environment (such as landscape values and waterbodies) are already specified in the Plan policies, which have been through a public process. The Council and the resource consent applicant work together to address the effects which are listed as matters of discretion in Rule 2.2.3. These matters are specific to the individual sites, so are managed through a resource consent process, rather than as conditions by which activities are permitted.

With respect to the Summit Road Protection Area of the Port Hills, the rules do not encourage any tree planting, for amenity, shelter-belt or plantation purposes.This Protection Area is recognised for its high scenic values and views which may be lost through the planting of trees.

Resource consent is also required for new plantations on Wāhi Tapu and Mahinga Kai sites, and in Wāhi Taonga Management Areas and Silent File areas.The local Rūnanga will be considered an affected party to allow for their input on how the Rūnanga may be affected. For the Wāhi Taonga Management Areas which make up the Rakaia River Moa Hunter Site (C39a and C39(b) the New Zealand Historic Places Trust Pouhere Taonga will also be considered an affected party as the site is an archaeological site.

Where a plantation does not comply with the standards and terms for a restricted discretionary activity, it is either a discretionary activity or a non-complying activity. In these cases, the Council may notify the resource consent application or seek written approval from affected parties, because the plantation may affect other people's property or be contrary to the policies in the Plan.

The one area in the District where plantations are not encouraged is in the area of Outstanding Landscape in the High Country. This area is valued as a tussock landscape with limited pasture improvement. The Plan policies are to manage this area as a pastoral landscape. The rules do provide for plantations in this area as a discretionary activity if they comprise indigenous species planted for landscape enhancement; or are plantations planted for soil conservation or to manage the spread of wilding trees or other exotic plant pests.

Rule 2.3 manages activities that could affect trees which are listed in Appendix 4 as having significant values. The rule allows these trees to have limited pruning as a permitted activity (no resource consent needed) and some limited works to occur close to listed trees. Removing the tree or activities that could adversely impact the tree for any other reason requires a resource consent. In this instance, the Plan policies recognise that trees may need to be removed in some cases, for example where they pose a danger to people or property.

An explanation of the Tāngata whenua sites and areas is given in the reasons for the Earthworks Rules.

PART C

3 RURAL RULES - BUILDINGS

Notes

1 Erecting or demolishing any building and many alterations to buildings will require a building consent under the Building Act 2004, irrespective of whether a resource consent is needed under the District Plan. The Building Department of the Selwyn District Council should therefore be contacted.

2 Any earthworks associated with preparing a building site or erecting a building shall comply with Rule 1 – Earthworks. Any subdivision of land or buildings shall comply with Rule 10 Subdivision. Any activity, which is carried out in any building or on any site where a building is being erected, shall comply with Rule 9 Activities.

3 The treatment and disposal of effluent from any building onto the site is managed by regional rules. The disposal of stormwater on-site from any building, and sinking any bore to abstract water are also managed by regional rules. Therefore, Environment Canterbury should be contacted in respect of all these activities.

4 All buildings within the Porters Ski and Recreation Area shall be exempt from these rules.

5 PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

6 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

3.1 BUILDINGS AND NATURAL HAZARDS

Permitted Activities — Buildings and Natural Hazards

3.1.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.1.1.1 Any new dwelling or other principal building is not erected in any of the following areas:

(a) Any area shown on the Planning Maps as the Waimakariri Flood Category A area;

(b) Seaward of the Coastal Hazard 1 Line as shown on the Planning Maps;

(c) Between any waterbody and any stopbank designed to contain floodwater from that waterbody; and

(d) The area shown on the Planning Maps as the Lower Plains flood area; unless a minimum building floor level 300mm above a 2% Annual Excedence Probability (AEP) hazard event is identified and the building floor level is at or above that level;

(e) The area shown on the Planning Maps as the Lake Ellesmere/Te Waihora flood area, unless a minimum building floor level of 3m above mean sea level (Lyttelton Datum 1937) is identified.

Notes

The Proposed Regional Coastal Environment Plan prohibits habitable buildings with floor areas in excess of 25m^2, including any extensions or alterations, seaward of the Coastal Hazard 1 line. If the Prohibited status remains once the Regional Plan is operative, then no consents will be granted for these activities by Environment Canterbury.

Refer to Council pamphlet "Building a House in the Rural Zone" in respect to Rules 3.1.1.1(d) or 3.1.1.1(e).

Rule 3.1.1 does not apply to additions or alterations to existing dwellings or existing principal buildings located in these areas.

Existing buildings may be able to be replaced as Existing Uses under section 10 of the RMA.

Restricted Discretionary Activities — Buildings and Natural Hazards

3.1.2 Erecting any new dwelling or other principal building on any site in the areas listed in Rule 3.1.1.1(d) and (e) with a minimum floor level which does not comply with Rule 3.1.1.1(d) or (e) shall be a restricted discretionary activity.

3.1.3 Under Rule 3.1.2, the Council shall restrict its discretion to consideration of:

3.1.3.1 The potential risk of the dwelling or other principal building being inundated and the extent of any flood damages; including its proximity to any adjacent stopbank where in the case of overtopping, breach or failure of a stopbank, the depth and velocity of that event (i.e. depth (m) x velocity (ms-^{1}) > 1) shall be taken into account.

3.1.3.2 The effectiveness of any mitigation measures proposed to reduce the risk of inundation or extent of flood damages;

3.1.3.3 Any effects of the dwelling or other principal building or the proposed flood mitigation measures on diverting or displacing floodwaters on to other property or increasing the potential level of floodwater on other properties;

3.1.3.4 Any other effects of any proposed mitigation measures on the environment;

3.1.3.5 Any positive effects which may offset any adverse effects; and

3.1.3.6 Any monitoring or review conditions.

Non-Complying Activities Buildings and Natural Hazards

3.1.4 Erecting any new dwelling or other principal building on any site in the areas listed in Rules 3.1.1.1(a), 3.1.1.1(b) or 3.1.1.1(c) shall be a non-complying activity.

3.2 BUILDINGS AND OUTSTANDING LANDSCAPE AREAS

Permitted Activities — Buildings and Outstanding Landscape Areas

3.2.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the

following conditions are met:

3.2.1.1 In the areas shown on the Planning Maps as the Port Hills Area and as the Areas of Outstanding Landscape in the Malvern Hills and the High Country, no building has:

(a) A maximum gross floor area exceeding 40m^2;

(b) A maximum height exceeding 4m; and

(c) A maximum reflectance exceeding 37%;

Notes

For Rule 3.2.1.1(b), maximum height is measured from the ground surface to the top of the highest point on the building, and includes any mast aerial or other structure protruding above the framework of the building.

For Rule 3.2.1.1(c), reflectance applies to the exterior surfaces of the building, excluding any spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the applicant shall supply evidence of its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. Where the finish is an alternative to paint e.g. stone, brick, unpainted timer etc, the applicant shall supply evidence of the reflectance value of the product used.

Controlled Activities — Buildings and Outstanding Landscape Areas

3.2.2 Any dwelling, or any additions or alterations to, or modification of any dwelling within the area shown on the Planning Maps as a Visual Amenity Landscape shall be a Controlled Activity

3.2.3 Under Rule 3.2.2 the Council shall restrict its consideration to:

3.2.3.1 The design of the building including height, size/scale, materials, façade articulation, colour and reflectance value;

3.2.3.2 The appropriateness of the building site and its access having regard to geotechnical conditions and site stability;

3.2.3.3 The visibility of the building from land which is publicly owned and freely accessible by the public, including any area of curtilage if the building is a dwelling;

3.2.3.4 The design and siting of any access to the building, including the visibility of the access, any contrast with natural contours and the proposed re-vegetation and naturalistic re-contouring of any earthworks;

3.2.3.5 The siting of the building in relation to the natural landform, and in particular whether the building would break the skyline or the form of any ridges, hills or prominent slopes and whether it integrates with the natural landform;

3.2.3.6 The visibility of any utilities required to service the building;

3.2.3.7 Landscape planting and earthwork that assists in mitigation of any adverse landscape effects.

Restricted Discretionary Activities — Buildings and Outstanding Landscape Areas

3.2.4 Any building which does not comply with Rule 3.2.1 shall be a restricted discretionary activity if all of the following standards and terms are met:

3.2.4.1 The building is within the Lower Slopes of the Port Hills Area (as identified in the Planning Maps) or

3.2.4.2 In the areas shown on the Planning Maps as areas of Outstanding Landscape in the Malvern Hills and the High Country:

(a) The building is associated with an activity which is located within the area of Outstanding Landscape; and

(b) The building cannot effectively serve that activity if it is located on a site outside the area of Outstanding Landscape.

3.2.5 Under Rule 3.2.4, the Council shall restrict its discretion to consideration of:

3.2.5.1 The design of the building including height, size/scale, external finish, colour and reflectance value;

3.2.5.2 The appropriateness of the building site and its access having regard to geotechnical conditions and site stability;

3.2.5.3 The visibility of the building from land which is publicly owned and freely accessible by the public, including any area of curtilage if the building is a dwelling;

3.2.5.4 The extent to which the building, and if a dwelling, any associated curtilage may:

(a) Dominate or detract from openness, visual coherence, legibility or integrity of the landscape;

(b) Include earthworks or new planting to assist in mitigation of any adverse landscape effects;

(c) Use topography or vegetation to assist in mitigation or containment of visual effects;

(d) Break the skyline or interrupt the form of any ridges, hills or prominent slopes;

(e) Be visually prominent in an area characterised by high natural values;

(f) Affect the amenity values of adjoining properties.

3.2.5.5 Whether the landscape has further capacity to absorb change having regard to existing and consented development on adjoining sites and in the locality, and any benefits that can be obtained from clustering buildings.

3.2.5.6 Whether the proposal creates opportunities to protect open space, indigenous vegetation or nature conservation values.

3.2.5.7 The design and siting of any access to the building, and the visibility of that access, including any contrast with natural contours and the proposed revegetation of any earthworks.

3.2.5.8 The siting of any utilities installed to serve the building, including whether any water storage tanks, cables or pipes are to be placed underground.

3.2.5.9 Any positive effects to be created by the proposed building and its associated accessway.

3.2.5.10 Any monitoring or review conditions.

Non-Complying Activities — Buildings and Outstanding Landscape Areas

3.2.6 Any building which does not comply with Rule 3.2.4 shall be a non-complying activity.

3.3 BUILDINGS AND STATE HIGHWAY 73 (SH 73) AND THE MIDLAND RAILWAY CORRIDOR

Permitted Activities — Buildings and State Highway 73 (SH 73) and the Midland Railway Corridor

3.3.1 Erecting any building or any additions or alterations to, or modification or demolition or, any building shall be a permitted activity if all of the following conditions are met:

3.3.1.1 In the areas shown on the Planning Maps as the High Country, no building on land within a distance of 300m of SH 73 or the Midland Railway has

(a) A maximum gross floor area exceeding 40m^2; and

(b) A maximum height exceeding 4m; and

(c) A maximum reflectance exceeding 37%.

Notes

For Rule 3.3.1.1(b), maximum height is measured from the ground surface to the top of the highest point on the building, and includes any mast aerial or other structure protruding above the framework of the building.

For Rule 3.3.1.1(c), reflectance applies to the exterior surfaces of the building, excluding any spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the applicant shall supply evidence of its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. Where the finish is an alternative to paint, e.g. stone, brick, unpainted timber etc., the applicant shall supply evidence of the reflectance value of the product used.

Restricted Discretionary Activities — Buildings and State Highway 73 (SH 73) and the Midland Railway Corridor

3.3.2 Any building that does not comply with Rule 3.3.1 shall be a restricted discretionary activity.

3.3.3 Under Rule 3.3.2, the Council shall restrict its discretion to consideration of:

3.3.3.1 The effects of the proposed building on restricting views of the Upper Waimakariri Basin from SH 73 or the Midland Railway including (but not limited to):

(a) Whether expansive views, uncluttered by man made structures, either side of the building would remain;

(b) Whether the building will screen the view of any Lake, Silent File Area, Wāhi Taonga Site, Wāhi Taonga Management Area, Mahinga Kai Site, or any area of Outstanding Landscape.

3.3.3.2 The visual impact of the building on the views from SH 73 or the Midland Railway.

3.4 BUILDINGS AND RURAL CHARACTER

Permitted Activities — Buildings and Rural Character

3.4.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if the following condition is met:

3.4.1.1 In the areas shown on the Planning Maps as the High Country or the Malvern Hills (outside the areas shown as Areas of Outstanding Landscape), the exterior finish of any dwelling or other principal building has a maximum reflectance value of 37%, except for buildings which are clad in unpainted corrugated iron;

Note

For Rule 3.4.1, reflectance applies to the exterior surfaces of the building, excluding any aerial or satellite dish on a dwelling, spouting, window frames or glass. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded on the paint chart, the applicant shall supply evidence of its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour. Where the finish is an alternative to paint e.g. stone, brick, unpainted timber etc, the applicant shall supply evidence of the reflectance value of the product used.

Discretionary Activities Buildings and Rural Character

3.4.2 Erecting any building or any part of a building which does not comply with Rule 3.4.1 shall be a discretionary activity.

3.5 BUILDINGS AND CONTAMINATED LAND

Permitted Activities — Buildings and Contaminated Land

3.5.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if the following condition is met:

3.5.1.1 No dwelling or building designed for or used as a recreational facility or an educational facility is erected on a site which is contaminated.

Restricted Discretionary Activities — Buildings and Contaminated Land

3.5.2 Erecting any dwelling or any building designed for or used as a recreational facility or an education facility on any site which is contaminated shall be a restricted discretionary activity.

3.5.3 Under Rule 3.5.2, the Council shall restrict its discretion to consideration of:

3.5.3.1 The effectiveness of any proposed mitigation measures that reduce the risk of any adverse effects on people or the environment from contaminated land;

3.5.3.2 The effectiveness of any mitigation measures proposed to reduce the risk of effects on people or to remove or contain the area of contaminated land;

3.5.3.3 Any effects on the environment or other people resulting from any mitigation measures, including where any contaminated soil removed from the site will be disposed to and how;

3.5.3.4 Any positive effects which may offset any adverse effects; and

3.5.3.5 Any monitoring or review conditions.

3.6 BUILDINGS AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA

Permitted Activities — Buildings and Sites of Significance to Tāngata Whenua

3.6.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.6.1.1 In any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any earthworks associated with the building is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks.

3.6.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any earthworks associated with the building is limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm.

3.6.1.3 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 3.6.1.2, the building does not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site.

3.6.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai Site, any damage to or removal of indigenous vegetation is limited to that undertaken by Tāngata whenua for mahinga kai purposes.

Restricted Discretionary Activities — Buildings and Sites of Significance to Tāngata Whenua

3.6.2 Any activity which does not comply with Rule 3.6.1 shall be a restricted discretionary activity.

3.6.3 Under Rule 3.6.2, the Council shall restrict its discretion to all of the following matters:

3.6.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

3.6.3.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga.

3.6.3.3 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 3.6.3.2, as advised by local Rūnanga;

3.6.3.4 Any adverse effects of the proposed activity on any Mahinga Kai Site, as advised by local Rūnanga;

3.6.3.5 Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;

3.6.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

3.6.3.7 Any positive effects which may offset any adverse effects; and

3.6.3.8 Any monitoring or review conditions.

3.7 BUILDINGS AND WEST MELTON AIRFIELD AND HORORATA DOMAIN – HEIGHT RESTRICTIONS

Permitted Activities — Buildings and West Melton Airfield and Hororata Domain – Height Restrictions

3.7.1 Erecting any building or any additions or alterations to, or modification or demolition of any building shall be a permitted activity if the following condition is met:

3.7.1.1 The building complies with the maximum height requirements in the approach paths to the runways at West Melton Airfield and Hororata Domain, as shown in Appendix 19.

Note

For Rule 3.7.1, the maximum height of any building is measured from ground level at the base of the building, to the highest point on the building. It includes any chimney, aerial, mast, satellite dish or other structure which is attached to and protrudes above the roof height of the building.

Non-Complying Activities — Buildings and West Melton Airfield and Hororata Domain – Height Restrictions

3.7.2 Erecting any building or any part of any building, which will protrude into the height restricted areas shown in Appendix 19, shall be a non-complying activity.

3.8 BUILDINGS AND CHRISTCHURCH INTERNATIONAL AIRPORT – NOISE INSULATION

Permitted Activities — Buildings and Christchurch International Airport – Noise Insulation

3.8.1 Erecting any building or any additions or alterations to, or modification or demolition of any building shall be a permitted activity if the following condition is met:

3.8.1.1 Any dwelling, any building designed or intended to be used for visitor accommodation, any community facility, any educational facility, or any retail premises or office space which is erected on any site located within the 55 dBA Ldn Noise Contour is designed to ensure the indoor sound levels listed in Appendix 20 are met.

Non-Complying Activities — Buildings and Christchurch International Airport – Noise Insulation

3.8.2 Any activity which does not comply with Rule 3.8.1 shall be a non-complying activity.

3.9 BUILDINGS AND ACCESS AND PARKING

Permitted Activities — Buildings and Access and Parking

3.9.1 Erecting any building or any additions or alterations to, or modification or demolition of any building shall be a permitted activity if the following conditions are met:

3.9.1.1 Any dwelling or other principal building:

(a) Is erected on a site which has legal access to a formed and maintained legal road other than a road listed as a Strategic Road in Appendix 9; and

(b) Does not have its only access to a legal formed road by crossing a railway line.

Notes:

Any access to an allotment shall comply with Rule 4.5.1.

Any carparking for activities associated with the building shall comply with Rule 4.6.1-4.6.5.

Restricted Discretionary Activities — Buildings and Access to Parking

3.9.2 Any dwelling or other principal building which does not comply with Rule 3.9.1.1(a) shall be a restricted discretionary activity if it complies with the following standards and terms:

3.9.2.1 The site has legal access to a legal road (whether a Strategic Road or an unformed or unmaintained road) and that access is not obtained by crossing a railway line.

3.9.2.2 Under Rule 3.9.2.1, the Council shall restrict its discretion to all of the following matters:

For all Sites:

(a) Whether the site can have legal access to a formed and maintained legal road other than a Strategic Road;

For Sites with Access on to Strategic Roads:

(b) The design and location of the vehicle crossing;

(c) The number and type of vehicles, pedestrian or stock using the access;

(d) Any adverse effects, including cumulative effects, on traffic safety or flow on the Strategic Road;

For Sites with Access on to an Unformed or Unmaintained Legal Road

(e) The party who will be responsible for any forming or maintaining of the road.

Non-Complying Activities — Buildings and Access to Parking

3.9.3 Any activity which does not comply with Rule 3.9.1.1(b) or 3.9.2.1 shall be a non-complying activity.

3.10 BUILDINGS AND RESIDENTIAL DENSITY

Permitted Activities — Buildings and Residential Density

3.10.1 Erecting any building or any additions or alterations to, or modification or demolition of any building shall be a permitted activity if the following conditions are met:

3.10.1.1 The minimum land area required to erect any dwelling:

(a) Complies with the minimum land area per dwelling shown in Table C3.1; and

(b) Is held in one, separately saleable allotment which is the same allotment on which the dwelling(s) are to be erected.

Table C3.1 — Minimum Land Area to Erect One Dwelling

Area (on Planning Maps)	Legal Description	Land Area
Existing Development Areas		
1. Bealey Spur	Sec 1-31 Blk 1 Town of Bealey	800m^2 minimum

Area (on Planning Maps)	Legal Description	Land Area
2. Edendale	Lots 7, 8, 10 and 11 DP 309872	0.5ha minimum and 0.6ha average. Maximum of 10 dwellings within this total land area.
	Lots 1-6 and 9 DP 309872 Lot 1 DP 78394 Lots 25-27 DP 60236 Lots 33-39 DP 60236 Lots 28 and 32 DP 60237 Lots 6-11 DP 56677 Lots 1 and 2 DP 79016 Lots 1-3 and 12-34 DP 56676	1ha minimum
	On any allotment created prior to 1 August 2002	0.5ha minimum
3. Yorktown	RS 6469	1ha minimum
4. Greendale	Lots 1-12 DP 83022	1ha minimum
5. Johnsons Road	Lots 1-2 DP 67896 Lots 26-27 DP 35999 Lots 1-2 DP 76478 Lots 1-2 DP 68662 Lots 1-2 DP 71918 Lots 2-21 DP 51844 Lot 2 DP 69647	0.5ha minimum and 0.8ha minimum average
6. Jowers Road	Lots 1-18 DP 47759	0.5ha minimum and 0.8ha minimum average
7. Kingcraft Drive	Lot 12 DP 68384 Lots 1-2 DP 65969 Lots 1-3 DP 62576 Lots 8-11 DP 56097	1ha minimum
8. Raven Drive	Lots 1-13 DP 68384	1.3ha minimum and 1.9ha minimum average
9. Rocklands	Lots 4, 7, 8, 14-18 and 24 DP 62101 Lot 1 DP 76238 Lot 26 DP 78490 Lots 1-2 DP 68312 Lots 6, 9, 10-13 and 19 DP 78490 Lot 1 DP 79666	1ha minimum and 1.8ha minimum average
10. Devine Acres	Part RS 3646 and RS 8133	0.5ha minimum
11. Railway Corner	Lots 40-44 DP 336 Lot 1 and Pt Lot 2 DP 16210 RS 7260X and Sec 1 SO 20279	2000m^2 minimum
In Other Areas		
Port Hills Lower Slopes	-	40ha minimum
Port Hills Upper Slopes	-	100ha minimum
Inner Plains	-	4ha minimum
Outer Plains	-	20ha minimum
Malvern Hills	-	20ha minimum
High Country	-	120ha minimum

The minimum average land areas for the Existing Development Areas at Johnsons Road, Raven Drive, and Rocklands are applied as mean average land areas.

Notes

Notes
Rule 3.10.1 does not apply to:

- *The areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs and Grasmere - refer to the provisions in Appendix 21 (Terrace Downs) or Appendix 22 (Grasmere).*
- *Papakainga housing erected in accordance with Appendix 7.*
- *Additions to or replacement of any existing, lawfully established dwelling.*
- *Any building erected on a site for a temporary activity on the site which shall be removed from the site within two days of the activity ceasing.*
- *Any building erected on a site to provide temporary accommodation during the time a construction project is taking place on the site and which shall be removed from the site within the lesser time period of 12 calendar months or the construction project ceasing.*

For clustering of dwellings on small existing allotments, see Rule 3.10.3.

Dwelling is defined in Part D. It includes a house and a family flat up to 70m^2 in gross floor area.

3.10.2 Any dwelling on any allotment which does not comply with Rule 3.10.1 shall be a permitted activity if all of the following conditions are met:

3.10.2.1 The allotment is a separately saleable allotment with a continuous area of not less than 4 hectares; and

3.10.2.2 The allotment has been bought, sold or created by subdivision within the ten years immediately preceding notification of the Rural Volume of the Proposed District Plan (that is on or after 12 September 1991 but before 12 September 2001) or a subdivision consent has been granted to create the allotment within this timeframe and that subdivision consent has not lapsed.

Restricted Discretionary Activities — Buildings and Residential Density

3.10.3 Erecting any dwelling on an allotment which does not comply with Rule 3.10.1 shall be a restricted discretionary activity if all of the following standards and terms are met:

3.10.3.1 The site is not an area shown on the Planning Maps as the Inner Plains or an Existing Development Area;

3.10.3.2 The balance area of land required to comply with the minimum area under Rule 3.10.1, Table C3.1, is:

(a) Included within the area of land subject to the subdivision consent application; or

(b) Subject to a mechanism (as a condition of the consent) to prevent the erection of any dwelling on that land;

3.10.3.3 The balance amount of land which is needed to comply with the residential density standard set out in Table C3.1 is not used to erect any dwelling or other principal building;

3.10.3.4 The balance area of land (which is to be kept free of any dwelling or other principal building), adjoins the allotment on which the dwelling is to be erected, along at least one property boundary;

3.10.3.5 The balance area of land needed to comply with the minimum area in Rule 3.10.1, Table C3.1 does not include:

(a) the bed of any lake or river;

(b) any legal road;

(c) land which is vested in any form of reserve; or

(d) any other land which, due to its legal tenure, could not be used to erect a dwelling;

Note: *Rule 3.10.3.5 does not apply to land which is identified within the District Plan as an area of Outstanding Landscape, and which (if not for the District Plan provisions) could have a dwelling erected on it. Nor does it apply to land held in pastoral lease.*

3.10.3.6 The total number of dwellings which may be erected on any one allotment or on any separate but adjoining allotments under Rule 3.10.3 does not exceed:

(a) Five in that area shown on the Planning Maps as the High Country;

(b) Three in other areas.

Note: *Rule 3.10.3.6 applies to dwellings provided for under Rule 3.10.3, and not to dwellings erected on adjoining allotments which comply with the minimum allotment sizes under Rule 3.10.1*

3.10.3.7 In the area shown on the Planning Maps as the High Country, any dwelling is erected within an existing building node.

3.10.4 Under Rule 3.10.3, the Council shall restrict its discretion to consideration of:

3.10.4.1 The allotment on which any dwelling is to be erected is of a suitable size and shape to avoid adverse effects on surrounding properties. Such effects include (but are not limited to): effects from the zones of influence of wells or on-site effluent treatment and disposal systems; and potential 'reverse sensitivity' effects with activities on surrounding sites;

3.10.4.2 The maximum number of small allotments which may be located together, under this rule;

3.10.4.3 Any effects of access from the allotment on the safety and efficiency of the road network, including cumulative effects from several allotments, and whether a shared vehicular accessway is appropriate for more than one allotment;

3.10.4.4 The shape of the balance land to be kept free of dwellings, to maintain the 'open space' around the dwellings;

3.10.4.5 Within the area shown on the Planning Maps as the Port Hills, whether the location of any allotment on which a dwelling may be erected is consistent with Rule 3.2.2;

3.10.4.6 Whether the mechanism proposed to ensure that the balance is free of any dwelling is appropriate, considering:

(a) The applicant's understanding of the restrictions placed on future uses of the land;

(b) Whether the mechanism is a condition by which the consent is granted;

(c) Enforceability of the condition;

(d) Any administration costs to the Council; and

(e) The ease with which any future buyer of the land can be made aware that a dwelling cannot be erected on the land;

Note: *In relation to Rule 3.10.4.6, see the Council's Pamphlet for more information on the types of mechanisms.*

3.10.4.7 Any positive effects which may offset any adverse effects.

Discretionary Activities — Buildings and Residential Density

3.10.5 Any activity which does not comply with Rule 3.10.3.7 shall be a discretionary activity if the following standard and term is met:

3.10.5.1 The maximum number of dwellings erected is 5 per property (excluding existing dwellings established prior to 1 August 2001).

Non-Complying Activities — Buildings and Residential Density

3.10.6 Any activity which does not comply with Rules 3.10.3.1 to 3.10.3.5 shall be a non-complying activity unless the activity complies with Rule 3.10.2.

3.10.7 Any activity which does not comply with Rule 3.10.5 shall be a non-complying activity.

3.10.8 Any activity which does not comply with Rule 3.10.2 shall be a non-complying activity unless it complies with Rule 3.10.3 as a restricted discretionary activity

3.11 BUILDINGS AND SITE COVERAGE

Permitted Activities — Buildings and Site Coverage

3.11.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.11.1.1 The maximum area of any allotment covered by buildings shall be:

(a) 35% or 500m^2 whichever is the lesser, for allotments less than 1ha in area.

(b) 5% for all other allotments.

Notes:

Rule 3.11.1 does not apply to any of the following activities:

- *The areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs or Grasmere – refer to the provisions in Appendix 21 (Terrace Downs) or Appendix 22 (Grasmere).*
- *Papakainga housing erected in accordance with Appendix 7.*
- *Tunnel houses, hay barns, stock yards or any other building which does not have a built in floor.*
- *New buildings or additions to existing buildings which are used for intensive livestock farming, provided the intensive livestock farming operation was established on that site prior to 08 September 2001.*
- *Any building erected on a site for a temporary activity on the site which is removed from the site within two days of the activity ceasing.*
- *Any building erected on a site to provide temporary accommodation during the time a construction project is taking place on the site which is removed from the site within the lesser time period of 12 calendar months or the construction project ceasing.*
- *New buildings or additions to existing buildings on schools.*

Discretionary Activities — Buildings and Site Coverage

3.11.2 Any building which does not comply with Rule 3.11.1 shall be a discretionary activity.

3.12 BUILDINGS AND BUILDING HEIGHT

Permitted Activities — Buildings and Building Height

3.12.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.12.1.1 That, except where Rule 3.7.1 specifies a lower height, the maximum height of any building does not exceed:

(a) 8m for any building designed or used for human occupation; or

(b) 12m for any other building, except grain silos, where height shall not exceed 25m.

Notes:

1. For Rule 3.12.1, the height of any building shall be measured from ground level at the base of the building, to the highest point on the building, but excluding any chimney, mast, aerial, or other structure which is attached to the outside of the building

2. For the height of structures attached to buildings, see Rule 5.3 (Utilities).

3. Rule 3.12.1 does not apply to the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs or Grasmere - refer to the provisions in Appendix 21 (Terrace Downs) or Appendix 22 (Grasmere).

Discretionary Activities — Buildings and Building Height

3.12.2 Any building or part of any building which does not comply with Rule 3.12.1 shall be a discretionary activity.

3.13 BUILDINGS AND BUILDING POSITION

Permitted Activities — Buildings and Building Position

3.13.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:

3.13.1.1 Any building complies with the relevant setbacks from property boundaries and road boundaries as shown in Table C3.2:

Table C3.2 — Setbacks from Boundaries

		Setbacks		
Property Size	**Building Type**	**Property Boundary**	**Arterial Road or Strategic Road**	**Other Road**
Up to 1ha	Garage or Accessory	3m	10m	10m
	Dwelling or Principal Building	3m	20m	10m
Greater than 1ha (>1ha)	Garage or Accessory	5m	10m	10m
	Dwelling or Principal Building	5m	20m	10m
Any Size	Building housing Animals	30m	30m	30m

Notes:

1. The 30 metre setback for buildings housing animals does not apply to any building used as part of intensive livestock production.

2. Refer to Rule 9 Activities for rules relating to intensive livestock production.

3.13.1.2 No building is positioned so that it encroaches into the line of sight for any railway crossing as shown in Appendix 11.

3.13.1.3 Any building is positioned so that it complies, at the property boundaries, with the relevant recession plane angles in Appendix 16;

3.13.1.4 Any building is setback a minimum distance of:

(a) 100m from the edge of any lake or any wetland which adjoins a lake; and

(b) 20m from the edge of any waterbody listed in Appendix 17 other than a lake; and

(c) 10m from the edge of any other waterbody (excluding aquifers).

Notes

For the purposes of Rules 3.13.1.4(a) and 3.13.1.4(c), the edge of any lake or wetland is measured from:

The edge of the space of water which the lake or wetland covers at its annual highest level without exceeding its margin; or

If the lake or wetland level is controlled by artificial means, the space of land which the waters of the lake or wetland cover at its maximum permitted operating level.

For the purposes of Rules 3.13.1.4(b) and 3.13.1.4(c) the edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as- "the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

3.13.1.5 Any sensitive activity is setback a minimum distance of 300m from any existing lawfully established intensive farming activity, except for any sensitive activity located in the Living 2A Zone at the intersection of Shands and Blakes Roads, Prebbleton and legally described as Lots 1, 2 and 10 DP 54204 and Lot 1 DP 21798 where a setback of a minimum distance of 150m from the existing Tegel Foods Ltd poultry operation located on Lot 1 DP 53738 is required.

The separation distance shall be measured from the edge of any permanent building, enclosure or yard in which the intensive farming activity occurs or is permitted by a rule in the Plan (or a resource consent) to the position of the new sensitive activity.

3.13.1.6 In respect of the Dairy Processing Management Area, any sensitive activity within the Noise Control Boundary as shown in the Outline Development Plan in Appendix 26A and 26B shall be designed to achieve an outside to inside noise level difference of not less than 20 dB $D_{tr, 2m, nTw}$ to any bedroom. The design shall include a ventilation system that enables bedroom windows to remain closed.

The building design for a new sensitive activity shall be accompanied by a report (including calculations) from a suitably qualified acoustic consultant and submitted with the application for building consent. With respect to the Noise Control Boundary as shown in the Outline Development Plan in Appendix 26B the cost of this report along with providing the design acoustic requirements shall be met by Fonterra.

Note: This requirement can be achieved through adoption of modern residential construction materials in a building combined with the use of

an alternative ventilation system that enables bedroom windows to remain closed.

Restricted Discretionary Activities — Buildings and Building Position

3.13.2 Any sensitive activity which does not comply with Rule 3.13.1.5 shall be a restricted discretionary activity.

3.13.3 Under Rule 3.13.2 the Council shall restrict its discretion to consideration of:

3.13.3.1 The potential for reverse sensitivity effects on the existing intensive farming activity;

3.13.3.2 The effectiveness of any proposed mitigation measures to address potential reverse sensitivity effects;

3.13.3.3 Any positive effects which may offset any adverse effects; and

3.13.3.4 Any monitoring or review conditions.

3.13.4 Any building or part of any building, other than a garage or accessory building, which does not comply with Rule 3.13.1.1 shall be a discretionary activity. (Clause 16)

3.13.5 Under Rule 3.13.4 the Council shall restrict its discretion to consideration of:

3.13.5.1 The ability to occupy and use a building for a sensitive activity with no mitigation and the potential effects on health and wellbeing.

3.13.5.2 The nature of alternative of measures to avoid reverse sensitivity effects on the 24 hour operation of the DPMA.

Discretionary Activities — Buildings and Building Position

3.13.6 Any building or part of any building, other than a garage or accessory building, which does not comply with Rule 3.13.1.1 shall be a discretionary activity. (Clause 16)

3.13.7 Any building which does not comply with Rule 3.13.1.2 or 3.13.1.3 shall be a discretionary activity.

3.13.8 Except as provided in Rule 3.13.7, any building other than a dwelling or other principal building which does not comply with Rule 3.13.1.4 shall be a discretionary activity.

Non-Complying Activities — Buildings and Building Position

3.13.9 Any dwelling or other principal building which does not comply with Rule 3.13.1.4 shall be a non-complying activity.

3.14 BUILDINGS AND NIGHT LIGHTING

Permitted Activities — Buildings and Night Lighting

3.14.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if any outdoor lighting on any building complies with Rule 9.18.

3.15 RELOCATED BUILDINGS

Permitted Activities — Relocated Buildings

3.15.1 Any relocated building which meets any one of the following conditions shall be a permitted activity:

3.15.1.1 The relocated building is a garage or other accessory building; or

3.15.1.2 The relocated building is being shifted from one site to another site within the same property; or

3.15.1.3 The relocated building is for a temporary activity on the site and will be removed from the site within two days of the activity ceasing; or

3.15.1.4 The relocated building is to provide temporary accommodation during the time a construction project is taking place on the site and will be removed from the site within the lesser time period of 12 calendar months or the construction project ceasing.

3.15.1.5 The building is being relocated within or between schools.

Note: *Relocated building is defined in Part D of the Plan. It does not include a new building designed or intended to be used on the site but which is erected off-site and transported to the site in whole or parts.*

Controlled Activities — Relocated Buildings

3.15.2 Erecting any relocated building on a site which does not comply with Rule 3.15.1 shall be a controlled activity.

3.15.3 Any resource consent application made under Rule 3.15.2 shall not be notified and shall not require the written approval of affected parties.

3.15.4 Under Rule 3.15.2, the Council shall reserve control over all of the following matters:

3.15.4.1 The time period within which the building will have its new foundations laid or covered;

3.15.4.2 The time period to repair any damage to the exterior of the building;

3.15.4.3 The standards to which the exterior of the building will be finished and the time period for completing this work;

3.15.4.4 Whether any bond is required to cover the cost of any reinstatement works required, and the type of bond;

3.15.4.5 Any monitoring conditions.

3.16 HERITAGE BUILDINGS

Permitted Activities — Heritage Buildings

3.16.1 The maintenance of any building structure or site which is listed in Appendix 3 shall be a permitted activity. For the purposes of this rule the term “maintenance” means:

3.16.1.1 Replacement of any materials which do not form part of the original heritage features of the building, structure, or site;

3.16.1.2 The replacement of any materials which form part of the original heritage values of the buildings, structure, or site, provided that these materials are of the same or similar appearance and character as the original material;

3.16.1.3 Any repainting of existing painted surfaces;

3.16.1.4 Any cleaning or washing of external heritage features provided this does not involve the use of abrasive materials or techniques, such as sandblasting.

Restricted Discretionary Activities: Heritage Buildings

3.16.2 Any addition to, or alteration or modification of, any building or any part of any building which is listed in Appendix 3 as a Heritage Building shall be a restricted discretionary activity.

3.16.3 Under Rule 3.16.2, the Council shall restrict its discretion to consideration of:

3.16.3.1 The heritage value(s) of the listed building, and the extent to which it has already been modified by additions or alterations;

3.16.3.2 Whether the proposed additions, alterations or modifications will adversely affect the heritage values of the building;

3.16.3.3 Any positive effects of the additions, alterations or modifications on the heritage values of the building, including (but not limited to): any restoration or enhancement of heritage features or values; works which improve the efficiency or desirability of the building for ongoing use; and any proposal to provide public access to the heritage building;

3.16.3.4 The costs to the applicant or owner of not allowing the modifications, additions or alterations to the building;

3.16.3.5 Any alternative options which may better maintain the heritage values of the building and the relative costs of the alternatives;

3.16.3.6 Any other works the applicant has undertaken or proposes to undertake to maintain or enhance heritage values on the site or elsewhere in the District and the appropriateness of such works as a mitigation measure; and

3.16.3.7 Any monitoring or review conditions.

Discretionary Activities — Heritage Buildings

3.16.4 Any demolition or removal of any building or part of any building which is listed in Appendix 3 (except any building or part of any building which is listed as “Category 1” under the HPT Category in Appendix 3 as a Heritage Building shall be a discretionary activity.

Non-Complying Activities — Heritage Buildings

3.16.5 Any demolition or removal of any building or part of any building which is listed as “Category 1” under the HPT Category in Appendix 3 shall be a non-complying activity.

Cross-References

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
3.1	Natural Hazards	3.1	3.1.1 and 3.1.2	3.1.2 to 3.1.5
3.2	Outstanding Landscape Areas	1.4, 3.4	1.4.1 3.4.1	1.4.1 to 1.4.5, 1.4.7 to 1.4.9, 1.4.13, 1.4.15, 1.4.17, 1.4.20 to 1.4.21, 1.4.23, 1.4.24, 1.4.27, 1.4.29 and 1.4.30. 3.4.1 to 3.4.3 and 3.4.5
3.4	Rural Character	3.4	3.4.2	3.4.1 to 3.4.6
3.5	Contaminated Land	1.1	1.1.1 and 1.1.2	1.1.2 to 1.1.3
3.6	Sites of Significance to Tāngata Whenua	3.3	3.3.1	3.3.2, 3.3.3, 3.3.5 and 3.3.9
3.7	West Melton Airfield and Hororata Domain – Height Restrictions	2.1	2.1.1 and 2.1.3	2.1.17
3.8	Christchurch International Airport – Noise Insulation	2.1	2.1.3	2.1.20
3.9	Access and Parking	2.1	2.1.1	2.1.2 to 2.1.4, 2.1.6 to 2.1.8 and 2.1.16
3.10	Residential Density	1.1, 1.4, 3.4, 4.1	1.1.1, 1.4.1, 3.4.1 and 3.4.2 4.1.1 and 4.1.2,	1.1.8,1.4.8, 1.4.11, 1.4.12, 1.4.20 and 1.4.30 3.4.3 and 3.4.4 4.1.1 to 4.1.7
3.11	Site Coverage	1.3, 1.4, 3.4	1.3.1, 1.4.1 3.4.1 and 3.4.2	1.3.1,1.4.8, 1.4.11, 1.4.12, 1.4.20 and 1.4.30 3.4.3 and 3.4.4
3.12	Building Height	3.4	3.4.1 and 3.4.2	3.4.3 and 3.4.5
3.13	Building Position	1.3, 1.4, 2.1, 3.1, 3.4	1.3.1,1.3.2, 1.4.1, 2.1.1 and 2.1.2,	1.3.2 and 1.3.4 to 1.3.8. 1.4.13 2.1.3, 2.1.4, 2.1.6 and 2.1.14 3.1.2 and 3.1.5, 3.4.3, 3.4.15 and 3.4.16

			3.1.1, 3.4.1 and 3.4.2	
3.14	Night Lighting	3.4	3.4.1	3.4.9 and 3.4.10
3.15	Relocated Buildings	3.4	3.4.1 and 3.4.2	3.4.17
3.16	Heritage Buildings	3.3	3.3.2	3.3.7 to 3.3.9

Reasons for Rules

Rule 3 manages the effects of buildings on adjoining property and other parts of the environment. District Plan rules are necessary to address these effects because they are not addressed in other legislation, and do not usually affect the people who own or occupy the building. Therefore, they are not matters people tend to consider when buying or erecting a building.

The rules manage the effects of buildings on: adjoining properties and surrounding land uses; roads; waterbodies; landscapes and rural character; natural hazards; and cultural and heritage values. Rule 3 has the following structure: areas where buildings have special rules (Rules 3.1 to 3.8); rules that apply to certain types of buildings which are erected anywhere in the Rural zone (Rules 3.15 and 3.16); and rules that apply to any building which is erected in any part of the Rural zone (Rules 3.9 to 3.14). Rule 3 does not apply to structures which do not fall within the definition of buildings (see Part D). Utility structures and other structures are managed under Rule 5.

Rule 3.1 identifies areas where dwellings and other principal buildings should not be erected as a permitted activity because of potential flooding unless where indicated identified floor levels are met. The rules apply to dwellings and principal buildings, because these buildings are the ones likely to contain valuable assets which are not easily moved beyond reach of floodwaters. The rules do not apply to accessory buildings such as hay barns and implement sheds. In the Waimakariri Flood Category A area, seaward of the Coastal Hazard Line, and between any waterbody and any stopbank, floodwaters move at such a velocity that buildings are prone to both inundation and scouring of foundations. Therefore, dwellings and principal buildings are non-complying activities in these areas. They are strongly discouraged. The activity is not a prohibited activity due to the coarseness of the mapping, which means some land may be included in the flood areas (particularly around the edges) where the flood risk is minor. Flooding in the area covered by the Lower Plains and the Lake Ellesmere/Te Waihora flood areas, includes areas which are at risk from flooding based on the best available information. These areas may be subject to one or more forms of flooding, including ponding, stormwater, windlash and overland flow. Therefore, dwellings and principal buildings may be allowed if the building is appropriately designed or raised to reduce the risk of inundation or the level of damage from inundation, otherwise they are restricted discretionary activities (need resource consent). Specific consideration is required where development is proposed in close proximity to a stopbank due to the greater risk of damage to property and potential loss of human life from increased water velocity associated with a stopbank breach.

Rule 3.2 addresses buildings in the Areas of Outstanding Landscapes shown on the Planning Maps.These areas have been identified as having very special landscape values (see Part B Section 1.4). The landscapes they contain have been modified by human activities, particularly by the clearance of indigenous scrub or forest, but they remain mostly free of large structures or buildings. The rules allow very small structures or buildings, such as tramping huts or water tanks, as permitted activities, provided they are finished in materials with low reflectivity values. The Plan allows larger buildings to be erected in these areas if they need to be located there, for example, a skifield development. These buildings require a resource consent, and the Council maintains discretion over the location, siting and design of the building and associated infrastructure. Buildings which do not need to locate in an area of Outstanding Landscape, such as a house which could be located on a property outside the area of Outstanding Landscape, are non-complying activities and are discouraged from locating there.

The provisions are slightly different for the Port Hills. The area defined as Outstanding Natural Landscape on the Port Hills excludes some areas at the base of the hills where existing and intensive built development has occurred. With the exception of these limited areas, any residential development on the Port Hills requires resource consent where density is reduced below 40ha on the Lower Slopes (below the 60m and 160m contours) and 100ha on the Upper Slopes (above the 160m contour). The purpose of establishing these relatively stringent thresholds for residential density is to trigger resource consents for the siting and design of houses to reduce potential adverse visual effects, whilst recognising that there may be some sites within the Port Hills where a dwelling could be erected with only minor visual effects. The more liberal density standard for the Lower Slopes is however intended to enable some development to locate in this area.

In addition a Visual Amenity Landscape has been identified on the very lowest slopes of the Port Hills, involving the land generally located between the 20m and 60m contours. While the area remains within the Outstanding Natural Landscape, due to the extent of existing and consented development, the density controls on this area are set at 4ha. This area is limited in extent, but is an important boundary between the plains and the Port Hills and is characterised by high amenity and aesthetic values. Due to the pressure for closer subdivision and residential development and the prominence of the landscape it is appropriate that dwellings be subject to assessment in relation to matters concerning location, design and appearance.

The Plan provisions aim to protect the area located between the summit and a distance of 30.46m vertically below the Summit Road. This approach is similar to the existing protection given under the Summit Road (Canterbury) Protection Act 2001.

Rule 3.4 recognises the role of rural areas surrounding areas of Outstanding Landscape in providing a quality backdrop. The rules manage the reflectivity of new buildings, to help maintain the appearance of a pre-dominance of vegetation cover in these areas. The rules for residential density (Rule 3.10), site coverage (Rule 3.11) and tree planting (Rule 2) also help to maintain the 'rural character' of these areas.

Rule 3.5 manages activities on contaminated land, where there is a likelihood that people will come into contact with the land. Consequently, the rule applies to erecting dwellings and buildings associated with recreational or educational facilities. Rule 9 has corresponding rules for activities on contaminated land. The rule does not prevent these activities from occurring if the applicant can demonstrate that: there is no risk of harm to people from coming into contact with contaminated land; the facilities and associated activities are designed so that people will not come into contact with contaminated land; any mitigation measures do not impact on the wider environment; or the contaminated land is removed. Contaminated land is defined in Part D. Please note – the Council records, on LIMs, those sites which it recommends be tested for contaminated land due to past land uses. This recommendation does not mean the site is contaminated (see Part B, Section 1.1).

Rule 3.6 manages the effects of erecting buildings in Silent File and Wāhi Taonga Management Areas, and on Wāhi Taonga and Mahinga Kai Sites.Activities which may disturb these areas and sites require a resource consent, so the Council can assess whether the activity will affect any culturally important site, as advised by local Rūnanga. The Council has a policy to consider reducing or waiving resource consent processing fees for activities in such areas (see Part B, Section 3.3).For further information on these areas and sites, refer to the Reasons for the Earthworks Rules.

In the Wāhi Taonga Management Area which comprises the Rakaia River Moa Hunter Site (C39(a) and C39(b)), the New Zealand Historic Places Trust Pouhere Taonga is also considered to be an affected party as the area is an archaeological site.

Rule 3.7 manages the effects of tall buildings and other structures within the height restriction areas around West Melton airfield and Hororata Domain.Height restrictions apply to land which lies underneath the approach paths to the runway. Any breach of the height restrictions is a non-complying activity. The approach paths need to be clear of obstacles to ensure aircraft can take off or land safely. The height restrictions are shown in Appendix 19. They are drafted to accommodate the current use of the existing runways at both airfields. Height restrictions affect the range of land uses able to occur on surrounding properties. Therefore, any further restrictions on building height to accommodate further use of these airfields, would need to be considered alongside any proposal to increase use of either airfield.

Rule 3.8 requires certain buildings used for noise-sensitive activities which are within the 55 dBA Ldn Air noise contour lines shown on the planning maps, to be adequately insulated against aircraft noise in accordance with Appendix 20.

Rules 3.9 to 3.13 manage the effects on adjoining property or other parts of the environment of erecting any building in the Rural zone. Some areas are exempt from these rules. They are existing development proposals which have been approved by plan changes in the past and are either fully or partially developed. The Council must recognise these plan changes where the development has proceeded, under section 85 of the RMA. The areas are only exempt from the rules if they proceed in accordance with rules from the original plan change.

Rule 3.10 sets the maximum residential density standards for houses (dwellings) in each part of the Rural zone. Dwelling is defined in Part D of the Plan.Part B, Section

4.1 explains how the density figures are derived and the reasons for controlling residential density in rural areas. Compliance with the Residential density standards may be achieved in one of two ways:

(a) By erecting a dwelling on an allotment which is as large or larger than the minimum area specified in Table C3.1; or

(b) By erecting a dwelling on a smaller allotment and using a mechanism to keep the balance land around the allotment free of dwellings or other principal buildings.

The reason for having the two options is to ensure more efficient use of land, by not forcing people to buy or sell more land than they want to when erecting a house, while still managing overall residential density in the Rural zone. A resource consent is required for the second option. The reason is so the Council can ensure that the proposal to retain the balance of land as 'open space' is legally enforceable. The second option is not available in the Inner Plains area. The reason for this is because residential density in this area is higher such that each house requires an allotment of 4 hectares to avoid adverse effects on adjoining properties, and to avoid creating new villages due to the potential number of houses on small allotments which could be created at a residential density of 1 house per 4 hectares. Creating new villages is contrary to the Plan's policies for residential growth. For this same reason Rule 3.10.3.6 limits the number of houses which can be clustered together. The numbers and conditions reflect current residential patterns in the Rural area. The Council has a pamphlet called "Building a House in the Rural Area", which provides more information on how to use these rules.

Rule 3.11 manages the effects of site coverage. This term refers to the area of any allotment which may be covered in buildings. The reason for the rule is to maintain the predominance of vegetation cover in the Rural zone. This is 'vital' to distinguishing rural areas from townships. The rule applies to allotments rather than to properties, so that if part of a property is sold, buildings will still comply with the site coverage rules. The site coverage rules relate to property size, to allow efficient use of small properties in the Rural zone.

The rule contains exemptions for buildings which do not have built in floors, as such buildings are characteristic of the Rural zone. There is an exemption for existing intensive livestock farms, because most farms will not comply with the site coverage rule. There are a limited number of these properties, so the potential for cumulative effects on residential density is limited. The Plan also exempts papakainga housing because such housing is unlikely to be able to comply. Provision for papakainga housing on Māori land is part of the Council's duties under section 6(e) of the Act (see Part B, Sections 3.3 and 4.1).Papakainga housing may occur, under the Plan, on Māori land at Taumutu, therefore the cumulative effects of this exemption on overall residential density is likely to be minor. An exception is provided for schools recognising the nature and extent of existing activities on school sites.

Rule 3.12 manages building height in the Rural zone. The Plan restricts building height as it is considered that multi-storeyed buildings are not 'in keeping' with the character of the Rural zone. The Plan also has a policy to avoid multi-stored buildings in the western part of the District, as this area contains more known active faultlines and epicentres for earthquakes. The rule allows greater heights for buildings which are not occupied by people, because some tall structures are typically part of the rural area. Dwellings are accordingly restricted to 8m and other buildings to 12m in height, except that grain silos are allowed to a maximum height of 25m given their limited distribution and functional requirements.

Rule 3.13 manages the position of buildings in relation to property boundaries, road boundaries, railway crossings, lakes and waterbodies (excluding aquifers), and existing intensive farming activities. The reasons for the rules are to:

- manage the effects of: shading adjoining properties; road works and the cleaning of waterbodies; and to allow maintenance strips for the trimming of hedges, road works and the cleaning of waterbodies;
- manage such potential effects as road traffic noise, safety from vehicles leaving the carriageway and amenity issues;
- maintain good visibility at railway crossings;
- maintain the natural character of the edge of lakes and rivers;
- maintain the panoramic views of the Upper Waimakariri Basin along SH 73; and
- reduce the potential for reverse sensitivity effects on existing intensive farming activities.

The setback distances for property boundaries relate to property size so as to allow efficient use of smaller properties in the Rural zone. Buildings may be allowed within the setback distances specified in these rules, as a discretionary activity, except for Rule 3.13.1.2 – railway crossings; Rule 3.13.1.4 - waterbodies; and Rule 3.13.1.5 – intensive farming activities. Encroaching the line of sight at railway crossings is a non-complying activity, because of the importance of maintaining lines of sight for traffic safety. Similarly, dwellings and other principal buildings are discouraged from locating closer to the edge of waterbodies than the setback distances, due to the effects of larger buildings and their associated activities on the natural character of the margins of these waterbodies. The setbacks also provide some minimal protection from inundation and bank instability. Reverse sensitivity effects can arise when a new activity establishes near an existing intensive farm and then the occupiers of the new 'sensitive activity' complain about the effects generated by the existing land use. Establishing a new 'sensitive activity' within 300m of an existing intensive farming activity is a restricted discretionary activity to allow an assessment of potential reverse sensitivity effects on the intensive farm. The 300m buffer distance does not apply to that part of the Living 2A Zone at the intersection of Shands and Blakes Roads, Prebbleton and legally described as Lots 1, 2 and 10 DP 54204 and Lot 1 DP 21798 in respect of the existing Tegel Foods Ltd poultry operation located on Lot 1 DP 53738 as the Council is satisfied that other methods have effectively addressed any reverse sensitivity effects.

Rule 3.15 manages relocated buildings. Relocated buildings are defined in Part D of the Plan.Such buildings are allowed, but a resource consent is required for dwelling and principal buildings which are relocated from one property to another. The reason is to ensure that the relocated building is set on foundations and any damage to the exterior of the building is repaired within a specified timeframe. The Plan rules do not prevent people relocating buildings per se. The Council recognises that the design of buildings is a matter of personal taste and relocated buildings can be an efficient alternative to a new building. If a developer wishes to exclude relocated buildings from a proposed subdivision, there are mechanisms to do this outside of the District Plan.

Rule 3.16 manages additions or alterations to, and demolition of, heritage buildings. The buildings listed in Appendix 3 have been identified as having important heritage values. The process and criteria used to identify these buildings is outlined in Part B, Section 3.3.General cleaning and maintenance of these buildings does not require a resource consent but additions and alterations do. The Plan policies allow for additions and alterations because they are necessary to provide for their ongoing use and retention. The policies require alterations and additions to maintain or enhance the heritage values of the building, where practical. Demolition of heritage buildings also requires a resource consent. Demolition is not encouraged, although Plan policies recognise that in some cases there may be no practical, affordable alternative. The demolition or removal of listed buildings having a Category 1 classification under the HPT system is a non-complying activity recognising the particular significance of such buildings.

PART C

4 RURAL RULES - ROADS AND TRANSPORT

Notes

1. All vehicular accessways, vehicle crossings and vehicle parking within the Porters Ski and Recreation Area shall be exempt from compliance with the rules of 4 Rural Roads and shall comply with the rules in Appendix 25 and the rules in Appendix 13 of the Townships Volume concerned with separation distances, sightlines and carpark dimensions.

2. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

3. Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

4.1 ROADS AND OUTSTANDING LANDSCAPE AREAS

Permitted Activities — Roads and Outstanding Landscape Areas

4.1.1 The forming, installation, upgrading, maintenance or replacement of any road shall be a permitted activity if the following condition is met:

4.1.1.1 In any area shown on the Planning Maps as an Outstanding Landscape Area, the formation of any road, pathway, road bridge or vehicle accessway is limited to the maintenance of existing roads, road bridges or vehicle accessways.

Restricted Discretionary Activities — Roads and Outstanding Landscape Areas

4.1.2 Any activity which does not comply with Rule 4.1.1} shall be a restricted discretionary activity if all of the following standards and terms are met:

4.1.2.1 The road is located in an area shown on the Planning Maps as:

(a) An Outstanding Landscape Area in the High Country or the Malvern Hills; or

(b) The Lower Slopes or Visual Amenity Landscape of the Port Hills; and

4.1.2.2 The road or utility structure has to be located within that area.

4.1.3 Under Rule 4.1.2, the Council shall restrict its discretion to consideration of:

4.1.3.1 Whether the site is appropriate for the road and any associated infrastructure, considering the topography, stability and prominence of the site and the extent to which the site and surrounds have been modified by existing roads, buildings and utility structures;

4.1.3.2 The design and siting of the road and any associated infrastructure;

4.1.3.3 The need for, species and design of any planting in the road reserve, to mitigate visual effects;

4.1.3.4 Whether there are alternative sites available for the road and the costs, technical feasibility and practicality of using an alternative site;

4.1.3.5 Any positive effects which may offset any adverse effects;

4.1.3.6 Any monitoring or review conditions.

4.2 ROADS AND NATURAL HAZARDS

Permitted Activities — Roads and Natural Hazards

4.2.1 The forming, installation, upgrading, maintenance or replacement of any road shall be a permitted activity if the following conditions are met:

4.2.1.1 In any area shown on the Planning Maps as a flood area, the road is not located in a position or designed in such a way that it would:

(a) Divert, or displace, any floodwater; or

(b) Impede or alter the existing drainage pattern of the land.

Restricted Discretionary Activities — Roads and Natural Hazards

4.2.2 Any activity which does not comply with Rule 4.2.1 shall be a restricted discretionary activity.

4.2.3 Under Rule 4.2.2, the Council shall restrict its discretion to consideration of:

4.2.3.1 The effectiveness of any mitigation measures proposed to reduce the risk of inundation or extent of flood damages;

4.2.3.2 Any effects of the road or any proposed flood mitigation measures, on diverting or displacing floodwaters on to other property or increasing the potential level of floodwater on other properties;

4.2.3.3 Any other effects of any proposed mitigation measures on the environment;

4.2.3.4 Any positive effects which may offset any adverse effects;

4.2.3.5 Any monitoring or review conditions.

4.3 ROADS AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA

Permitted Activities — Roads and Sites of Significance to Tāngata Whenua

4.3.1 The forming, installation, upgrading, maintenance or replacement of any road shall be a permitted activity if the following conditions are met:

4.3.1.1 Within any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any earthworks associated with any road is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

4.3.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any earthworks associated with any road is limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

4.3.1.3 Within any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 4.3.1.2, any road does not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site; and.

4.3.1.4 Within any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to, or removal of, indigenous vegetation is limited to that undertaken by Tāngata Whenua for Mahinga Kai purposes.

Restricted Discretionary Activities — Roads and Sites of Significance to Tāngata Whenua

4.3.2 Any activity which does not comply with Rule 4.3.1 shall be a restricted discretionary activity.

4.3.3 Under Rule 4.3.2, the Council shall restrict its discretion to the following matters:

4.3.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

4.3.3.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;

4.3.3.3 Any damage to, destruction or removal of, any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 4.3.3.2, as advised by local Rūnanga; or

4.3.3.4 Any adverse effects of the proposed activity on any Mahinga Kai site, as advised by local Rūnanga;

4.3.3.5 Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;

4.3.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

4.3.3.7 Any positive effects which may offset any adverse effects; and

4.3.3.8 Any monitoring or review conditions.

4.4 ROAD AND ENGINEERING STANDARDS

Permitted Activities — Road and Engineering Standards

4.4.1 The forming, installation, upgrading, maintenance or replacement of any road shall be a permitted activity if the following standards are met:

4.4.1.1 Any part of any road does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal.

4.4.1.2 Any road is formed to the relevant standards set out in Appendix E10.3, except that E10.3.1 shall not apply to works to existing roads undertaken by Council pursuant to the Local Government Act;

Discretionary Activities — Road and Engineering Standards

4.4.2 Any activity which does not comply with Rule 4.4.1 shall be a discretionary activity.

Notes: *The Council may refer to its Engineering Code of Practice to assist it in deciding on any resource consent application made under Rule 4.4.2, where appropriate.*

Rule 4.4.1.1 does not apply to private roads, vehicle accessways or tracks which are intended to be used solely by persons owning or occupying the property and are not located within the road reserve. The rules do apply to vehicle accessways or private roads which are shared between properties, or which are used to provide public access (with landholder's consent).

4.5 VEHICLE ACCESSWAYS AND VEHICLE CROSSINGS

Permitted Activities — Vehicle Accessways and Vehicle Crossings

4.5.1 The forming, installation, upgrading, maintenance or replacement of any vehicle accessway or vehicle crossing shall be a permitted activity if the following conditions are met:

4.5.1.1 Any part of any vehicle accessway does not have a gradient greater than:

(a) 1:6 vertical; or

(b) 1:20 horizontal.

Note: *Rule 4.5.1.1 does not apply to private roads, vehicle accessways or tracks which are intended to be used solely by persons owning or occupying the property and are not located in the road reserve. The rules do apply to vehicle accessways or private roads which are shared between properties, or which are used to provide public access (with landholder's consent).*

4.5.1.2 Any vehicle accessway is formed to the relevant design and formation standards set out in Appendix E10.2.

4.5.1.3 Any vehicle accessway complies with the relevant separation and sight distance standards set out in Appendix E10.2.

4.5.1.4 Any vehicle crossing which has a gate positioned across the vehicle crossing, has the gate either opening inwards towards the property and away from the road; or setback a minimum distance of 10 metres from the road boundary;

4.5.1.5 Any vehicle crossing providing vehicle access to a sealed road is sealed:

(a) The full length of the vehicle crossing (from the edge of the sealed carriageway to the road boundary of the property), or;

(b) For the first 10 metres from the sealed carriageway.

4.5.1.6 Any access to a State Highway or Arterial Road complies with the following:

(a) No legal access is available from another lower classification road;

(b) For State Highways only, the traffic generated through the access to the State Highway is less than 100 ecm/d;

(c) The vehicle accessway or vehicle crossing complies with the performance criteria given in Appendix E10.2.2, 10.2.3 and E10.2.4;

(d) Provision is made for manoeuvring on site, so that reverse manoeuvring onto the State Highway or Arterial Road is not required.

4.5.1.7 Shared access to more than six sites shall be by formed and vested legal road and not by a private accessway.

4.5.1.8 Any site with more than one road frontage to a road that is formed and maintained by Council, shall have access to the formed and maintained (and legal) road with the lowest classification.

Note: *For example, where a site has frontage to both an arterial road and a local road access shall be to the local road.*

Restricted Discretionary Activities — Vehicle Accessways and Vehicle Crossings

4.5.2 Any activity which does not comply with Rule 4.5.1.6 shall be a restricted discretionary activity.

4.5.3 The Council shall restrict its discretion to the exercise of:

4.5.3.1 Whether the crossing is sufficiently removed from an intersection having regard to traffic volumes on the roads, and any other factors that will prevent conflict and confusion between vehicles turning at the crossing or at the intersection;

4.5.3.2 The adequacy of available sight distances having regard to the 85th percentile operating speed of vehicles on the road;

4.5.3.3 Whether there is a need to separate entry and exit in order to reduce potential traffic confusion and conflict;

4.5.3.4 Whether the physical form of the road will minimise the adverse effects of access (e.g. whether the road offers good visibility; whether a solid median barrier will stop unsafe right turns or a flush median will assist right hand turns etc);

4.5.3.5 Whether particular mitigation measures such as a deceleration or turning lane are required due to speed or volume of vehicles on the road;

4.5.3.6 The design of the crossing to enable traffic exiting the site to safely enter the traffic stream;

4.5.3.7 The location and design of the crossing in relation to pedestrian and cycle safety;

4.5.3.8 Whether there is adequate queuing and parking space on site so that vehicles do not queue over vehicle crossings or on the State Highway or Arterial Road;

4.5.3.9 Any potential cumulative effects of extra access points on the function of the State Highway or Arterial Road;

4.5.3.10 Any relevant accident history of the State Highway in the vicinity of the site; and

4.5.3.11 The particular traffic characteristics of an existing or proposed activity, including expected traffic generation, types of vehicles etc

Discretionary Activities — Vehicle Accessways and Vehicle Crossings

4.5.4 Any activity which does not comply with Rules 4.5.1.1, 4.5.1.2, 4.5.1.3, 4.5.1.5(a), 4.5.1.7 or 4.5.1.8 shall be a discretionary activity.

Note: *The Council may refer to its Engineering Code of Practice to assist it in deciding on any resource consent application made under Rule 4.5.4, where appropriate.*

Non-Complying Activities — Vehicle Accessways and Vehicle Crossings

4.5.5 Any activity which does not comply with Rules 4.5.1.5(b) or 4.5.1.6 shall be a non-complying activity.

4.6 VEHICLE PARKING AND CYCLE PARKING

Permitted Activities — Vehicle Parking and Cycle Parking

4.6.1 Any activity in the Rural Zone which provides car parking in accordance with the following standards shall be a permitted activity.

4.6.1.1 Two car parking spaces on-site for each dwelling without a family flat; or

4.6.1.2 Three car parking spaces on-site for each dwelling with a family flat; and

4.6.1.3 For any other activity:

(a) all car parking associated with an activity must be located either on-site or on land adjoining the site and not on the road reserve; and

(b) all loading (including unloading) associated with an activity must be undertaken on-site or on land adjoining the site and not within the road reserve; and

4.6.1.4 All carparking and loading areas shall comply with all standards set out in Appendix E10.1.

4.6.2 Any activity on a site which has a vehicle manoeuvring area of sufficient size to enable any vehicle to turn on the site and not have to reverse onto the road shall be a permitted activity if:

4.6.2.1 The site is used for any activity other than residential activities; or

4.6.2.2 The site has access to a State Highway or an arterial road listed in Appendix 9.

Note: *Refer to the Council's most recent Code of Practice for the design standards required for the manoeuvring of vehicles.*

4.6.3 Any activity which involves the provision of goods or services to the general public shall be a permitted activity if the following conditions are met:

4.6.3.1 One disabled carpark is provided with the first 10 carparking spaces; and one additional disabled carpark space for every additional 50 carparking spaces provided.

4.6.3.2 The disabled carparks are:

(a) Located as close to the entrance to the building or the site of the activity as practical;

(b) Sited on a level surface; and

(c) Clearly marked as being for mobility-impaired persons.

Controlled Activities – Vehicle Parking and Cycle Parking

4.6.4 Any development of a parking area with a total of 40 or more parking spaces shall be a controlled activity, in respect to safety, circulation and access for pedestrians within the site and moving past vehicle crossings.

Restricted Discretionary Activities — Vehicle Parking and Cycle Parking

4.6.5 Any activity which does not comply with Rule 4.6.3 shall be a restricted discretionary activity.

4.6.6 The Council shall restrict its discretion to consideration of:

4.6.6.1 Whether there is likely to be a demand for parking for mobility impaired person, given the nature of the activities being undertaken on the site;

4.6.6.2 Whether there is any need to provide specific carparking for mobility impaired persons on the site, given the size and nature of the carparking area and the location of the activity relative to the carparking area; and

4.6.6.3 Any monitoring or review conditions.

Discretionary Activities — Vehicle Parking and Cycle Parking

4.6.7 Any activity which does not comply with Rule 4.6.1 shall be a discretionary activity.

Non-Complying Activities — Vehicle Parking and Cycle Parking

4.6.8 Any activity which does not comply with Rule 4.6.2 shall be a non-complying activity.

4.7 TRAFFIC SIGHT LINES — ROAD/RAIL CROSSINGS

Permitted Activities — Traffic Sight Lines Road/Rail Crossings

4.7.1 The following shall be permitted activities:

4.7.1.1 Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 10 Diagram E10.E

4.7.1.2 Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 10 Diagram E10.E

Note: *The NZTA Traffic Control Devices Manual provides further guidance on level crossings.*

Non-Complying Activities — Traffic Sight Lines Road/Rail Crossings

4.7.2 Any building or tree which does not comply with Rules 4.7.1 shall be a non-complying activity.

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
4.1	Outstanding Landscape Areas	1.4, 2.1, 2.2, 3.1	1.4.1, 2.1.2, 2.2.2, 3.1.1	1.4.1 to 1.4.5, 1.4.7 to 1.4.9, 1.4.13, 1.4.15, 1.4.17, 1.4.20 to 1.4.21, 1.4.23, 1.4.24, 1.4.27, 1.4.29 and 1.4.30, 2.1.14, 2.2.5, 3.1.6 to 3.1.8.
4.2	Natural Hazards	2.1, 2.2, 3.1, 4.2	2.1.2, 2.2.2, 3.1.1 and 3.1.2, 4.2.1 and 4.2.2	2.1.3, 2.2.8, 3.1.3 and 3.1.5 to 3.1.8, 4.2.1
4.3	Sites of Significance to Tāngata Whenua	2.1, 2.2, 3.3	2.1.2, 2.2.2, 3.3.1,	2.1.14, 2.2.5, 3.3.2, 3.3.3, 3.3.5 and 3.3.9
4.5, 4.6	Vehicle Accessways and Vehicle Crossings. Vehicle Parking and Cycle Parking	2.1, 2.2	2.1.1, 2.2.2	2.1.1 to 2.1.8, 2.2.10

Reasons for Rules

Rule 4 manages effects of establishing, maintaining, upgrading and replacing roads, vehicle accessways, vehicle crossings and car parking on the environment. The rules should be read in conjunction with Rule 1 – Earthworks.

Many activities involving roads are undertaken by requiring authorities, using designations. In these cases, the District Plan rules may not apply (see section 10 of the Act). However, it is still necessary to have rules in the Plan, because:

- Often roads are formed by private developers as part of subdivisions or land uses. The roads then vest in the Council. The plan needs to have rules for the undertaking of these activities, so the Council can manage the standard of roads which will vest in the Council;

- It is consistent with Part II and section 32 of the Act to provide for activities which have only minor effects on the environment as permitted activities.

Rule 4 follows a similar format to Rules 1, 2 and 3. Activities involving roads require resource consents: in areas of Outstanding Landscape, areas prone to flooding, and Silent File and Wāhi Taonga Management areas; and on Wāhi Taonga and Mahinga Kai sites. New roads in areas of outstanding landscape require a resource consent, and the applicant will need to demonstrate that the activity needs to locate in these areas, given that they have not been greatly modified by roading. While the Plan recognises that some roads may be necessary in these areas, they are not encouraged.

Rules 4.4 to 4.6 set standards for the forming of roads, vehicle accessways, vehicle crossings and carparking as permitted activities. These standards are based on the Council's most recent Engineering Code of Practice.The rules apply irrespective of whether roads, vehicle accessways and vehicle crossings are formed when land is subdivided or when buildings are erected.

Rights of way (ROW) have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is not conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

A lack of visibility for road/rail level crossings raises implications for road users and traffic safety.

For that reason, buildings and tree plantings are not permitted if they encroach within the line of sight of a railway crossing as shown in Appendix 10 (Diagram E10.E). This rule reflects the importance of maintaining lines of sight for traffic safety.

The majority of rural roads have a narrow carriageway and do not provide adequate width or sealed shoulders to allow for parking, many of these roads also have higher speed limits which can exacerbate potential safety issues. The provision of parking off-road also ensures vehicles are accessing the parking area at an appropriately formed and located point. Road side parking in rural areas can have a noticeable impact on the character and amenity of the surrounding area.

Activities with larger parking areas require the consideration of pedestrian safety, security, circulation and access within parking areas to be balanced against vehicle access and circulation in order to encourage people to walk to and within townships and provide for safe movement of pedestrians within the site, and moving past vehicle crossings.

Significant improvements for pedestrian circulation within a site can be achieved through consideration of the location of vehicle access and manoeuvring areas relative to pedestrian entrances to sites, parking areas and the building entrance and does not always require provision of separate pedestrian facilities.

The provision of Rule 4.6.4 is not intended to suggest that parking areas of this size are generally anticipated in rural zones. The intention of the rule is to ensure that if such a parking area does occur, attention is drawn to the consideration of pedestrians within parking areas (including movement between cycles / cars and the building entrance) and at vehicle crossing points.

PART C

5 RURAL RULES - UTILITIES

Notes

1. The undergrounding or ducting of any utility is permitted subject to compliance with Rule 1- Earthworks, except where the provisions of Rule 1.6 (Earthworks and Protected Trees) apply.

2. The Rules in the Rural Volume of this Plan are applicable to activities generally, including utilities. However, the rules under Rule 3 Buildings, Rule 4 Roading and Rule 9.4 Scale of Non-Residential and Non-Rural Activities do not apply to utilities, except the following;

   Rule 3 Buildings

   - Rule 3.15.1 Relocated Buildings
   - Rule 3.9.1.1 Access and Parking
   - Rule 3.13.1.2 Line of sight – railway crossings

   Rule 4 Roading

   - Rules 4.5.1.2 – 4.5.1.5 Roads, Accessways and Vehicular Crossings.
   - Rules 4.6 Parking
   - Rule 4.1.1 Outstanding Landscapes

3. Work on utilities which are undertaken by requiring authorities under designations are not subject to the rules in this Plan.

4. All utility buildings and structures in the Porters Ski and Recreation Area shall be exempt from compliance with these rules.

5. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

6. Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

5.1 UTILITIES — ACTIVITIES

Permitted Activities — Utilities – Activities

The following existing utilities shall be permitted activities:

5.1.1 Upgrading, maintenance, operation and replacement of existing utilities shall be permitted and shall not be subject to compliance with any other performance standards, conditions or rules in this Plan provided that the effects of such shall be the same or similar in character and scale to those which existed before such upgrading, maintenance or replacement activities commenced. For the avoidance of doubt, the following activities are permitted:

5.1.1.1 The replacement of support structure cross arms;

5.1.1.2 The reconductoring or replacement of lines;

5.1.1.3 The resagging of conductors or lines;

5.1.1.4 The addition of longer or more efficient insulators or mountings;

5.1.1.5 The addition of earth wires which may contain telecommunication lines, earthpeaks and lighting rods;

5.1.1.6 The clearance and trimming of vegetation under lines or structures necessary to maintain security of electricity supply and telecommunication;

5.1.1.7 Pole replacement;

5.1.1.8 Where an existing electricity distribution line requires upgrading to improve the reliability of supply, the addition of one support structure cross arms;

5.1.1.9 The substitution of low voltage (400 Volts) electricity distribution lines with Aerial Bundled Cable provided that the overall diameter of the bundle shall not exceed 40 mm;

5.1.1.10 An increase in the voltage of a line, but only where the line was originally installed to operate at a higher voltage, but has been operating at a reduced voltage.

5.1.2 Any utility which meets the following provisions shall be a permitted activity:

5.1.2.1 Any utility which emits electromagnetic radiation shall meet the following conditions:

(a) Exposures shall comply with NZS 2772.1:1999 Radio Frequency Fields Part 1: Maximum exposure levels 3kHz–300 GHz (“the New Zealand Standard”).

(b) Prior to commencing any radiofrequency emissions, the following shall be sent to and received by the Selwyn District Council:

(i) Written notice of the location of the facility or proposed facility; and

(ii) A report prepared by a radio engineer/technician or physical scientist containing a prediction or whether the New Zealand Standard will be complied with (note – this requirement shall not apply to the holder of an amateur radio licence).

(c) If the report provided to the Council under condition 5.1.2.1(b)(ii) predicts that emissions will exceed 25% of the exposure limit set for the general public in the New Zealand Standard, then within 3 months of radiofrequency emissions commencing, a report from National Radiation Laboratory (or Selwyn District Council, being an appropriately qualified organisation specifically identified in this rule), certifying compliance with the New Zealand Standard, based on measurements at the site, shall be provided to the Selwyn District Council.

5.1.2.2 Any power frequency electric and magnetic fields created by a utility do not exceed 100 micro tesla and 5kV/m in areas which are accessible to the public. Note: Electric and magnetic fields are measured and assessed in accordance with the International Commission on Non Ionising Radiation Protection Guidelines.

5.1.2.3 Any transformer, line or wire does not exceed a voltage of 110kV or a capacity of 100 MVA per circuit.

5.1.2.4 The utility is not used for the generation of energy, apart from the generation of energy for use on the same site, or to enable continued supply during emergencies, maintenance or repairs. (This rule does not apply to solar, wind or petroleum based powered generators used to generate energy for use only on the site on which they are located).

5.1.2.5 Open channels or waterbodies used to convey water, are limited to:

(a) Maintenance of existing drains and stock water races.

(b) Construction of new channels for drainage or irrigation purposes on any individual property which serve only that property.

5.1.2.6 Any pipe used for distribution of gas (manufactured or natural) does not exceed a gauge pressure of 2,000 kilopascals, including household connections and compressors.

Discretionary Activities — Utilities – Activities

5.1.3 Any activity which does not comply with Rules 5.1.2.2–5.1.2.6 shall be a discretionary activity.

Non-Complying Activities — Utilities – Activities

5.1.4 Any activity which does not comply with Rule 5.1.2.1 shall be a non-complying activity.

5.2 HEIGHT AND SETBACKS – UTILITY BUILDINGS

Permitted Activities — Height and Setbacks – Utility Buildings

5.2.1 Erecting any utility building, or any addition or alterations to, or modification or demolition of any utility building, if all of the following conditions are met:

5.2.1.1 The height of the utility building shall not exceed 12 metres.

For Rule 5.2.1, the height of any utility building shall be measured from ground level at the base of the utility building, to the highest point on the building, but excluding any chimney, mast, aerial, or other structure which is attached to the outside of the utility building.

5.2.1.2 The utility building is set back a minimum distance of 10 metres from a strategic road, 5 metres from any other road, and 1 m from any property boundary.

5.2.1.3 The utility building is positioned so that it complies with the recession plane angles in Part E, Appendix 16.

Discretionary Activities — Height and Setbacks – Utility Buildings

5.2.2 Any utility building which does not comply with Rule 5.2.1 shall be discretionary activity.

5.3 HEIGHT – UTILITY STRUCTURES

Permitted Activities — Height – Utility Structures

5.3.1 Any utility structure which complies with all of the following conditions shall be a permitted activity:

5.3.1.1 The height of the utility structure shall not exceed 25m;

5.3.1.2 Any pole or mast shall not exceed 500mm in diameter beyond a height of 6m above ground level.

5.3.1.3 If any pole or mast exceeds 500mm in diameter beyond a height of 6m above ground level, it shall comply with the recession planes in Part E, Appendix 16.

(For the avoidance of doubt, 5.3.1.2 and 5.3.1.3 do not apply to cross arms or antenna, except dish antenna);

5.3.1.4(a) Any dish antenna of less than 1.2m in diameter, shall not exceed a height of 25m, or if attached to a building shall not extend more than 2.5m above the point of attachment;

5.3.1.4(b) Any dish antenna of more than 1.2m but less than 4m in diameter on a site adjoining a Living zone, shall not exceed a height of 25m or 2.5m above the point of attachment to any building to which it is attached; and shall comply with the recession plane in Part E, Appendix 16;

5.3.1.4(c) Any dish antenna of more than 1.2m but less than 4m in diameter on a site not adjoining a Living zone, shall not exceed a height of 25m or 2.5m above the point of attachment.

For the purposes of Rule 5.3.1.1 to 5.3.1.3, the maximum height of any utility structure is measured from the ground surface to the top of the highest point of the utility structure and includes any attachments. Where a utility structure is attached to a building or another structure, the height of the utility structure will still be measured from ground level.

Restricted Discretionary Activities — Height – Utility Structures

5.3.2 Any utility structure which does not comply with Rule 5.3.1.1 shall be a restricted discretionary activity.

5.3.3 Under Rule 5.3.2 the Council shall restrict the exercise of its discretion to consideration of:

5.3.3.1 Any adverse visual impacts or shading of neighbouring dwellings or living areas

5.3.3.2 Whether the facility (and its siting) is visually obtrusive having regard to the character of the surrounding environment.

Discretionary Activities — Height – Utility Structures

5.3.4 Any utility structure which does not comply with Rules 5.3.1.2 to 5.3.1.3 shall be a discretionary activity.

5.4 COLOUR — UTILITY STRUCTURES

Permitted Activities — Colour – Utility Structures

5.4.1 Any telecommunication or radiocommunication tower (excluding fittings) which is finished in a non-reflective colour (or a surface which weathers to a colour) in shades of green, brown, or grey shall be a permitted activity.

Discretionary Activities — Colour – Utility Structures

5.4.2 Any telecommunication or radiocommunication tower (excluding fittings) which does not comply with Rule 5.4.1 shall be a discretionary activity.

5.5 OUTSTANDING LANDSCAPE AREAS – UTILITY STRUCTURES

Permitted Activities — Outstanding Landscape Areas – Utility Structures

5.5.1 In any area shown on the Planning Maps as an Outstanding Landscape Area any utility structure which complies with the following conditions shall be a permitted activity:

5.5.1.1 Any utility structure erected does not exceed:

(a) A gross floor area of 40m^2;

(b) A height of 8m with the horizontal dimension not exceeding 600mm above a height of 4m; and

(c) A reflectance value of 37% (excluding fittings).

Note: *For the purposes of Rule 5.5.1.1(b) the maximum height is measured from the ground surface to the tip of the highest point of the structure, and includes any mast, aerial or other attachment.*

For the purposes of Rule 5.5.1.1(c), reflectance value applies to the exterior surfaces of any structure. The reflectance value of any exterior finish is measured using the reflectance value for the colour recorded on the paint chart for that paint. If the colour used does not have a reflectance value recorded in the paint chart, the Council will determine its reflectance value using the reflectance value recorded on the paint chart for a paint finish of the same colour.

5.5.1.2 Any cable is laid underground;

5.5.1.3 In the Outstanding Landscape Areas in the Malvern Hills and the High Country, no utility structure is positioned so that it protrudes into the skyline above any mountain range or isolated hill, as viewed from any road; and

5.5.1.4 In the Port Hills Area, no utility structure is positioned so that it protrudes above the summit of the Port Hills, as viewed from the Summit Road or any road on the Plains.

5.5.2 In any area shown on the Planning Maps as High Country:

5.5.2.1 Any cable is laid underground within 300m of SH73 or the Midland Railway.

Restricted Discretionary Activities — Outstanding Landscape Areas – Utility Structures

5.5.3 Any activity which does not comply with Rule 5.5.1 or 5.5.2 shall be a restricted discretionary activity if all of the following standards are met:

5.5.3.1 The utility structure is located in an area shown on the Planning Maps as:

(a) An Area of Outstanding Natural Landscape in the High Country or the Malvern Hills; or

(b) The Lower Slopes or Visual Amenity Landscape of the Port Hills; and

(c) The road or utility structure has to be located within that area.

5.5.4 Under Rule 5.5.3, the Council shall restrict its discretion to consideration of the following matters:

5.5.4.1 Whether the site is appropriate for the utility structure and any associated infrastructure, considering the topography, stability and prominence of the site and the extent to which the site and surrounds have been modified by existing roads, buildings and utility structures;

5.5.4.2 The design and siting of the utility structure and any associated infrastructure;

5.5.4.3 The need for, species and design of any landscaping around the utility structure or any planting in the road reserve, to mitigate visual effects;

5.5.4.4 Whether there are alternative sites available for the utility structure and the costs, technical feasibility and practicality of using an alternative site;

5.5.4.5 Any positive effects which may offset any adverse effects;

5.5.4.6 Any monitoring or review conditions.

5.6 OUTSTANDING LANDSCAPE AREAS – UTILITY BUILDINGS

Permitted Activities — Outstanding Landscape Areas – Utility Buildings

5.6.1 In the areas shown on the Planning Maps as Outstanding Landscape Areas in the Port Hills, Malvern Hills and the High Country, any utility building which complies with the following conditions shall be a permitted activity:

5.6.1.1 A maximum gross floor area not exceeding 40m^2;

5.6.1.2 A maximum height not exceeding 4m; and

5.6.1.3 A maximum reflectance not exceeding 37%.

Restricted Discretionary Activities — Outstanding Landscape Areas – Utility Buildings

5.6.2 Any building which does not comply with Rule 5.6.1 shall be a restricted discretionary activity if all of the following standards and terms are met:

5.6.2.1 The building is within the Lower Slopes or Visual Amenity Landscape on the Port Hills;

5.6.2.2 In the areas shown on the Planning Maps as areas of Outstanding Landscape in the Malvern Hills and the High Country:

(a) The building is associated with an activity which is located within the area of Outstanding Landscape; and

(b) The building cannot effectively serve that activity if it is located on a site outside the area of Outstanding Landscape.

5.6.3 Under Rule 5.6.2, the Council shall restrict its discretion to consideration of:

5.6.3.1 The design of the building including height, size/scale, external finish, colour and reflectance value;

5.6.3.2 The appropriateness of the building site having regard to geotechnical conditions and site stability;

5.6.3.3 The visibility of the building from land which is publicly owned and freely accessible by the public, including any area of curtilage if the building is a dwelling;

5.6.3.4 The extent to which the building or structure may:

(a) dominate or detract from openness, visual coherence, legibility or integrity of the landscape;

(b) include earthworks or new planting to assist in mitigation of any adverse landscape effects;

(c) use topography or vegetation to assist in mitigation or containment of visual effects;

(d) break the skyline or interrupt the form of any ridges, hills or prominent slopes;

(e) be visually prominent in an area characterised by high natural values;

(f) affect the amenity values of adjoining properties.

5.6.3.5 Whether the landscape has further capacity to absorb change having regard to existing and consented development on adjoining sites and in the locality, and any benefits that can be obtained from clustering buildings or structures;

5.6.3.6 Whether the proposal creates opportunities to protect open space, indigenous vegetation or nature conservation values;

5.6.3.7 The design and siting of any access to the building or structure, and the visibility of that access, including any contrast with natural contours and the proposed revegetation of any earthworks;

5.6.3.8 The siting of any utilities installed to serve the building, including whether any water storage tanks, cables or pipes are to be placed underground;

5.6.3.9 Any positive effects to be created by the proposed building and its associated accessway;

5.6.3.10 Any monitoring or review conditions.

Discretionary and Non-Complying Activities — Outstanding Landscape Areas – Utility Buildings

5.6.4 Any activity which does not comply with Rule 5.6.2.1 shall be a non-complying activity.

5.6.5 Any building which does not comply with Rule 5.6.2.2 shall be a non-complying activity.

5.7 RURAL CHARACTER – UTILITY BUILDINGS

Permitted Activities — Rural Character – Utility Buildings

5.7.1 In any areas shown on the Planning Maps as the High Country or the Malvern Hills (outside the areas shown as Areas of Outstanding Landscape), any utility building which complies with the following condition shall be a permitted activity:

5.7.1.1 The exterior finish of any utility building has a reflectance value not exceeding 37%, except for buildings which are clad in unpainted corrugated iron.

Discretionary and Non-Complying Activities — Rural Character – Utility Buildings

5.7.2 Erecting any utility building or any part of a utility building which does not comply with Rule 5.7.1 shall be a discretionary activity.

5.8 NATURAL HAZARDS – UTILITY STRUCTURES

Permitted Activities — Natural Hazards – Utility Structures

5.8.1 In any area shown on the Planning Maps as a flood area, any utility structure which is not located in a position or designed in such a way that it would:

5.8.1.1 Divert, or displace, any floodwater; or

5.8.1.2 Impede or alter the existing drainage pattern of the land;

Shall be a permitted activity.

Restricted Discretionary Activities — Natural Hazards – Utility Structures

5.8.2 Any activity which does not comply with Rule 5.8.1 shall be a restricted discretionary activity.

5.8.3 Under Rule 5.8.2, the Council shall restrict its discretion to consideration of:

5.8.3.1 Any potential risk of the utility structure being inundated and the extent of any potential flood damages;

5.8.3.2 The effectiveness of any mitigation measures proposed to reduce the risk of inundation or extent of flood damages

5.8.3.3 Any effects of the utility structure or any proposed flood mitigation measures, on diverting or displacing floodwaters on to other property or increasing the potential level of floodwater on other properties;

5.8.3.4 Any other effects of any proposed mitigation measures on the environment;

5.8.3.5 Any positive effects which may offset any adverse effects;

5.8.3.6 Any monitoring or review conditions.

5.9 NATURAL HAZARDS — UTILITY BUILDINGS

Permitted Activities — Natural Hazards – Utility Buildings

5.9.1 Any new utility building which is not erected in any of the following areas shall be a permitted activity:

5.9.1.1 Any area shown on the Planning Maps as the Waimakariri Flood Category A area;

5.9.1.2 Seaward of the Coastal Hazard 1 Line as shown on the Planning Maps;

5.9.1.3 Between any waterbody and any stopbank designed to contain floodwater from that waterbody; and

5.9.1.4 The area shown on the Planning Maps as the Lower Plains flood or ponding areas; unless a minimum building floor level 300m above a 2% Annual Excedence Probability (AEP) hazard event is identified;

5.9.1.5 The area shown on the Planning Maps as the Lake Ellesmere/Te Waihora flood area, unless a minimum building floor level of 3m above mean sea level (Lyttleton Datum 1937) is identified.

Note: *The Proposed Regional Coastal Environment Plan prohibits habitable buildings with floor areas in excess of 25m², including any extensions or alterations, seaward of the Hazard 1 line. If the Prohibited status remains once the Regional Plan is operative, then no consents will be granted for these activities.*

Refer to Council pamphlet "Building a House in the Rural Zone" in respect to Rules 5.9.1.4 or 5.9.1.5.

Restricted Discretionary Activities — Natural Hazards – Utility Buildings

5.9.2 Erecting any new utility building on any site in the areas stated in Rules 5.9.1.4 and 5.9.1.5, which does not have a minimum floor level which complies with Rules 5.9.1.4 and 5.9.1.5, shall be a restricted discretionary activity.

5.9.3 Under Rule 5.9.2, the Council shall restrict its discretion to consideration of:

5.9.3.1 The potential risk of the dwelling or other principal building being inundated and the extent of any flood damages; including its proximity to any adjacent stopbank where in the case of overtopping, breach or failure of a stopbank, the depth and velocity of that event (i.e. depth (m) x velocity (ms^{-1}) > 1) shall be taken into account.

5.9.3.2 The effectiveness of any mitigation measures proposed to reduce the risk of inundation or extent of flood damages;

5.9.3.3 Any effects of the dwelling or other principal building or the proposed flood mitigation measures on diverting or displacing floodwaters on to other property or increasing the potential level of floodwater on other properties;

5.9.3.4 Any other effects of any proposed mitigation measures on the environment;

5.9.3.5 Any positive effects which may offset any adverse effects; and

5.9.3.6 Any monitoring or review conditions.

Discretionary and Non-Complying Activities — Natural Hazards – Utility Buildings

5.9.4 Erecting any new utility building on any site in the areas listed in Rules 5.9.1.1 and 5.9.1.3, shall be a non-complying activity.

5.10 UTILITY STRUCTURES AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA

Permitted Activities — Utility Structures and Sites of Significance to Tāngata Whenua

5.10.1 Any utility structure which meets the following conditions shall be a permitted activity:

5.10.1.1 Within any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any earthworks associated with any utility structure is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

5.10.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any earthworks associated with any utility structure is limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

5.10.1.3 Within any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 5.10.1.2, the construction, maintenance, upgrading or replacement of any utility structure does not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site; and

5.10.1.4 Within any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to, or removal of, indigenous vegetation associated with the construction, maintenance, upgrading or replacement of any utility structure is limited to that undertaken by Tāngata Whenua for Mahinga Kai purposes.

Restricted Discretionary Activities — Utility Structures and Sites of Significance to Tāngata Whenua

5.10.2 Any activity which does not comply with Rules 5.10.1.1 to 5.10.1.4 shall be a restricted discretionary activity.

5.10.3 Under Rule 5.10.2, the Council shall restrict its discretion to the following matters:

5.10.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File Area, as advised by local Rūnanga;

5.10.3.2 In the area listed in Appendix 5 nd shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;

5.10.3.3 Any damage to, destruction or removal of, any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 5.10.3.2, as advised by local Rūnanga; or

5.10.3.4 Any adverse effects of the proposed activity on any Mahinga Kai site, as advised by local Rūnanga;

5.10.3.5 Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;

5.10.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

5.10.3.7 Any positive effects which may offset any adverse effects; and

5.10.3.8 Any monitoring or review conditions.

5.11 UTILITY BUILDINGS AND SITES OF SIGNIFICANCE TO Tāngata WHENUA

Permitted Activities —Utility Buildings and Sites of Significance to Tāngata Whenua

5.11.1 Any utility building which meets the following conditions shall be a permitted activity:

5.11.1.1 In any area listed in Appendix 5and shown on the Planning Maps as a Silent File Area, any earthworks associated with the building is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks.

5.11.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any earthworks associated with the building is limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

5.11.1.3 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 5.11.1.2, the construction, maintenance, upgrading or replacement of the building does not involve the disturbance, damage to, removal or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site.

5.11.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to or removal of indigenous vegetation associated with the construction, maintenance, upgrading or replacement of any utility building is limited to that undertaken by Tāngata whenua for mahinga kai purposes.[PC28]

Restricted Discretionary Activities — Utility Buildings and Sites of Significance to Tāngata Whenua

5.11.2 Any activity which does not comply with Rules 5.11.1.1 to 5.11.1.4 shall be a restricted discretionary activity

5.11.3 Under Rule 5.11.2, the Council shall restrict its discretion to all of the following matters:

5.11.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File Area, as advised by local Rūnanga;

5.11.3.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;

5.11.3.3 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 5.11.3.2, as advised by local Rūnanga;

5.11.3.4 Any adverse effects of the proposed activity on any Mahinga Kai site, as advised by local Rūnanga;

5.11.3.5 Any potential costs to the landholder of not being able to undertake the proposed activity on that site;

5.11.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

5.11.3.7 Any positive effects which may offset any adverse effects; and

5.11.3.8 Any monitoring or review conditions.

5.12 WEST MELTON AIRFIELD AND HORORATA DOMAIN – UTILITY STRUCTURES AND UTILITY BUILDINGS

Permitted Activities — West Melton Airfield and Hororata Domain – Utility Structures and Utility Buildings

5.12.1 Any utility structure or utility building which complies with the maximum height requirements in the approach paths to the runways at West Melton Airfield and Hororata Domain, as shown in Appendix 19 shall be a permitted activity.

Note: *For Rule 5.12.1, the maximum height of any building is measured from ground level at the base of the building, to the highest point on the building. It includes any chimney, aerial, mast, satellite dish or other structure which is attached to and protrudes above the roof height of the building.*

Non-Complying Activities — West Melton Airfield and Hororata Domain – Utility Structures and Utility Buildings

5.12.2 Any utility structure or utility building or any part of any utility structure or utility building which does not comply with Rule 5.12.1 shall be a non-complying activity.

5.13 WATERBODY SETBACKS – UTILITY STRUCTURES AND UTILITY BUILDINGS

Permitted Activities — Waterbody Setbacks – Utility Buildings

5.13.1 Any utility building which is setback at least the following minimum distances shall be a permitted activity:

5.13.1.1 100m from the edge of any lake or any wetland which adjoins a lake; and

5.13.1.2 20m from the edge of any waterbody listed in Appendix 17 other than a lake; and

5.13.1.3 10m from the edge of any other waterbody (excluding aquifers).

Note: *For the purposes of Rule 5.13.1.1 the edge of any lake is measured from:*

- *The edge of the space of water which the lake covers at its annual highest level without exceeding its margin; or*
- *If the lake level is controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level.*

For the purposes of Rules 5.13.1.2 to 5.13.1.3 the edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as-

"the space of land which the waters of the river cover at its fullest flow, without overtopping its banks.".

Permitted Activities — Waterbody Setbacks – Utility Structures

5.13.2 Any utility structure which is setback at least the following minimum distances shall be a permitted activity:

5.13.2.1 100m from the edge of any lake; and

5.13.2.2 20m from the edge of any waterbody listed in Appendix 17 other than a lake; and

5.13.2.3 10m from the edge of any other waterbody (excluding aquifers).

Discretionary Activities — Waterbody Setbacks – Utility Structures and Utility Buildings

5.13.3 Any activity which does not comply with Rule 5.13.1 or 5.13.2 shall be a discretionary activity.

5.14 HERITAGE BUILDINGS – UTILITY STRUCTURES AND UTILITY BUILDINGS

Permitted Activities — Heritage Buildings – Utility Structures and Utility Buildings

5.14.1 The maintenance of any utility building, structure or site listed in Appendix 3 shall be a permitted activity. For the purposes of this rule the term "maintenance" means:

5.14.1.1 Replacement of any materials which do not form part of the original heritage features of the building, structure, or site;

5.14.1.2 The replacement of any materials which form part of the original heritage values of the buildings, structure, or site, provided that these materials are of the same or similar appearance and character as the original material;

5.14.1.3 Any repainting of existing painted surfaces;

5.14.1.4 Any cleaning or washing of external heritage features provided this does not involve the use of abrasive materials or techniques, such as sandblasting.

Restricted Discretionary Activities — Heritage Buildings – Utility Structures

5.14.2 Any activity which involves the addition to, or alteration or modification of, any utility structure listed in Appendix 3 as a Heritage Site shall be a restricted discretionary activity.

5.14.3 Under Rule 5.14.2, the Council shall restrict its discretion to consideration of:

5.14.3.1 The heritage value(s) of the utility structure or site, and the extent to which it has already been modified by additions or alterations;

5.14.3.2 Whether the proposed additions, alterations or modifications will adversely affect the heritage values of the utility structure or site;

5.14.3.3 Any positive effects of the additions, alterations or modifications on the heritage values of the utility structure or site, including (but not limited to): any restoration or enhancement of heritage features or values; works which improve the efficiency or desirability of the utility structure for ongoing use; and any proposal to provide public access to the heritage utility structure or site.

Discretionary and Non-Complying Activities — Heritage Buildings – Utility Structures

5.14.4 Any demolition or removal of any utility structure or site, or any part of any utility structure or site, listed in Appendix 3(except as set out under Rule 5.14.5 below) shall be a discretionary activity.

5.14.5 Any demolition of destruction of any utility structure or part of any utility structure which is listed as "Category 1" under the HPT Category in Appendix 3 as a Heritage Building shall be a non-complying activity.

Restricted Discretionary Activities — Heritage Buildings – Utility Buildings

5.14.6 Any activity which involves the addition to, or alteration or modification of, any building or any part of any building listed in Appendix 3 as a Heritage Building shall be a restricted discretionary activity.

5.14.7 Under Rule 5.14.6, the Council shall restrict its discretion to consideration of:

5.14.7.1 The heritage value(s) of the listed building, and the extent to which it has already been modified by additions or alterations;

5.14.7.2 Whether the proposed additions, alterations or modifications will adversely affect the heritage values of the building;

5.14.7.3 Any positive effects of the additions, alterations or modifications on the heritage values of the building, including (but not limited to): any restoration or enhancement of heritage features or values; works which improve the efficiency or desirability of the building for ongoing use; and any proposal to provide public access to the heritage building;

5.14.7.4 The costs to the applicant or owner of not allowing the modifications, additions or alterations to the building;

5.14.7.5 Any alternative options which may better maintain the heritage values of the building and the relative costs of the alternatives;

5.14.7.6 Any other works the applicant has undertaken or proposes to undertake to maintain or enhance heritage values on the site or elsewhere in the District and the appropriateness of such works as a mitigation measure; and

5.14.7.7 Any monitoring or review conditions.

Discretionary Activities — Heritage Buildings – Utility Buildings

5.14.8 Any demolition or removal of any building or part of any utility building which is listed in Appendix 3 (except any building or part of any building which is listed as “Category 1” under the HPT Category in Appendix 3) as a Heritage Building shall be a discretionary activity.

Non-Complying Activities — Heritage Buildings – Utility Buildings

5.14.9 Any demolition or removal of any building or part of any utility building which is listed as “Category 1” under the HPT Category in Appendix 3shall be a non-complying activity.

Reasons for Rules

Rule 5 manages effects of establishing, maintaining, upgrading and replacing utilities on the environment. These rules should be read in conjunction with Rule 1 – Earthworks and Rule 3 – Buildings. Cross references to other relevant rules are provided at the beginning of Rule 5.

Many activities involving utilities are undertaken by requiring authorities, using designations. In these cases, the District Plan rules may not apply. However, it is still necessary to have rules in the Plan, because:

(a) Not all utilities are managed by requiring authorities;

(b) Often utilities are installed by private developers as part of subdivisions or land uses. Some utilities may vest in the Council. The Plan needs to have rules for the undertaking of these activities, so the Council can manage the standard of utilities which will vest in the Council;

(c) If rules in the District Plan allow activities as permitted activities, it may reduce the need for network utility operators to designate land; and

(d) It is consistent with Part II and section 32 of the Act to provide for activities which have only minor effects on the environment as permitted activities.

The Outstanding Landscapes of the Port Hills, Malvern Hills and High Country are equally managed with only very small buildings and utility structures provided for as a permitted activity. In relation to the Port Hills, utilities are a restricted discretionary activity in the Lower Slopes and Visual Amenity Landscape of the Port Hills and a non-complying activity in the Upper Slopes. This is consistent with the rule structure for dwellings, where the Plan provides for a more lenient housing density within the Lower Slopes and Visual Amenity Landscape to encourage development to this part of the Port Hills and to maintain relatively open Upper slopes.

Rules 5.1 and 5.1.2.2 address potential effects from electromagnetic radiation and power frequency electric and magnetic fields. The rules are firmly based on recognised national standards concerning these effects.

Rule 5.1.2.3 concerns cables and lines. The rules encourage undergrounding of such lines where this is a realistic expectation. New high voltage lines will require consent and assessment given their potentially significant visual impacts, with particular eye to siting.

Rule 5.1.2.4 discourages on-site energy production (subject to specific exemptions) because of potential adverse effects of such activities.

Rule 5.1.2.5 provides for small scale drainage and irrigation facilities which would not raise issues in respect to wider effects on water resources, where resource consent would be required.

Rule 5.1.2.6 provides for reticulated gas supplies of a scale appropriate to a residential or light industrial environment.

Rule 5.2 relates to utility buildings. It allows them to be of the same scale as rural buildings generally, but also recognising that functionally they do not require as much surrounding space as dwellings. Setback and recession plane requirements are set in place to protect neighbours and any adjoining Living zone from the bulk of utility buildings.

Rule 5.3 relates to utility structures which comprise very small buildings, or poles, masts, pylons and antenna. For operational efficiency these are allowed to be higher than buildings, but also require compliance with recession planes on Living zone boundaries where a utility support structure has a “thick” profile of more than 500 mm.

Rule 5.4 requires that telecommunication or radiocommunication towers (but not their attached fittings) be finished in colours which are (or weather to) shades which will not be visually obtrusive in the rural environment.

Rules 5.5 and 5.6 address buildings in the Areas of Outstanding Landscapes shown on the Planning Maps. These areas have been identified as having very special landscape values (see Part B Section 1.4). The landscapes they contain have been modified by human activities, particularly by the clearance of indigenous scrub or forest, but they remain mostly free of large structures or buildings. The rules allow very small structures or buildings, such as tramping huts or water tanks, as permitted activities, provided they are finished in materials with low reflectivity values. The Plan allows larger buildings to be erected in these areas if they need to be located there, for example, a skifield development. These buildings require a resource consent, and the Council maintains discretion over the location, siting and design of the building and associated infrastructure. Buildings which do not need to locate in an area of Outstanding Landscape, such as a house which could be located on a property outside the area of Outstanding Landscape, are non-complying activities and are discouraged from locating there.

The provisions are slightly different for the Port Hills. The Port Hills landscape has been subject to greater levels of residential development than the areas in the Malvern Hills and High Country. The Plan provisions allows for low level residential development on the Port Hills but controls the siting, design and density of houses and other buildings, to reduce potential visual effects. The Plan provisions protect the area located between the summit and a distance of 30.46m vertically below the Summit Road. This approach is similar to the existing protection given under the Summit Road (Canterbury) Protection Act 2001.The Plan policies recognise that there may be some sites within the Upper Slopes where a dwelling could be erected with only minor visual effects. However, most residential development is encouraged to locate in the Lower Slopes. Erecting houses in the Upper Slopes is therefore a non-complying activity and may be publicly notified. Erecting houses within the Lower Slopes is a restricted discretionary activity, to manage design and siting, and resource consent applications are non-notified.

Rule 5.7 recognises the role of rural areas surrounding areas of Outstanding Landscape in providing a quality backdrop. The rules manage the reflectivity of new buildings, to help maintain the appearance of a pre-dominance of vegetation cover in these areas. The rules for residential density (Rule 3.10), site coverage (Rule 3.11) and tree planting (Rule 2) also help to maintain the ‘rural character’ of these areas.

Rules 5.8 and 5.9 identify areas where dwellings and other principal buildings should not be erected as a permitted activity because of potential flooding unless where

indicated identified floor levels are met. The rules apply to dwellings and principal buildings, because these buildings are the ones likely to contain valuable assets which are not easily moved beyond reach of floodwaters. The rules do not apply to accessory buildings such as hay barns and implement sheds. In the Waimakariri Flood Category A area, seaward of the Coastal Hazard Line, and between any waterbody and any stopbank, floodwaters move at such a velocity that buildings are prone to both inundation and scouring of foundations. Therefore, dwellings and principal buildings are non-complying activities in these areas. They are strongly discouraged. The activity is not a prohibited activity due to the coarseness of the mapping, which means some land may be included in the flood areas (particularly around the edges) where the flood risk is minor. Flooding in the area covered by the Lower Plains and the Lake Ellesmere/Te Waihora flood areas, includes areas which are at risk from flooding based on the best available information. These areas may be subject to one or more forms of flooding, including ponding, stormwater, windlash and overland flow. Therefore, dwellings and principal buildings may be allowed if the building is appropriately designed or raised to reduce the risk of inundation or the level of damage from inundation, otherwise they are restricted discretionary activities (need resource consent). Specific consideration is required where development is proposed in close proximity to a stopbank due to the greater risk of damage to property and potential loss of human life from increased water velocity associated with a stopbank breach.

Rules 5.10 and 5.11 manage the effects of erecting buildings in Silent File Areas and Wāhi Taonga Management Areas, and on Wāhi Taonga Sites and Mahinga Kai sites. Activities which may disturb these areas and sites require a resource consent, so the Council can assess whether the activity will affect any culturally or archaeologically important site, as advised by local Rūnanga and in the case of the Wāhi Taonga Management Area which comprises the Rakaia River Mouth Moa Hunter Site (C39(a) and C39(b)), the New Zealand Historic Places Trust Pouhere Taonga.

The Council has a policy to consider reducing or waiving resource consent processing fees for activities in such areas (see Part B, Section 3.3).For further information on these areas and sites, refer to the Reasons for the Earthworks Rules.

Rule 5.12 manages the effects of tall buildings and other structures within the height restriction areas around West Melton airfield and Hororata Domain. Height restrictions apply to land which lies underneath the approach paths to the runway. Any breach of the height restrictions is a non-complying activity. The approach paths need to be clear of obstacles to ensure aircraft can take off or land safely. The height restrictions are shown in Appendix 19. They are drafted to accommodate the current use of the existing runways at both airfields. Height restrictions affect the range of land uses able to occur on surrounding properties. Therefore, any further restrictions on building height to accommodate further use of these airfields, would need to be considered alongside any proposal to increase use of either airfield.

Rule 5.14 manages additions or alterations to, and demolition of, heritage buildings. The buildings listed in Appendix 3 have been identified as having important heritage values. The process and criteria used to identify these buildings is outlined in Part B, Section 3.3.General cleaning and maintenance of these buildings does not require a resource consent but additions and alterations do. The Plan policies allow for additions and alterations because they are necessary to provide for their ongoing use and retention. The policies require alterations and additions to maintain or enhance the heritage values of the building, where practical. Demolition of heritage buildings also requires a resource consent. Demolition is not encouraged, although Plan policies recognise that in some cases there may be no practical, affordable alternative. The demolition or removal of listed buildings having a Category 1 classification under the HPT system is a non-complying activity recognising the particular significance of such buildings.

PART C

6 RURAL RULES - OUTDOOR SIGNS AND NOTICEBOARDS

Notes:

1. Outdoor Signs and noticeboards are defined in Part D of the Plan. Noticeboards hold information designed to be read by people stopping, whereas signs are designed to be read by people as they are passing by.
2. Outdoor Signs within any road reserve require the permission of the Council, even if the sign complies with the rules in the District Plan for a permitted activity.
3. All signs in the Porters Ski and Recreation Area shall be exempt from Rule 6.2, while signs required for the purpose of on-mountain directions and safety shall not be required to comply with Rule 6.1.
4. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

6.1 OUTDOOR SIGNS – GENERAL

Permitted Activities — Outdoor Signs – General

6.1.1 Erecting any outdoor sign shall be a permitted activity if all of the following conditions are met:

6.1.1.1 The sign, unless it is a temporary sign, is located entirely within the site to which it relates, and is not located on, or overhangs onto, any road reserve;

Note:

1. *Temporary sign is defined in Part D of the Plan. It includes any sign on a site for up to 6 months to advertise upcoming events or to sponsor a business or organisation which is associated with an activity on the site except that a period of 12 months prior to the event is specifically provided for signs advertising church and school anniversaries.*
2. *Rule 6.1.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.*

6.1.1.2 The sign is positioned so that it does not obstruct or impair the view for any motorist or pedestrian of any traffic signal, intersection, vehicle crossing, bend or corner;

6.1.1.3 The sign does not have any of the following features:

(a) Flashing or revolving lights;

(b) Sound effects;

(c) Balloons or blimps; or

(d) Moving parts;

6.1.1.4 The sign is designed so that it does not resemble a traffic sign or signal;

6.1.1.5 The light spill from any illuminated sign onto any adjoining property or the road reserve is not more than 3-lux spill;

6.1.1.6 The height of the sign is not more than:

(a) The height of the building to which it is attached; or

(b) 6m above the ground if the sign is not attached to a building;

6.1.1.7 The size of the sign, including any sign attached to a building, is not more than $3m^2$ and the total area of signage on the site does not exceed $6m^2$.

6.1.1.8 Any sign which is attached to a building and exceeds $3m^2$ in area does not protrude beyond the framework of the building;

6.1.1.9 The maximum number of signs on any one property, including any temporary signs, is in accordance with Table C6.1.

Table C6.1 — Maximum Number of Signs

No.	Sign Type	Maximum Number per Property
1	Any directional sign having: A maximum height of 1m; and A maximum size of $0.6m^2$; and Any message limited to 'entry' or 'exit' or arrows.	No maximum
2	Any sign required under other legislation or to provide for people's health or safety.	No maximum
3	Any sign advertising a property for sale if the sign is removed within one calendar month or the property being sold.	No maximum
4	Any sign denoting a place name or road name.	No maximum
5	Any sign denoting private property, wandering stock, fire restrictions and public access.	No maximum
6	Any sign which relates to products and services sold on-site at a shop or a service station.	No maximum
7	Any other sign.	Three

Discretionary Activities — Outdoor Signs – General

6.1.2 Erecting any outdoor sign which does not comply with Rule 6.1.1 shall be a discretionary activity.

6.2 OUTDOOR SIGNS AND OUTSTANDING NATURAL LANDSCAPE AREAS

Permitted Activities — Outdoor Signs and Outstanding Natural Landscape Areas

6.2.1 Erecting any outdoor sign shall be a permitted activity if all of the following conditions are met:

6.2.1.1 Any outdoor sign in any area shown on the Planning Maps as an Area of Outstanding Landscape is limited to:

(a) Any sign or signs depicting the name of, or information about, a place which is on the site to which the name or information relates; or

(b) Directional signs for traffic or pedestrians; or

(c) Signs indicating private property, fire restrictions, wandering stock, public reserves or public access; or

(d) Any sign required under other legislation;

Discretionary Activities — Outdoor Signs and Outstanding Natural Landscape and Port Hills Areas

6.2.2 Erecting any sign which does not comply with Rule 6.2.1 shall be a discretionary activity.

6.3 OUTDOOR SIGNS AND WEST MELTON OBSERVATORY LIGHTING AREA

Permitted Activities — Outdoor Signs and West Melton Observatory Lighting Area

6.3.1 Erecting any outdoor sign within the area shown on the Planning Maps as the West Melton Observatory Lighting Area shall be a permitted activity provided that the sign is not illuminated between the hours of 10:00pm and 6:00am, unless the sign is required to be illuminated under other legislation.

Restricted Discretionary Activities — Outdoor Signs and West Melton Observatory Lighting Area

6.3.2 Any sign which does not comply with Rule 6.3.1 shall be a restricted discretionary activity.

6.3.3 Under Rule 6.3.2, the Council shall restrict its discretion to consideration of:

6.3.3.1 The need for, or the desirability of, illuminated signage at night for the proposed activity;

6.3.3.2 Any adverse effects of the illuminated sign on the West Melton Observatory;

6.3.3.3 Any cumulative effects of illuminated signage on night glow in the sky around the Observatory;

6.3.3.4 The effectiveness of any proposed mitigation measures to reduce lux spill from the illuminated sign;

6.3.3.5 Any positive effects which may offset any adverse effects; and

6.3.3.6 Any monitoring or review conditions.

6.4 OUTDOOR SIGNS AND STRATEGIC ROADS

Permitted Activities — Outdoor Signs and Strategic Roads

6.4.1 Erecting any outdoor sign on a site adjoining a road which is listed in Appendix 9 as a Strategic Road shall be a permitted activity if all of the following conditions are met:

6.4.1.1 The sign has a maximum number of 5 words or a maximum combined number of 6 words and symbols;

6.4.1.2 There is a minimum separation distance between any 2 outdoor signs of:

(a) 70m, where the speed limit is 80km/hr; or

(b) 80m, where the speed limit is 100km/hr;

6.4.1.3 The sign is visible from a distance of:

(a) 175m, where the speed limit is 80km/hr; or

(b) 250m where the speed limit is 100km/hr;

6.4.1.4 The sign has a minimum height for any letter which complies with the values set out in Table C6.2.

Table 6.2 — Minimum Letter Sizes - Strategic Roads

Speed Limit	Main Message	Secondary Message
80 km/hr	250mm	125mm
100 km/hr	300mm	150mm

6.4.1.5 The sign is illuminated only when the premises are open for business; and

6.4.1.6 The sign is positioned at right angles to the road frontage of the site but angled off the direction of traffic by 5º.

Note:

1. Rule 6.4.1 does not apply to any temporary election sign that complies with the Electoral (Advertisements of a Specified Kind) Regulations 2005.

Restricted Discretionary Activities — Outdoor Signs and Strategic Roads

6.4.2 Any sign which does not comply with Rule 6.4.1 shall be a restricted discretionary activity.

6.4.3 Under Rule 6.4.2, the Council shall restrict its discretion to consideration of:

6.4.3.1 Any adverse effects, singularly or cumulatively, of the proposed sign on the safety of motorists, pedestrians or cyclists;

6.4.3.2 Any effects on reduced visibility for people moving into and out of properties along the Strategic Road;

6.4.3.3 Any potential effects on traffic speed, manoeuvring or general flow of traffic along the Strategic Road;

6.4.3.4 Any positive effects which may offset any adverse effects; and

6.4.3.5 Any monitoring or review conditions.

6.5 OUTDOOR SIGNS AND WATERBODIES

Permitted Activities — Outdoor Signs and Waterbodies

6.5.1 Erecting any outdoor sign shall be a permitted activity if all of the following conditions are met:

6.5.1.1 Except for navigational signs erected by an authority that has powers under the Local Government Act 1974, the sign is positioned no closer than:

(a) 20 metres from any waterbody listed in Appendix 17, other than a lake; or

(b) 10 metres from any other waterbody (excluding aquifers).

Note: Rule 6.5.1 does not apply to navigational signs erected by an authority that has powers under the Local Government Act 1974.

Discretionary Activities — Outdoor Signs and Waterbodies

6.5.2 Erecting any outdoor sign which does not comply with Rule 6.5.1 shall be a discretionary activity.

6.6 OUTDOOR SIGNS AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA

Permitted Activities — Outdoor Signs and Sites of Significance to Tāngata Whenua

6.6.1 Erecting any outdoor sign shall be a permitted activity if all of the following conditions are met:

6.6.1.1 Within any area listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any earthworks associated with any sign is limited to the disturbance of soil over areas and to depths where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks;

6.6.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any earthworks associated with any sign is limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;

6.6.1.3 Within any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 6.6.1.2, any earthworks associated with any sign does not involve the disturbance, damage to, removal or destruction of, any object, artefact or other symbol of pre-European settlement, occupation or use of that site; and

6.6.1.4 Within any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to or removal of indigenous vegetation associated with a sign is limited to that undertaken by Tāngata Whenua for Mahinga Kai purposes.

Restricted Discretionary Activities — Outdoor Signs and Sites of Significance to Tāngata Whenua

6.6.2 Any sign which does not comply with Rule 6.6.1 shall be a restricted discretionary activity.

6.6.3 Under Rule 6.6.2, the Council shall restrict its discretion to consideration of:

6.6.3.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local Rūnanga;

6.6.3.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(a), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local Rūnanga and the New Zealand Historic Places Trust Pouhere Taonga;

6.6.3.3 Any damage to, destruction or removal of, any object, remnant or artefact contained within a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 6.6.3.2, as advised by local Rūnanga;

6.6.3.4 Any adverse effects of the proposed activity on any Mahinga Kai site, as advised by local Rūnanga;

6.6.3.5 Other than in Wāhi Taonga Management Area C39(a), any potential costs to the landholder of not being able to undertake the proposed activity on that site;

6.6.3.6 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;

6.6.3.7 Any positive effects which may offset any adverse effects; and

6.6.3.8 Any monitoring or review conditions.

6.7 OUTDOOR SIGNS AND HEALTH AND SAFETY

Permitted Activities — Outdoor Signs and Health and Safety

6.7.1 Any outdoor sign required for operational warning, health or safety reasons shall be a permitted activity provided that the sign advertises only the name of the organisation carrying out the work or activity, and any relevant safety information.

6.8 OUTDOOR NOTICEBOARDS

Permitted Activities — Outdoor Noticeboards

6.8.1 Erecting any outdoor noticeboard shall be a permitted activity if all of the following conditions are met:

6.8.1.1 The noticeboard is located on a site where the speed limit on the adjoining road is 70km/hr or less;

6.8.1.2 The noticeboard is not located within a road reserve;

6.8.1.3 Any paper or other detachable notice is protected from wind or rain damage;

6.8.1.4 There is provision for motor vehicles to stop and park off the road alongside the noticeboard;

6.8.1.5 Only one noticeboard on any site; and

6.8.1.6 The noticeboard has the following dimensions:

(a) A maximum height of 2m; and

(b) A maximum area of $6m^2$.

Note: Rules 6.8.1.5 and 6.8.1.6 do not apply to noticeboards on reserves within the meaning of the Reserves Act 1977 and placed there by the administering authority.

Discretionary Activities — Outdoor Noticeboards

6.8.2 Erecting any outdoor noticeboard which does not comply with Rule 6.8.1 shall be a discretionary activity.

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
6.2	Outstanding Natural Landscape and Port Hills Areas	1.4	1.4.1	1.4.1 to 1.4.5, 1.4.7 to 1.4.9, 1.4.13, 1.4.16, 1.4.17, 1.4.20, 1.4.21, 1.4.23, 1.4.24, 1.4.29 and 1.4.30
6.3	West Melton Observatory Lighting Area	3.4	3.4.1 and 3.4.2	3.4.10 and 3.4.18 to 3.4.20
6.4	Strategic Roads	2.1	2.1.1	2.1.3, 2.1.5 and 2.1.6
6.5	Waterbodies	1.4	1.4.2	1.4.5 to 1.4.7
6.6	Sites of Significance to Tāngata Whenua	3.3	3.3.1	3.3.2 and 3.3.3.
6.8	Outdoor Noticeboards	1.3, 1.4	1.3.2, 1.4.1	1.3.5, 1.3.6 and 1.3.8, 1.4.1 to 1.4.5, 1.4.7 to 1.4.9, 1.4.13, 1.4.16, 1.4.17, 1.4.20, 1.4.21, 1.4.23, 1.4.24, 1.4.29 and 1.4.30

Reasons for Rules

Rule 6 manages the effects of noticeboards or outdoor signs. The rules distinguish between noticeboards – where information is posted for people to stop and read, and signs – which are intended to convey messages as people pass by.

Signs and noticeboards are essential tools to enable people and communities to exchange information and for businesses to operate. Incorrectly sited or designed signs and noticeboards can have adverse effects on traffic safety and on the amenity values of the rural area. Rules are needed to manage these effects because they are not effects on the person who installed the noticeboard or sign, so are unlikely to be considered by that person.

The rules for noticeboards focus on:

- Ensuring that any noticeboard is positioned so that vehicles can move on to and off the road safely, when they stop to read a noticeboard;
- Ensuring that papers and other documents are fixed to the board so they do not blow away or get damaged by weather; and
- Limiting the number of noticeboards per site.

Noticeboards are not intended to 'grab' the attention of passers-by, so design related rules are considered unnecessary, and signs identifying properties or conveying information (including those on reserves) are subject to more liberal controls recognising that they have little potential impact on amenities or traffic safety.

The rules allow signs as permitted activities (no resource consent needed) provided a number of conditions are complied with. The conditions address the following effects:

(a) Effects on traffic safety if signs are inappropriately positioned or designed, are too hard to read quickly, or obstruct the view of motorists or pedestrians. Special rules apply to signs along Strategic Roads because the paramount function of these roads is to carry 'through' traffic safely and efficiently;

(b) Nuisance effects on adjoining property owners from signs which have flashing lights, sound effects or moving parts;

(c) Effects on the character of the rural area if a proliferation of large signs occur. A proliferation of signage tends to be associated with urban or metropolitan areas, especially business areas.

(d) Effects on special areas (for example, Areas of Outstanding Landscape and Tāngata whenua sites) from large bold signage, or effects on the West Melton Observatory from illuminated signage.

A resource consent may be applied for to erect a sign or noticeboard which does not comply with the rules for permitted activities.

PART C

7 RURAL RULES — HAZARDOUS SUBSTANCES

Notes

1. Where a substance has more than one HSNO subclass applied the quantity limit for storage as a permitted activity will be based on the most restrictive threshold in Appendix 15, Table E15.2 for that substance. For instance a substance with 6.1A and 9.1B classifications would be based on the 6.1A quantities as 9.1B permits 5000 litres and 6.1A permits 1000 litres. 6.1A is the more restrictive threshold in Table E15.2 so that is the threshold to be used.
2. Rule 7 does not apply to the disposal of any hazardous substance by use of it in accordance with the manufacturer's instructions.
3. Any activity involving the storage, use, disposal, discharge or transportation of a hazardous substance may require resource consent from Environment Canterbury. Further enquiries should be made with Environment Canterbury.
4. Readers are advised to be familiar with the storage provisions of "New Zealand Standard 8409:2004, Management of Agrichemicals" and in particular Section 4 and Appendix L of that Standard.
5. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

7.1 STORAGE OF HAZARDOUS SUBSTANCES

Permitted Activities — Storage of Hazardous Substances

7.1.1 The storage of any hazardous substance shall be a permitted activity if all of the following conditions are met.

7.1.1.1 For all hazardous substances (except agrichemicals, fumigants and vertebrate toxic agents) the quantity of each subclass of hazardous substances listed in Appendix 15 Table E15.2 complies with the maximum storage quantities set out in Appendix 15 Table E15.2.

7.1.1.2 For agrichemicals, fumigants and vertebrate toxic agents:

(a) The quantity of each substance complies with the maximum storage quantities set out in Appendix 15 Table E15.3 apply; and

(b) The substance shall not be stored within 30 metres of any boundary with a site containing a Sensitive Activity (except where the sensitivity activity occurs on the same site as the storage of the substance), or the boundary of any Living or Business 1 Zone; and

(c) The storage shall comply with clauses 4.2.2.4, 4.2.3, 4.3.3, 4.5.2, and 4.6.2 of "New Zealand Standard 8409:2004 Management of Agrichemicals".

7.1.1.3 Any area used to store the hazardous substance or goods treated with the hazardous substance except for Liquefied Petroleum Gas (LPG) has an impervious surface which:

(a) Is separated from the bare ground;

(b) Is designed to contain any runoff of the substance or water contaminated with the substance;

(c) Has a minimum area able to be used to contain the hazardous substance amounting to no less than 110% of the total volume of any stored hazardous substance where the area is roofed; or

(d) Has a minimum area able to be used to contain the hazardous substance amounting to no less than 120% of the total volume of any stored hazardous substance where the area is unroofed.

7.1.1.4 The hazardous substance is stored in a sealed container which:

(a) Is made of a sound material that will not be weakened or corroded by the hazardous substance being stored in it;

(b) Is permanently labelled with the name of the contents; and

(c) Contains only one type of hazardous substance;

7.1.1.5 The hazardous substance is not stored:

(a) Within 20m of any waterbody (excluding aquifers), and

(b) In any area shown on the Planning Maps as a Silent File Area, Wāhi Taonga Site, Wāhi Taonga Management Area, or Mahinga Kai Site.

Note: *Rule 7.1.1.5 shall apply only to hazardous substances that are:*

(i) substances other than those that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS); and

(ii) substances that are listed in Policy 1(a)(ii) of Chapter 17 of the Canterbury Regional Policy Statement (RPS) and are transported by means other than through a pipe.

The substances listed in Policy 1(a)(ii) of the RPS are:

(a) Pesticides.

(b) Chlorinated solvents

(c) Timber preservatives

(d) Petroleum products

(e) Substances containing the following chemicals: arsenic, cadmium, chromium, cyanide, lead, mercury, nickel or selenium.

Discretionary Activities — Storage of Hazardous Substances

7.1.2 Any storage of hazardous substances which does not comply with Rule 7.1.1 shall be a discretionary activity.

7.2 TRANSPORT OF HAZARDOUS SUBSTANCES

Permitted Activities — Transport of Hazardous Substances

7.2.1 The transport of any hazardous substance in a boat or other craft over the surface of any waterbody shall be a permitted activity if any one of the following conditions is met:

7.2.1.1 The hazardous substance is contained in the motor or fuel tank of a motorised craft; or

7.2.1.2 The hazardous substance is spare fuel for a motorised craft and is carried in a sealed container specifically designed for that purpose; or

7.2.1.3 There is no road or vehicular access to the site where the hazardous substance is to be used and the hazardous substance is:

(a) Carried in a sealed, waterproof container which is specifically designed to carry that substance; and

(b) Permanently labelled with the name of the hazardous substance.

Non-Complying Activities — Transport of Hazardous Substances

7.2.2 Any activity which does not comply with Rule 7.2.1 shall be a non-complying activity.

7.3 MANUFACTURE OF HAZARDOUS SUBSTANCES

Discretionary Activities — Manufacture of Hazardous Substances

7.3.1 The manufacture of any hazardous substance, as either a product or by-product, shall be a discretionary activity.

7.4 DISPOSAL OF HAZARDOUS SUBSTANCES

Non-Complying Activities — Disposal of Hazardous Substances

7.4.1 The use of any land or facilities to dispose of any hazardous substance shall be a non-complying activity.

Note: *Disposal of any solid waste must comply with Rule 8.*

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part Two of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
7.1	Storage of Hazardous Substances	1.1, 1.3, 3.2, 3.3, 3.4, 4.2	1.1.1, 1.1.2, 1.3.1, 3.2.1, 3.3.1, 3.3.2, 3.4.1, 3.4.2, 4.2.1 and 4.2.2.	1.1.1, 1.3.1, 1.3.2, 3.2.1, 3.2.2, 3.3.2 to 3.3.5, 3.3.8, 3.4.1, 3.4.3, 3.4.18 to 3.4.20.
7.2	Transport of Hazardous Substances	1.3, 3.2	1.3.1 and 3.2.1	1.1.1, 1.3.4, 3.2.3, 1.3.4.
7.3	Manufacture of Hazardous Substances	1.1, 1.2, 1.3, 1.4, 3.1, 3.2, 3.3, 3.4, 4.2	1.1.2, 1.2.1, 1.3.1, 1.4.1. 3.1. , 3.2.1, 3.3.1 and 3.3.2, 3.4.1 and 3.4.2, 4.2.1 and 4.2.2.	3.2.2, 3.2.4, 3.3.2 to 3.3.4, 3.3.8, 3.4.1 to 3.4.3, 3.4.18 to 3.4.20.
7.4	Disposal of Hazardous Substances	1.1, 1.2, 1.3, 1.4, 3.1, 3.2, 3.3, 3.4, 4.2	1.1.2, 1.2.1, 1.3.1, 1.4.1, 3.1.1, 3.2.1, 3.3.1, 3.3.2, 3.4.1, 3.4.2, 4.2.1 and 4.2.2.	1.1.1, 1.2.6, 1.3.3. 3.2.4, 3.2.5. 3.3.2 to 3.3.4, 3.3.8, 3.4.1 to 3.4.3 and 3.4.18 to 3.4.20.
7.1	Storage of Hazardous Substances	1.1, 1.3, 3.2, 3.3, 3.4, 4.2	1.1.1, 1.1.2, 1.3.1, 3.2.1, 3.3.1, 3.3.2, 3.4.1, 3.4.2, 4.2.1 and 4.2.2.	1.1.1, 1.3.1 and 1.3.2, 3.2.1, 3.2.2, 3.3.2 to 3.3.5, 3.3.8, 3.4.1, 3.4.3, 3.4.18 to 3.4.20.

Reasons for Rules

The District Plan provisions manage the effects of hazardous substances on the environment, including on amenity values. The Plan recognises that the use of hazardous substances is an every day part of many activities in the Rural zone and that the use of these substances is adequately controlled by the Regional Council and other legislation. The Plan rules allow sufficient quantities of hazardous substances to be stored on-site for these such activities, as a permitted activity (no resource consent needed). The quantity limits have been established with regard to local conditions and requirements, and with due consideration to the HSNO controls, to the New Zealand Standard NZS8409:2004 Management of Agrichemicals, to national guidelines and procedures published and advocated by the Ministry of the Environment and the Environmental Risk Management Authority, to the Natural Resources Regional Plan, and to District Plans published by other territorial local authoritiesWhere those quantities are exceeded, resource consent is required to ensure that the hazardous substances are appropriately controlled. Similarly, the manufacture of hazardous substances may be appropriate in the Rural zone subject to a resource consent. Agrichemicals, Fumigants and Vertebrate Toxic Agents have different provisions recognising their use in primary production. This is also linked to the provision of specific setbacks for these substances from sensitive activities and the boundaries of Living and Business 1 Zones.

Many of the potential effects on health and safety of the use and storage of hazardous substances are addressed through other legislation and that the use of these substances is adequately controlled by the Regional Council and other authorities. The District Plan complements this legislation by addressing the effects of hazardous substances on health and safety, on prevailing and anticipated amenity values, and the wider potential environmental impact of those substances.

Users of agrichemicals are also strongly advised to adhere to the New Zealand Standard NZS8409:2004 Management of Agrichemicals, and in particular Section 4 and Appendix L of that document.

The Rules contain conditions to avoid or reduce the severity of effects on the environment from the accidental spillage or leakage of a hazardous substance. The rules apply to activities where there is no intentional discharge. While accidental leaks and spills can be prosecuted as unlawful discharges, the damage to the environment has already occurred. The District Plan therefore adopts a preventative approach. Regional Councils control the intentional discharge of contaminants under the Act.

The transport of hazardous substances over waterbodies and the disposal of hazardous substances are discouraged. Hazardous substances that leak or spill into water

are more difficult to contain than on land, and the potential effects on wildlife, drinking water supplies, recreational and cultural values are much higher.

The disposal of hazardous substances in the District is a non-complying activity. Disposal does not include the application of hazardous substances in accordance with manufacturer's instructions. In these cases, effects on the environment are likely to be minor.

PART C

8 RURAL RULES - WASTE

Notes

1. Any landfill must comply with Rule 1 – Earthworks.
2. Regional rules also apply to the spreading of effluent on to land, and the discharge of solid waste on to land where it may leach into groundwater. Therefore, Environment Canterbury should be contacted.
3. Regional rules apply to separation distances between offal pits and water bores. Therefore, Environment Canterbury should be contacted.
4. The burning of solid waste outdoors may be restricted at certain times and conditions, under the Forest and Rural Fires Act 1977. Selwyn District Council should be contacted for more information.
5. Disposal of solid waste includes the disposal of offal.
6. Disposal of solid waste does not include the deposition of clean fill on to a site as part of preparing building sites or other construction work, landscaping, filling holes, or recontouring land, or the spreading of deep litter bedding (straw/sawdust) from intensive livestock production on land.
7. $3m^3$ of solid waste is approximately twelve, 240 litre wheelie bins.
8. PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.
9. Development contributions under the LTCCP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

8.1 GENERATION, STORAGE AND DISPOSAL OF SOLID WASTE

Permitted Activities — Generation, Storage and Disposal of Solid Waste

8.1.1 Any activity which involves the generation, storage or disposal of solid waste shall be a permitted activity if all of the following conditions are met:

8.1.1.1 The activity generates not more than $3m^3$ of solid waste per week, averaged over any calendar year;

8.1.1.2 Any storage, sorting or redistribution of solid waste on-site:

(a) Involves only solid waste generated as part of any activity occurring on the site;

(b) Is stored in a closed waterproof container or is covered with a material that prevents nuisance effects from litter, odour, flies, vermin, dogs or birds; and

(c) Is only stored on-site until it is able to be collected or removed for treatment or disposal elsewhere;

8.1.1.3 Any disposal of solid waste on-site:

(a) Occurs only on sites where there is no public collection service available at the property boundary for the form of solid waste being disposed of;

(b) Involves only solid waste generated as part of any activities occurring on the site;

(c) Has a maximum volume of not more than $3m^3$ per week, averaged over any calendar year;

(d) Does not include any hazardous substance(s);

(e) Is not disposed of within 100 metres of any waterbody (excluding aquifers);

(f) Is not disposed of within 45m of any property boundary;

Note: Compliance with Rule 8.1.1.3(h) below is also required.

(g) Is not disposed of within an area identified in the Plan or on the Planning Maps as a Silent File Area, Wāhi Taonga Site, Wāhi Taonga Management Area, Mahinga Kai Site, or a Heritage Site; and

(h) Is buried at least 1 metre below the ground surface or is covered with a material to prevent nuisance effects from litter, odour, flies, vermin, dogs or birds.

Notes

Rule 8.1.1.1 does not apply to clean fill or green waste which is generated on the same property on which it is disposed of, or to livestock or crops which are grown or reared on-site.

Rule 8.1.1.2(a) does not apply to bins of not more than $5m^3$ in size, which are used to collect clothing, cans, bottles or paper/cardboard for recycling and which are ancillary to the main activity(ies) on the site.

Rule 8.1.1.3(c) does not apply to green waste, offal or livestock which is from plants or livestock grown or reared on the same property.

Rule 8.1.1.3(c) does not apply to clean fill which is sourced from the same property.

Rule 8.1.1.3(h) does not apply to ashes.

Restricted Discretionary Activities — Generation, Storage and Disposal of Solid Waste

8.1.2 Any activity which does not comply with Rule 8.1.1.1 shall be a restricted discretionary activity.

8.1.3 Any resource consent application made under Rule 8.1.2 shall be non-notified and shall not require the written approval of affected parties.

8.1.4 Under Rule 8.1.2 the Council shall restrict its discretion to consideration of:

8.1.4.1 The approval of a management plan which identifies practical ways to reduce the amount of solid waste needed to be disposed of;

8.1.4.2 The method used to dispose of solid waste;

8.1.4.3 Any positive effects which may offset any adverse effects;

8.1.4.4 Any monitoring or review conditions.

Discretionary Activities — Generation, Storage and Disposal of Solid Waste

8.1.5 Any use of land or establishing of facilities for the storage, sorting or redistribution of solid waste which does not comply with Rule 8.1.1.2 shall be a discretionary activity.

8.1.6 Any use of land or establishing of facilities for the disposal of solid waste which does not comply with Rule 8.1.1.3 shall be a discretionary activity if any one of the following standards and terms are met:

8.1.6.1 The solid waste being disposed of is clean fill only; or

8.1.6.2 The solid waste being disposed of is monofill from an industrial or business activity, and does not include any hazardous substance(s).

8.1.6.3 The solid waste being disposed of is offal or animal carcasses in a pit located between 10 metres and 45 metres from the boundary of the site.

Non-Complying Activities — Generation, Storage and Disposal of Solid Waste

8.1.7 Any other landfill, or any other use of land or facilities to dispose of solid waste, which does not comply with Rule 8.1.6 shall be a non-complying activity.

8.2 TREATMENT AND DISPOSAL OF LIQUID WASTE

Discretionary Activities — Treatment and Disposal of Liquid Waste

8.2.1 The use of any land or establishing any facilities to treat or dispose of reticulated sewage, biosolids or septic tank sludge shall be a discretionary activity.

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
8.1	Generation, Storage and Disposal of Solid Waste	1.1, 1.3, 2.2, 2.4, 3.1, 3.2, 3.3, 3.4, 4.2	1.1.1, 1.1.2, 1.3.1 1.3.2, 2.2.1, 2.2.2, 2.4.1, 2.4.2, 3.1.1, 3.2.1, 3.3.1,3.3.2, 3.4.1, 3.4.2, 4.2.1 and 4.2.2,	1.1.1, 1.1.4,1.3.1, 1.3.4, 1.3.5, 2.2.4, 2.2.5, 2.2.9, 2.4.1 to 2.4.8, 3.2.4, 3.2.5, 3.3.2 to 3.3.4, 3.3.8, 3.4.1 to 3.4.3, 3.4.14, 3.4.18 to 3.4.20, 4.2.1.
8.2	Treatment and Disposal of Liquid Waste	1.1, 2.4, 3.4, 4.2	1.1.1, 2.4.2, 3.4.1 3.4.2, 4.2.1, 4.2.2.	1.1.1, 2.4.4 to 2.4.7, 3.4.1, 3.4.3, 3.4.18 to 3.4.20, 4.2.1.

Reasons for Rules

Rule 8 manages effects on the environment from the generation, storage and disposal of solid waste and effluent. Rules in the District Plan are needed because many of the effects of disposing of waste are effects on surrounding properties and other parts of the environment, rather than effects on the site of waste disposal. The Regional Council controls effects of the disposal of waste on groundwater, but there are other effects to consider. These include: nuisance effects from odour, litter, vermin; and effects on the amenity values of areas.

Rules 8.1.1 to 8.1.7 provide conditions for solid waste to be generated, stored or disposed of on-site as a permitted activity (no resource consent needed). Rule 8.1.2 requires a resource consent for activities which generate large amounts of waste. Rule 8.1.4 requires such activities to have a waste minimisation and disposal plan. The reason for the rules is to encourage people generating large quantities of waste to consider: how they may reduce the waste generated; and how they will dispose of it in an environmentally acceptable way. In most cases, this will not include disposal on-site. In that regard these rules are consistent with the Council's Waste Management Strategy (1997) and Plan (1998).

Rule 8.1.1.2 addresses potential nuisance effects from waste stored on-site.

Rule 8.1.1.3 provides for solid waste to be disposed of on-site in the rural area, in certain cases. The Council does not however encourage this practice. Notwithstanding, 20% of households in the District do not have a public waste collection service at their property boundary, and public waste collection services do not take offal or other farm waste. The rule is therefore designed to allow for the on-site disposal of small quantities of waste from households and farms under conditions which help to reduce potential effects on the environment. The rule does not allow for the disposal of large quantities of waste on-site.

Facilities for the disposal of inert fill and monofills (excluding hazardous substances, offal or animal carcasses), and for the storage, treatment or redistribution of large quantities of general waste, are provided for as discretionary activities. They are appropriate activities in the Rural zone, provided the site and operating conditions are managed to ensure that potential effects are addressed. Disposal of large quantities of general waste in the District is a non-complying activity and will only be considered where any potential effects on the environment will be minor.

Rule 8.2.1 requires a resource consent to use land or establish facilities for the treatment and disposal of reticulated sewage or septic tank sludge. The Rural zone is an appropriate area for these activities, but the conditions of the site and the proposed operation need to be managed to avoid or mitigate potential effects. Resource consents are required from the Regional Council to address potential effects on groundwater. Other potential effects arising from such activities are managed by District Plan rules, including (but not limited to): nuisance effects on surrounding properties; effects on sites with special ecological, heritage or cultural values; amenity values; and potential 'reverse sensitivity' effects.

PART C

9 RURAL RULES - ACTIVITIES

Notes

1 Any activity which is covered by Rules 1 to 8 or Rule 10 must comply with those rules, as well as Rule 9:

- Earthworks – see Rule 1
- Tree planting - see Rule 2
- Buildings – see Rule 3
- Roading– see Rule 4
- Utilities – see Rule 5
- Signs and Notice boards – see Rule 6
- Hazardous Substances – see Rule 7
- Waste Disposal –see Rule 8
- Subdivision – see Rule 10

2 Any activity involving the taking, damming or diverting of water or the discharge of contaminants may require a resource consent from the Regional Council. Therefore, Environment Canterbury should be contacted.

3 Underlined words are defined in Part D of the Plan.

4 PERMITTED ACTIVITIES do not require a resource consent. OTHER ACTIVITIES do require a resource consent.

5 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

9.1 ACTIVITIES — GENERAL

Permitted Activities — Activities – General

9.1.1 Any activity shall be a permitted activity if all of the following conditions are met:

9.1.1.1 The activity complies with all other rules of the Plan (Rules 1 to 8 or Rule 10);

9.1.1.2 The activity is not listed as a discretionary activity in Rule 9.2.1.

9.1.1.3 The activity is not listed as a non-complying activity in Rule 9.2.2.

Other Activities — Activities – General

9.1.2 Any activity which does not comply with Rule 9.1.1.1 shall have the status of the rule with which it does not comply.

9.2 ACTIVITIES – LISTED ACTIVITIES

Discretionary Activities — Listed Activities

9.2.1 All of the following activities shall be discretionary activities irrespective of whether they comply with all other rules in the Plan for permitted activities:

9.2.1.1 Any activity which requires an Offensive Trade Licence under the Health Act 1956;

9.2.1.2 Any activity which involves the composting of organic material, where that material is brought on to the site except where additional material such as saw dust or straw is required as part of the process of composting pigs;

9.2.1.3 Any activity which involves the manufacture of fertiliser from organic material, where that material is brought on to the site;

9.2.1.4 Prisons or detention centres; and

9.2.1.5 Camping ground facilities.

Non-Complying Activities — Listed Activities

9.2.2 All of the following activities shall be non-complying activities irrespective of whether they comply with all other rules in the Plan for permitted activities:

9.2.2.1 Any other industrial activity, except for an other industrial activity being a home based occupation.

Note: *Rule 9.2.2 does not apply to any temporary activity.*

9.3 ACTIVITIES IN THE PORT HILLS, MALVERN HILLS AND HIGH COUNTRY

Permitted Activities — Activities in the Port Hills, Malvern Hills and High Country

9.3.1 Permitted activities in the areas shown on the Planning Maps as the Port Hills, Malvern Hills and High Country are limited to any one or more of the following:

9.3.1.1 The growing or rearing of crops or livestock, including forestry, viticulture and horticulture;

9.3.1.2 Recreation and tourism activities and facilities associated with the use of the natural resources in the area or the appreciation of the physical surroundings;

9.3.1.3 Areas for the conservation, protection and enhancement of natural resources;

9.3.1.4 Visitor accommodation, retail sales and other business activities any of which are ancillary to or associated with activities listed in Rules 9.3.1.1, Rules 9.3.1.2 or Rules 9.3.1.3;

9.3.1.5 Transport networks;

9.3.1.6 Mining and other industrial activities which involve the use or extraction of natural resources found in the area;

9.3.1.7 Education and research activities associated with the natural resources in the area or appreciation of the physical surroundings;

9.3.1.8 Residential activities and home based occupations and;

9.3.1.9 Community facilities, including schools;

9.3.1.10 In all areas, temporary military training activities

Note: *Refer to Appendix 21, 22, 23 or 25 for conditions, standards and matters of control/discretion which apply to specific activities in the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs, Grasmere and Rocklands, and as Porters Ski and Recreation Area. These are existing development areas in the High Country and Port Hills.*

Non-Complying Activities — Activities in the Port Hills, Malvern Hills and High Country

9.3.2 Any activity in the areas shown on the Port Hills, Malvern Hills and High Country, and which is not listed in Rule 9.3.1 shall be a non-complying activity

9.4 SCALE OF NON-RESIDENTIAL AND NON-RURAL ACTIVITIES

Permitted Activities — Scale of Activities

9.4.1 Any activity which is not a rural activity or a residential activity shall be a permitted activity if the following conditions are met:

9.4.1.1 The maximum area of any site covered by building(s), loading, storage and waste areas used for any other activity on the site does not exceed 100m2 and no more than two full-time equivalent persons are employed in undertaking any other activity on the site; or

9.4.1.2 The activity is undertaken by either an approved tertiary education provider (as defined in the Education Act 1989) or a Crown Research Institute involving the use of land or buildings for the purpose of growing or rearing of crops or livestock and associated monitoring of the environment for research and education purposes but excluding conferencing, accommodation, recreation and retail activities.

Note: *Rule 9.4.1 does not apply to any temporary activity or any activity within the Porters Ski and Recreation Area, Rural Based Industrial Activity or any Other Industrial Activity (where Rule 9.5.1 andRule 9.2.2 apply), or Utilities (where rules in Part C Rule 5 Utilities apply).*

Discretionary Activities — Scale of Activities

9.4.2 Any activity which does not comply with Rule 9.4.1 shall be a discretionary activity.

9.5 RURAL BASED INDUSTRIAL ACTIVITIES

Permitted Activities — Rural Based Industrial Activities

9.5.1 Any rural based industrial activity shall be a permitted activity if the following conditions are met:

9.5.1.1 The maximum area of any site covered by any building(s), loading, storage and waste areas used for any rural based industrial activity on the site shall be 100m².

9.5.1.2 No more than two full-time equivalent persons are employed in undertaking the activity on the site.

Note: *Rule 9.5.1 does not apply to any temporary activity.*

Discretionary Activities — Rural Based Industrial Activities

9.5.2 Any activity which does not comply with Rule 9.5.1 shall be a discretionary activity if one of the following standards and terms are met:

9.5.2.1 The site is located within the Outer Plains, as shown on the Planning Maps; or

9.5.2.2 Any building and/or operations expansion or addition associated with the poultry processing plant of Brinks South Island, 1310–1312 Main South Road, Weedons that occurs within land parcels Lot 1 and/or Lot 2 DP 20292; or

9.5.2.3 Any upgrading of the existing on-site irrigation waste disposal associated with the poultry processing plant of Brinks South Island, Main South Road, Weedons that occurs within land parcels Lot 4 DP 22430 and/or Lot 2 DP 83245; or

9.5.2.4 Any building and/or operations expansion or addition associated with the feedmill of Feedco Canterbury, 162 Selwyn Road, Broadfield that occurs within land parcel Lot 2 DP 61860.

Non-Complying Activities — Rural Based Industrial Activities

9.5.3 Any activity which does not comply with Rule 9.5.2 shall be a non-complying activity.

9.6 ACTIVITIES AND CONTAMINATED LAND

Permitted Activities: Activities and Contaminated Land

9.6.1 Any activity on land which is contaminated shall be a permitted activity provided that none of the following activities are undertaken on that land:

9.6.1.1 Erecting any dwelling or undertaking residential activities;

9.6.1.2 The use of land for educational activities or erecting any educational facilities;

9.6.1.3 Outdoor recreation activities; and

9.6.1.4 Growing or rearing of food crops or livestock;

Restricted Discretionary Activities — Activities and Contaminated Land

9.6.2 Any activity which does not comply with Rule 9.6.1 shall be a restricted discretionary activity.

9.6.3 Under Rule 9.6.2, the Council shall restrict its discretion to consideration of:

9.6.3.1 The effectiveness of any proposed mitigation measures that reduce the risk of any adverse effects on people or the environment from contaminated land;

9.6.3.2 The effectiveness of any mitigation measures proposed to reduce the risk of effects on people or to remove or contain the area of contaminated land;

9.6.3.3 Any effects on the environment or other people resulting from any mitigation measures, including where any contaminated soil removed from the site will be disposed to and how;

9.6.3.4 Any positive effects which may offset any adverse effects; and

9.6.3.5 Any monitoring or review conditions.

9.7 ACTIVITIES ON THE SURFACE OF WATERBODIES

Permitted Activities — Activities on the Surface of Waterbodies

9.7.1 Any activity on the surface of any waterbody shall be a permitted activity if all of the following conditions are met:

9.7.1.1 The use of motorised craft on the surface of any of the following lakes: Blackwater; Catherine; Evelyn; Georgina; Grasmere; Hawdon; Henrietta; Ida; Letitia; Lillian; Marymere; Moana Rua/Pearson; Red Lakes; Rubicon; Sarah; Selfe; or Vagabonds Inn, is limited to one of the following uses:

(a) Emergency search and rescue work; or

(b) Law enforcement;

9.7.1.2 Any use of motorised craft on the surface of any waterbody for overnight accommodation is limited to one night on any waterbody, in any one month period;

Notes:

Rule 9.7.1.2 does not apply to overnight accommodation on craft on any waterbody in emergency weather conditions or where the craft has mechanical problems.

For erecting structures across the surface of waterbodies, see Rule 5 – Utilities.

Non-Complying Activities — Activities on the Surface of Waterbodies

9.7.2 Any activity on the surface of a waterbody which does not comply with Rule 9.7.1 shall be a non-complying activity.

9.8 ACTIVITIES AND THE KEEPING OF ANIMALS

Permitted Activities — Activities and the Keeping of Animals

9.8.1 The keeping of animals shall be a permitted activity if all of the following conditions are met:

9.8.1.1 Any keeping of animals does not include:

(a) The boarding of animals, including catteries and kennels; and

(b) Intensive livestock production;

9.9 ACTIVITIES AND THE BOARDING OF ANIMALS

Restricted Discretionary Activities — Activities and the Boarding of Animals

9.9.1 Any activity which involves the boarding of animals shall be a restricted discretionary activity if all of the following standards and terms are met:

9.9.1.1 Any building or compound is setback a minimum distance of 50m from any property boundary;

9.9.1.2 Any building or compound is setback a minimum distance of 30m from any road boundary; and

9.9.1.3 Any building or compound used for the boarding of animals is set back a minimum distance of 200m from the nearest boundary of: any Living zone; or any Existing Development Area, as shown on the Planning Maps.

9.9.2 Under Rule 9.9.1, the Council shall restrict its discretion to consideration of:

9.9.2.1 Any potential nuisance effects from noise, traffic, odour or inadequate animal containment on surrounding properties;

9.9.2.2 The effectiveness of any proposed mitigation measures to reduce effects of noise, traffic, odour or inadequate animal containment on surrounding properties;

9.9.2.3 Any positive effects which may offset any adverse effects; and

9.9.2.4 Any monitoring or review conditions.

Discretionary Activities — Activities and the Boarding of Animals

9.9.3 Any activity which does not comply with Rule 9.9.1 shall be a discretionary activity.

9.10 Activities and Intensive Livestock Farming

Controlled Activities — Activities and Intensive Livestock Farming

Expansion of Existing Intensive Piggery Production Activity

9.10.1 The expansion of any existing intensive piggery production activity shall be a controlled activity if all of the following standards and terms are met:

9.10.1.1 That the applicant has obtained an air discharge consent or if no consent is required a Certificate of Compliance from the Canterbury Regional Council, covering the discharge of odour from the proposed expanded piggery.

9.10.1.2 The proposed expansion would result in a nil increase in overall odour emission rate from the site. The applicant shall provide an assessment from a suitably qualified expert which demonstrates the nil increase in overall odour emission rate from the site. The assessment shall consider relevant New Zealand and international odour emission rate information and research for the piggery industry. The Council may appoint its own suitably qualified expert (the expert is to be agreed to with the applicant) to peer review the assessment provided by the applicant to confirm compliance with this standard.

9.10.1.3 The increase in the number of stock pig units (SPUs) shall not exceed 50% of the existing SPUs, where SPU is to be calculated from existing stock numbers as per Table C9.1 below.

Table C9.1 - Standard SPU multipliers for different classes of pig

	Definition	SPU Factor
Gilt	24-30 weeks	1.8
Boar	100-300kg	1.6
Gestating sow	160-230kg	1.6
Lactating sow	160-230kg	2.5
Sucker	0-4 weeks	0.1
Weaner	4-10 weeks	0.5
Grower	10-16 weeks	1
Finisher	16-24 weeks	1.6
Heavy Finisher	Over 24 weeks	1.8

9.10.1.4 The applicant has prepared a management plan to deal with activities that have the potential to produce an offensive or objectionable odour. This management plan shall address the following:

(a) Management of shed

(b) Effluent collection and storage systems

(c) Manure application to land systems

(d) Carcass disposal system

(e) Landscaping and building design

(f) The keeping of monitoring and maintenance records

(g) Performance review process

(h) Any consultation with the local community and the operation of a complaints system.

9.10.2 In considering any application for a resource consent under Rule 9.10.1 the Council shall, in granting consent and in deciding whether to impose conditions, exercise its control over the following matters:

9.10.2.1 Any adverse effects from odour, dust, noise or traffic on surrounding properties;

9.10.2.2 The effectiveness of any proposed mitigation measures incorporated into the management plan to address potential adverse effects;

9.10.2.3 The location of buildings to avoid, remedy or mitigate potential adverse odour effect associated with any relocation of the odour emission source to another part of the site;

9.10.2.4 Any positive effects which may offset any adverse effects;

9.10.2.5 Any monitoring or review conditions.

Restricted Discretionary Activities — Activities and Intensive Livestock Farming

9.10.3 The establishment of any new site for intensive livestock production or the expansion of any existing intensive livestock production activity shall be a restricted discretionary activity, unless it is a controlled activity under Rule 9.10.1.

9.10.4 Under Rule 9.10.3 the Council shall restrict its discretion to consideration of:

9.10.4.1 Any adverse effects from odour, dust, noise or traffic on surrounding properties;

9.10.4.2 The effectiveness of any proposed mitigation measures to address potential adverse effects;

9.10.4.3 Any positive effects which may offset any adverse effects; and

9.10.4.4 Any monitoring or review conditions.

9.11 ACTIVITIES AND NEW OR EXPANDED DAIRY FARMS

Permitted Activities — Activities and New or Expanded Dairy Farms

9.11.1 The establishment of, or any extension to, any dairy farm is on land shall be a permitted activity where the following conditions are met:

9.11.1.1 All dairy cows are excluded from all land within 10m from any waterbody (excluding aquifers).

9.11.1.2 It is on land which is adjoining to that of the milking shed

Notes:

Dairy farm means all the land used to support a dairy milking platform but excludes separate off-farm land areas used to graze dry dairy cows.

Rule 9.11.1.1 applies to the conversion of new land to dairying and for both grazing and droving of dairy cows; it does not include land which is used for grazing beef herds.

For Rule 9.11.1.2 expanding dairy farms include dairy farms which are expanding through an increase in herd numbers or an increase in land area.

Rule 9.11.1.2 does not apply to land which is used for grazing dry herds.

Adjoining is defined in Part D of the Plan and includes any land which is separated by a road, easement, water race or drain.

Where stock access is across a State Highway, Transit must be consulted.

9.11.2 All dry dairy cows on separate off-farm land areas shall be excluded from any waterbody.

Restricted Discretionary Activities — Activities and New or Expanded Dairy Farms

9.11.3 Any new or expanded dairy farm or off-farm dairy grazing activity that does not comply with Rule 9.11.1.1 or Rule 9.11.1.2 shall be a restricted discretionary activity.

9.11.4 Under Rule 9.11.3 the Council shall restrict its discretion to consideration of:

9.11.4.1 The effect on natural character and indigenous biodiversity;

9.11.4.2 Any mitigation measures to prevent or reduce animal access to the waterbody or its riparian margin.

9.11.5 The establishment of any new dairy farm or any extension to an existing dairy farm which does not comply with Rule 9.11.1.2 shall be a restricted discretionary activity.

9.11.6 Under Rule 9.11.5 the Council shall restrict its discretion to consideration of:

9.11.6.1 The proposed method to move dairy cows between grazing areas and milking sheds;

9.11.6.2 Traffic safety;

9.11.6.3 Any positive effects which may offset any adverse effects; and

9.11.6.4 Any monitoring or review conditions.

9.12 ACTIVITIES AND CARPARKING, VEHICLE CROSSINGS, ACCESS AND EGRESS

Permitted Activities — Carparking, Vehicle Crossings, Access and Egress

9.12.1 The activity shall comply with the rules for carparking, vehicle crossings, vehicle access and egress set out in Rule 4, and Appendix 10 for specific provisions applying to State Highways to be a permitted activity.

Default Activity — Carparking, Vehicle Crossings, Access and Egress

9.12.2 Any activity which does not comply with Rule 9.12.1 shall have the status set out in Rules 4.4 to 4.6 for the rules(s) with which it does not comply.

9.13 ACTIVITIES AND VEHICLE MOVEMENTS

Permitted Activities — Activities and Vehicle Movements

9.13.1 Any activity which does not exceed the following maximum number of vehicle movements shall be a permitted activity:

9.13.1.1 Road Unformed and, or not maintained by Council:

(a) For any commercial or industrial related activity where access is required off an unformed and un-maintained road, excluding normal farming activities: Nil.

(b) For any individual property access off an unformed and un-maintained road: 15 equivalent car movements per day (ecm/d) per site.

9.13.1.2 Road Formed, Sealed and maintained by Council:

(a) State Highway and Arterial Roads (as identified in Appendix 9): 30 ecm/d per site averaged over any one week period).

b) Local and Collector Roads: 60 ecm/d per site (averaged over any one week period).

9.13.1.3 Road Formed, Unsealed and maintained by Council:

(a) 60 ecm/d per site (averaged over any one week period).

Note:

1 *Rule 9.13.1 does not apply to vehicle movements between sites within a property; relocating of premises; or any other temporary activity.*

2 *For the purposes of Rule 9.13.1.2, Local roads are those roads which are not listed in Appendix 9 as State Highways, Arterial Roads, or Collector Roads.*

3 *Rule 9.13.1 does not apply to the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs and Grasmere – refer to the provisions in Appendix 21 (Terrace Downs) or Appendix 22 (Grasmere).*

4 *Rule 9.13.1 does not apply to existing plantations.*

5 *Rule 9.13.1 does not apply to roads within the Porters Ski and Recreation Area.*

6 Rule 9.13.1 does not apply to activities of a limited duration required by normal primary production activities including agriculture, horticulture, aquaculture, forestry and fishing.

For the purposes of this exemption "activities of a limited duration" means: Rural activities which are temporary and/or intermittent in nature, such as crop harvesting, crop irrigation and general use of farm machinery but does not include Rural Industrial Activities or Intensive Livestock Farming. Such uses may occur on a limited number of days in a year, a limited hours in a day or a limited number of days in a week or month.

7 Guidance for the preparation of a Traffic Management Plan can be found in New Zealand Transport Agencies Code of Practice for Temporrary Traffic Mangement (COPTTM).

8 *The Selwyn District Council Traffic and Parking Bylaw 2009 (and subsequent versions) applies to both permanent and temporary activities and may require the preparation of a Traffic Management Plan in certain circumstances. Please refer to the Bylaw for further details.*

Discretionary Activities — Activities and Vehicle Movements

9.13.2 Any activity which does not comply with Rule 9.13.1 shall be a discretionary activity. The Council's discretion may include but shall not be limited to:

9.13.2.1 Any works required to the road to upgrade it to the standards set out in the Council's Engineering Code of Practice;

9.13.2.2 Any potential adverse effects of traffic on the amenity values of surrounding residents and on other uses of the road, including (but not limited to) stock droving;

9.13.2.3 In respect to the integration of land use and transport, the appropriateness of the location within the existing and planned road network.

9.13.2.4 The position and design of any vehicle crossing or vehicle access and egress;

9.13.2.5 Any positive effects which may offset any adverse effects; and

9.13.2.6 Any other relevant matters including relevant objectives and policies.

9.13.2.7 Any monitoring or review conditions.

9.14 ACTIVITIES AND AIRCRAFT MOVEMENTS

Permitted Activities — Activities and Aircraft Movements

9.14.1 The following aircraft movements are permitted:

9.14.1.1 Taking off and landing which is associated with:

(a) Emergency, fire control or law enforcement work; or

(b) Seasonal farming work such as topdressing, spraying, stock management, fertiliser application, frost mitigation, or associated activities; or

(c) The operation of military aircraft.

(d) Aircraft movements associated with activities within the Porters Ski and Recreation Area.

9.14.1.2 Other aircraft movements, provided that:

(a) The noise produced at any notional boundary in the Rural Zone or at the boundary of any Living Zone is no more than 50 dBA Ldn; and

(b) Where the airstrip or helipad is located within 1 km of the nearest boundary of any Living zone, there are no more than 14 flights (28 aircraft movements) / week on any one property except that on any five days in any continuous six month period, an unlimited number of flights is permitted.

For the purposes of this rule:

- Aircraft noise may be averaged over periods of seven consecutive days and the averaged value shall not exceed 50 dBA Ldn, and in any case the limit shall not be exceeded by more than double the sound exposure limit (i.e. 3 dBA Ldn terms) on any one day. Daily sound exposure values shall be averaged on an arithmetic basis

- The notional boundary shall not be measured from any residential activity which exists on the same property as the aircraft movements.

Discretionary Activities — Activities and Aircraft Movements

9.14.2 The use of any land or establishing any facilities for taking off or landing or aircraft which does not comply with Rule 9.14.1 shall be a discretionary activity.

9.15 ACTIVITIES AND AUDIBLE BIRD SCARING DEVICES

Permitted Activities — Activities and Audible Bird Scaring Devices

9.15.1 Any activity shall be a permitted activity provided that the following rules are met:

9.15.1.1 The use of any air horn, siren or amplified sound occurs:

(a) During daytime; and

(b) For a maximum period of 2 seconds at any one time and for not more than 10 such times in any one hour; and

(c) No impulsive noise event shall exceed 65 dBA SEL;

9.15.1.2 The use of any other audible bird scaring device complies with the following daytime noise limits:

(a) No impulsive noise event shall exceed 65 dBA SEL; and

(b) The number of noise events shall not exceed 18 in any one hour period;

9.15.1.3 The use of any other audible bird scaring device complies with the following sunset and sunrise noise limits:

(a) No impulsive noise event shall exceed 60 dBA SEL; and

(b) The number of impulsive noise events shall not exceed 3 in any one hour period.

9.15.1.4 The use of any other audible bird scaring device complies with the following night-time noise limits:

(a) No device shall be operated to exceed 40 dBA Leq (10 min).

9.15.1.5 For the purposes of Rule 9.15.1:

(a) An audible bird-scaring device includes any firearm used for this purpose.

(b) 'Daytime' is measured as 1 hour after sunrise to 1 hour before sunset. 'Sunset' is measured as 1 hour before sunset to 1 hour after sunset. 'Night-time' is measured as 1 hour after sunset to 1 hour before sunrise. 'Sunrise' is measured as 1 hour before sunrise to 1 hour after sunrise.

(c) Sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics-Measurement of Environmental Sound.

(d) The measurement location shall be at any point within any Living zone or Business zone or within the notional boundary of any dwelling, rest home, hospital, Papakainga housing or educational facility on another property.

Note: *The times for sunrise and sunset are those printed in The Press newspaper each day.*

Restricted Discretionary Activities: Activities and Audible Bird Scaring Devices

9.15.2 Any use of any audible bird scaring device which does not comply with Rule 9.15.1 shall be a restricted discretionary activity.

9.15.3 Under Rule 9.15.2, the Council shall restrict its discretion to consideration of:

9.15.3.1 Any adverse effects of noise or disturbance on surrounding residents and activities;

9.15.3.2 The effectiveness of any proposed mitigation measures to reduce those effects;

9.15.3.3 The availability, effectiveness and cost of alternative bird scaring mechanisms;

9.15.3.4 Any positive effects which may offset any adverse effects; and

9.15.3.5 Any monitoring or review conditions.

9.16 ACTIVITIES AND NOISE

Permitted Activities — Activities and Noise

9.16.1 Except as provided in Link 9.16.3 below, any activity shall be conducted so as to comply with the noise limits and within the time frames stated in the following tables in order to be a permitted activity:

Table C9.2 – Maximum noise limits at any Living Zone boundary.

Hours	Noise Limit
7.30am – 8.00pm	55 dBA $L1_{10}$ 85 dBA L_{max}
8.01pm – 7.29am	40 dBA L_{10}

	70 dBA L_{max}

Table C9.3 – Noise limits assessed at the notional boundary of any dwelling, rest home, hospital, or classroom in any educational facility except where that dwelling, rest home, hospital or classroom is located within a Living zone.

Hours	Noise Limit
7.30am – 8.00pm	60 dBA L_{10} 85 dBA L_{max}
8.01pm – 7.29am	45 dBA L_{10} 70 dBA L_{max}

Notes:

Rule 9.14 applies to take off or landing of aircraft.

Rule 9.15 applies to noise from audible bird scaring devices.

Discretionary Activities — Activities and Noise

9.16.2 Any activity which does not comply with Rule 9.16.1 shall be a discretionary activity.

Exemptions and Special Provisions Relating to Noise Limits

General Exemptions

9.16.3 Noise limits in any part of the Plan shall not apply:

9.16.3.1 In any area to activities of a limited duration required by normal primary production activities including agriculture, horticulture, aquaculture, forestry and fishing, provided that the activity shall comply with the requirements of Section 16 of the Resource Management Act 1991For the purposes of Rule 9.16.3.1, "activities of a limited duration" means: Activities which are temporary and/or intermittent in nature, such as crop harvesting, crop irrigation, general use of farm machinery or crop protection devices (other than audible bird scarers). Such uses may occur on a limited number of days in a year, a limited number of hours in a day or a limited number of days in a week or month.

9.16.3.2 In any part of the District where the noise source is a warning device used by emergency services.

9.16.3.3 In any part of the district used for residential activities of a normal domestic nature including recreational activities, such as sporting events, that do not involve powered motor sport, powered aviation, gunfire or amplified music.

9.16.3.4 Where any residential activity exists on the same site, or a site owned by the same owner, as a noise source being assessed.

9.16.3.5 Where the activity is a temporary military training activity and complies with the following provisions:

Any temporary military training activity in any area of the District shall be conducted so as to ensure the noise limits in the Table C9.4 below are not exceeded at any point within the boundary of any Living or Business zone or at any point within the notional boundary of any dwelling, rest home hospital, or educational facility classroom in the Rural zone. Within the Burnham Military Camp defence area no noise limits in the Plan apply.

Table C9.4 –Noise limits for Temporary Military Training activities:

Time on any day	Leq dBA	L90 dBA	L_{max} dBA
0630-0730	60	45	70
0730-1800	75	60	90
1800-2000	70	55	85
2000-0630 the following day	55	45	70

Provided the limits for impulsive noise arising from any use of explosives, explosives simulators, ammunition, munitions or pyrotechnics at any time, shall not exceed 120 dBC (peak).

Notes:

The term "dBC (peak)" means the peak C-frequency weighted sound level. "Peak" is non-rms value and is quite different to Lmax cited elsewhere in this standard.

Provided also that the above noise limits shall not apply on up to four occasions in any period of 12 months where any exhibition or demonstration of military activities is open to the public and held between the hours of 10.00 am and 5.00 pm.

Permitted Activities — Blasting

9.16.4 The following limits shall apply to blasting:

9.16.4.1 Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any dwelling, rest home, hospital or educational facility classroom.

9.16.4.2 Airblast overpressure from blasting on any land or in water shall not exceed a peak sound pressure level of 115 dBA at the notional boundary of any dwelling, rest home, hospital or educational facility classroom.

Permitted Activities — Watercraft

9.16.5 The following limits shall apply to powered watercraft:

9.16.5.1 Powered watercraft shall be fitted with effective mufflers during all movement under power on water and shall not exceed the following noise limits assessed at any point within the notional boundary of any dwelling on any day:

7.00 am to 9.00 pm Sound Exposure Level (SEL) 85 dBA

9.00 pm to 7.00 am the following day Sound Exposure Level (SEL) 78 dBA

9.16.5.2 No moving craft shall emit noise in excess of a Sound Exposure Level of 90 dBA in any single drive-by measured at any stationary point more than 25m from the line of travel of the craft.

9.16.5.3 On four occasions in any 12 month period, the noise limit may be unrestricted for any portion of waterbody for the purposes of an approved special event.

Permitted Activities — Other Exemptions

9.16.6 Rule 9.16.1 does not apply to the following activities:

9.16.6.1 Noise from any motor vehicle or any mobile machinery (including farm machinery and stationary equipment not fixed to the ground).

9.16.6.2 Audible bird scaring devices.

9.16.6.3 Any temporary activity which operates between the hours 7.00am and 9.00pm excluding seasonal harvesting activities.

9.16.6.4 Hail cannons.

9.16.6.5 The use of sirens associated with emergency services.

9.17 ACTIVITIES AND BLASTING AND VIBRATION

Permitted Activities —Activities and Blasting and Vibration

9.17.1 Any activity which involves blasting and/or vibration shall be a permitted activity if all of the following conditions are met:

9.17.1.1 Any activity which involves noise vibration from blasting complies with AS 2187.2-1993 Explosives – Storage, Transport and Use, Part 2 Use of Explosives, and ANZECC guidelines;

9.17.1.2 Except for blasting, any activity which involves vibration from any other source complies with New Zealand Standard 2631:1985-89 Parts 1-3.

Discretionary Activities — Activities and Blasting and Vibration

9.17.2 Any activity which does not comply with Rule 9.17.1 shall be a discretionary activity

9.18 ACTIVITIES AND GLARE

Permitted Activities — Activities and Glare

9.18.1 Except in the area shown on the Planning Maps as the West Melton Observatory Lighting Area, any activity which involves lighting shall be a permitted activity provided that the activity has a maximum light spill not exceeding:

9.18.1.1 10-lux spill on to any part of any adjoining property which is located in a Business zone and which does not contain a dwelling; and

9.18.1.2 3-lux spill on to any part of any other adjoining property or any road reserve.

9.18.2 In the area shown on the Planning Maps as the West Melton Observatory Lighting Area:

9.18.2.1 Any outdoor lighting is shielded so that any light spill is directed at an angle below 90° from the vertical; or alternatively, the activity for which outdoor night lighting is required shall not operate between the hours of 10.00 pm and 6.00 am, except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.

9.18.2.2 There is no light spill from any activity on to any adjoining property or the road reserve; or alternatively, the illumination of the activity complies with Rule 9.18.1.2 and the activity for which outdoor night lighting is required shall operate only between the hours of 10.00 pm and 6.00 am except to conclude a specific recreation or sporting event or similar activity which was in progress prior to 10.00 pm.

Notes:

Rule 9.18. does not apply to:

- *Lights on any motor vehicle or any machinery used to undertake harvesting or any other seasonal outdoor activity;*
- *Any outdoor lighting associated with a temporary activity; or*
- *Any outdoor lighting which cannot meet these requirements but complies with other legislation.*

Discretionary Activities — Activities and Glare

9.18.3 Any activity which does not comply with Rule 9.18.1 orRule 9.18.2 shall be a discretionary activity.

9.19 ACTIVITIES AND DUST

Permitted Activities — Activities and Dust

9.19.1 Any stockpilling activity shall be a permitted activity provided that stockpiling of any soil, coal, sawdust, powdered fertiliser or any other unconsolidated material outdoors within 100m of a dwelling (other than a dwelling on the same property as the stockpiled material), is either:

9.19.1.1 Covered; or

9.19.1.2 Consolidated; or

9.19.1.3 Otherwise secured to mitigate windblown dust on to adjoining properties.

Discretionary Activities — Activities and Dust

9.19.2 Any stockpiling of material which does not comply with Rule 9.19.1 shall be a discretionary activity.

9.20 Activities and Temporary Military Training

Permitted Activities — Activities and Temporary Military Training

9.20.1 Temporary Military Training Activities shall be permitted activities provided that the following conditions are met:

9.20.1.1 No permanent structures shall be constructed;

9.20.1.2 No mechanical excavation shall be carried out, unless provided for in this Plan;

9.20.1.3 The activity shall not exceed a period of 31 days;

9.20.1.4 All ground disturbed by any military activity shall be restored to its previous state;

9.20.1.5 No Temporary Military Training Activities shall occur in any areas identified on the Planning Maps as Wāhi Taonga, Silent File Areas, or Mahinga Kai Sites;

9.20.1.6 Noise emissions occurring as a result of any Temporary Military Training Activity, when measured at the property boundary shall not exceed-

Time on (any day)	Limits (dBA) L_{10}	L_{max}
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85
2000-0630	55	65

Controlled Activities — Activities and Temporary Military Training

9.20.2 Any Temporary Military Training Activity which does not comply with Rule 9.20.1 shall be a controlled activity.

9.20.3 Under Rule 9.20.2 the Council shall restrict the exercise of its discretion to consideration of:

9.20.3.1 Any disturbance caused by structures or earthworks;

9.20.3.2 Any noise effects, with regard to the location and noise sensitivity of nearby activities;

9.20.3.3 Any visual or traffic effects;

9.20.3.4 The effect of activities over an extended period of time, having regard to Rule 9.20.3.1 – Rule 9.20.3.3 above.

9.21 ACTIVITIES AND CLEARANCE OF INDIGENOUS VEGETATION AND INDIGENOUS PLANT SPECIES

Note:

These rules are an interim measure to protect potential areas of significant conservation value until the notification of a variation (or plan change) addressing indigenous vegetation. These interim rules and any appendices, definitions and methods that are specific only to these rules are to be reconsidered as part of the variation process. The Council undertakes to review these rules with a view to notifying a variation (or plan change) by 28 February 2009.

There are rules both for the clearance of areas containing indigenous vegetation which covers plant communities as defined in the Plan and for the clearance of individual threatened indigenous plant species. Rules 9.21.1.1 and Rule 9.21.1.2 apply down to the level of individual plants; Rules 9.21.1.3 to Rule 9.21.1.6 apply to indigenous vegetation communities as defined. The effect of the definition of indigenous vegetation is that it is permitted to clear indigenous species if the area to be cleared does not meet the criteria contained in the definition of indigenous vegetation and as long as none of the individual plants to be destroyed are listed in Appendix 13 or Appendix 14.

Permitted Activities — Activities and Clearance of Indigenous Vegetation and Indigenous Plant Species

9.21.1 The clearance of indigenous vegetation and indigenous plant species shall be a permitted activity provided that all of the following conditions are met:

9.21.1.1 The indigenous plant species are not listed in Appendix 13 (Schedule of Threatened and Uncommon Plants);

9.21.1.2 For clearance of indigenous plant species on the Canterbury Plains, the species is not contained in Appendix 14 (Schedule of Regionally Significant Plants on the Canterbury Plains);

9.21.1.3 The indigenous vegetation is not located above 900m above mean sea level;

9.21.1.4 The indigenous vegetation is not located in a naturally occurring wetland;

9.21.1.5 The indigenous vegetation clearance does not exceed 100m2 per hectare in any continuous 3 year period within a distance of 20m of any lake, any naturally occurring wetland or any river or stream; and

9.21.1.6 No clearance of indigenous vegetation shall exceed:

(a) 5,000m2 in area on any site in any continuous period of three years, except where the vegetation clearance is carried out within an area of improved pasture; or

(b) 500m2 in area in any continuous period of three years, where the indigenous vegetation has a closed canopy over that area and the average height of that canopy is greater than or equal to 3m; or

(c) 500m2 in area of matagouri (in one continuous block of indigenous vegetation), in any continuous period of three years, where the average height of the canopy of the matagouri is greater than or equal to 1.5m; or;

(d) 1,000m2 of Chionochloa spp (tall tussock) in any continuous period of three years, except where this occurs as a secondary component within an area of improved pasture.

For the purposes of this standard:

Improved pasture shall mean an area of pasture where species composition and growth has clearly been modified and enhanced for livestock grazing by cultivation or top-dressing and over-sowing, or direct drilling, and where exotic pasture species are obvious;

The canopy height is to be determined over each area of 1 hectare, where the vegetation is greater than 1 hectare in area or over the lesser area where the area of vegetation is less than 1 hectare.

9.21.2 Rule 9.21.1 does not apply to the following:

9.21.2.1 Vegetation which was planted for harvesting, shelter belt or amenity purposes;

9.21.2.2 Indigenous vegetation which is an understorey within a plantation forest, or indigenous vegetation which is an area within a plantation forest where, during the previous or current rotation, either seedlings did not strike or trees were wind thrown; or indigenous vegetation which is to be cleared to re-establish access tracks previously used for planting, maintenance or harvesting of a plantation forest.

9.21.2.3 Re-establishment of access tracks previously used for planting, maintenance or harvesting of a forestry activity;

9.21.2.4 Maintenance of existing utilities (including irrigation infrastructure), tracks, pathways, drains, structures, roads, fire breaks and fence lines but not their extension;

9.21.2.5 Clearance of land planted in exotic species but containing sparsely distributed wetland plants.

9.21.2.6 Clearance of indigenous vegetation within the Porters Ski and Recreation Area, excluding the Areas of Protection as shown in the Outline Development Plan for Porters Ski and Recreation Area in Appendix 25. Clearance of indigenous vegetation within the Ski and Recreation Area shall comply with Appendix 25.

Discretionary Activities — Activities and Clearance of Indigenous Vegetation and Indigenous Plant Species

9.21.3 Any activity which does not comply with Rule 9.21.1.4, Rule 9.21.1.5 or Rule 9.21.1.6 shall be a discretionary activity.

Non-Complying Activities — Activities and Clearance of Indigenous Vegetation and Indigenous Plant Species

9.21.4 Any activity which does not comply with Rule 9.21.1.1,Rule 9.21.1.2, 9.21.1.3 orRule 9.21.1.4 shall be a non-complying activity.

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
9.2	Listed Activities	1.1, 1.3, 2.1, 2.3, 3.4	1.1.1 and 1.1.2, 1.3.1, 2.1.1, 2.3.2, 3.4.1 and 3.4.2	1.1.1, 1.3.4, 2.1.1 to 2.1.7, 2.1.5 to 2.1.8, 3.4.1 to 3.4.4, 3.4.18 to 3.4.20
9.3	Activities in the Port Hills, Malvern Hills and High Country	3.4	3.4.1 and 3.4.2	3.4.2 and 3.4.3
9.4	Scale of Non-residential and Non-rural Activities	3.4	3.4.1 and 3.4.2	3.4.2 to 3.4.4
9.5	Rural Based Industrial Activities	3.4	3.4.1 and 3.4.2	3.4.3 and 3.4.4
9.6	Contaminated Land	1.1	1.1.1 and 1.1.2	1.1.1 to 1.1.3
9.7	Activities on the Surface of Waterbodies	1.3, 2.3, 3.4	1.3.2, 2.3.2, 3.4.1	1.3.12, 2.3.4, 3.4.3
9.8, 9.9, 9.10	Animals (Keeping of Animals, Boarding of Animals and Intensive Livestock Farming)	2.1, 3.4	2.1.1, 3.4.1 and 3.4.2	2.1.1 to 2.1.8, 3.4.1 to 3.4.3, 3.4.11, 3.4.12, 3.4.14, 3.4.18 to 3.4.20
9.12	Carparking, Vehicle Crossings, Access and Egress		See Part C - Rule 4 - Roading	
9.13	Vehicle Movements	2.4, 3.4	2.1.1, 3.4.1 and 3.4.2	2.1.1 to 2.1.3, 3.4.1, 3.4.3, 3.4.18 to 3.4.20, 3.4.21
9.14	Aircraft Movements	2.1, 3.4	2.1.1 and 2.1.2, 3.4.1 and 3.4.2	2.1.17, 3.4.1, 3.4.3, 3.4.9, 3.4.11, 3.4.13
9.15	Audible Bird Scaring Devices	3.4	3.4.1 and 3.4.2	3.4.1, 3.4.3, 3.4.11, 3.4.12
9.16	Noise	3.4	3.4.1 and 3.4.2	3.4.1, 3.4.3, 3.4.11
9.17	Blasting and Vibration	3.4	3.4.1 and 3.4.2	3.4.1, 3.4.3, 3.4.13
9.18	Glare	3.4	3.4.1 and 3.4.2	3.4.1, 3.4.3, 3.4.9, 3.4.10
9.18	Dust	3.4	3.4.1 and 3.4.2	3.4.1, 3.4.3, 3.4.4

Reasons for Rules

Rule 9 manages effects of activities on the environment, where those activities are not addressed by more specific rules in (Rules 1 to 8 or Rule 10); District Plan rules are needed to manage potential effects of activities on adjoining properties or other parts of the environment, which are not direct costs to the person undertaking the activity.

Rule 9.2.1 lists activities which are discretionary activities, whether they comply with the rules for permitted activities or not. These activities are usually appropriate in the Rural Zone, but have the potential for effects on surrounding properties or the environment, which therefore need to be managed through a resource consent process so that effects on surrounding properties and amenity values can be considered and affected parties identified.

Rule 9.2.2 lists activities which are non-complying activities, whether they comply with the rules for permitted activities or not. The effects associated with other types of

industrial activities (i.e. those that are not defined as “rural based” industrial activities) are considered to be generally inappropriate in all parts of the Rural zone, except for industrial activities involving the use or extraction of natural resources in the Port Hills, Malvern Hills and High Country and those operating as a home based occupation given their size and operational constraints. While there is a degree of acceptance for rural-based industrial activities within parts of the rural area, other types of industry may result in significant adverse visual effects, increased traffic generation and noise, and a reduction in rural outlook and openness. As such, it is appropriate that these types of industrial activities are directed to locate within Business 2 Zones, unless significant adverse effects can be avoided.

Rule 9.3 manages the type of activities which can occur on the Port Hills and Malvern Hills and High Country and provides for temporary military training activities throughout the Rural Zone. Generally, both the Township and Rural Volumes of the Plan manage the effects of activities, rather than the activities themselves. This rule is an exception. The reason is that the Port Hills, the Malvern Hills and High Country have special recreational and amenity values, including a sense of remoteness and isolation from townships. These values are derived from the sparseness of settlement and the absence of commercial and industrial activities typical of townships. To help retain these special values, the Plan requires activities on the Port Hills and the Malvern Hills and in the High Country to be activities associated with the use, protection or enjoyment of the natural resources in the area. Permitted activity status is appropriate for temporary military training activities undertaken by the NZ Defence Force because they are not able to be designated due to their temporary nature and variable location. Potential effects associated with temporary activities include use of hazardous substances, noise and discharges and soil disturbances. These are controlled by permitted activity rules, other than noise (temporary military training activity are exempt from the noise rules).

Rule 9.4 manages the effects of non-rural and non-residential activities in the rural area, including business and community activities but excluding rural based industrial activities and other industrial activities (which are covered under Rules 9.5.1 and Rule 9.2.2 respectively. The rule allows for small scale business and community activities to establish as a permitted activity in the Rural Zone, however resource consent will be required (as a discretionary activity) where the scale exceeds the permitted standards. The Plan recognises that the rural area accommodates a variety of activities, however the scale, nature and intensity of some business and community activities may not maintain rural character or the quality of the environment. Activities that do not comply with the permitted activity rules may still be able establish in rural areas, if any significant adverse effects on the amenity and character of the receiving environment can be adequately avoided remedied or mitigated.

Rule 9.5 manages the effects of rural-based industrial activities. The effects associated with small scale rural-based industrial activities are considered to be appropriate in all rural areas, however where these activities are of medium to large scale there is a potential for their effects to impact on visual amenity, rural outlook, spaciousness and quietness. However, the potential adverse effects of medium to large scale rural-based industrial activities may be avoided by locating in a Business 2 zone or in the Rural (Outer Plains) Zone where larger allotment sizes and lower population densities provide greater opportunity for internalising adverse effects.The smaller allotment size and higher population density of the Rural (Inner Plains) Zone means that medium to large scale industrial activities may not be able to locate in this area without generating significant adverse amenity effects.

Rule 9.6 manages effects of activities on contaminated land where there is a likelihood that people may come into contact with the land directly or absorb contaminants through food or drinking water. Consequently, the rule applies to residential, education and outdoor recreational activities, and to the growing or rearing of food crops or livestock. There are corresponding rules for erecting buildings associated with these activities. The rules do not prevent these activities from occurring on contaminated sites, provided that: there is no risk of adverse effects on people; the activity and site are designed so that people do not come into contact with the contaminated land; any mitigation measures do not impact on the wider environment; or the contaminated soil is removed. Contaminated land is defined in Part D of the Plan. Please note- the Council records, on LIMs, those sites which it recommends be tested for contaminated land due to past land uses. This recommendation does not mean that the site is contaminated (see Part B, Section 1.1).

Rule 9.7 manages effects of activities on the surface of water. The lakes listed in Rule 9.7.1 are small and isolated. Due to their isolation in the High Country, they have high ecological values and high amenity values because they (and their margins) are relatively undisturbed by people, and unmodified by structures. Due to their small size, these lakes may not be able to absorb the wake from motorised craft travelling at high speeds, without effects on the lake margins, amenity values and sense of tranquillity. The Plan encourages the small lakes in the District to be managed so that recreational activities maintain their ecological and amenity values. The recreational use of motorised craft is encouraged to locate on larger lakes in the District.

Moana Rua/Lake Pearson

The use of Moana Rua/Lake Pearson for jet-skiing, water-skiing and jet-boating has been an issue in the District for several years. In October 1999 the Department of Conservation called for public submissions on a proposal to make Moana Rua/Lake Pearson a wildlife refuge. As a result of this process, the Department of Conservation decided there was insufficient information to conclude that motorised craft were adversely affecting wildlife, particularly Crested Grebe nesting on the lake. The Department therefore introduced a research programme and management plan for Moana Rua/Lake Pearson, including a voluntary ban on motorised craft on the lake between October and November. The Council is satisfied that the Department of Conservation has undertaken a thorough assessment of the issue and will continue to support and assist the Department in this matter.

Rules 9.8, 9.9 and Rule 9.10 manage activities involving the keeping of animals. The boarding of animals and intensive livestock farming are not permitted activities because of potential nuisance effects on surrounding properties. These activities are appropriate activities in the Rural Zone, however, resource consent is required to ensure any potential nuisance effects are adequately mitigated. The Council has adopted this option rather than specifying minimum setback distances for intensive livestock farms from property boundaries. The reason is that the recommended setbacks for pigs and poultry are so large that many operations will not comply. In many cases, such large setbacks are not needed, as nuisance effects from intensive livestock farming may relate to how the activity is managed rather than its size. Large setback distances may result in an inefficient use of land if they are not necessary.

Rule 9.12 and Rule 9.13 address effects of traffic generation on the safety and efficiency of the road network and the amenity values of residents. Rule 9.12.1, through cross referencing to Rule 4, requires all carparking from any activity to be on-site or on land adjoining the site, rather than on the road reserve.Rule 9.13 manages the volume of traffic an activity may generate as a permitted activity. The reason for the rule is not to prevent activities which generate higher volumes of traffic from occurring in the Rural Zone. Rather, it is to ensure that the road is of sufficient standard to accommodate the additional traffic volume safely. Therefore, the rules apply on unformed, unsealed and sealed Local Roads. Roads formed to a higher standard should be able to accommodate additional vehicle numbers from a single activity without requiring specific upgrades.

The rule also allows the Council to consider effects of additional traffic on nearby residents and other road users. Residents and other road users on Local Roads may not be used to large volumes of traffic. Other activities such as stock droving may occur quite frequently and may not be managed by Council bylaws. On Collector and Arterial roads and State Highways, residents and other road users should expect, and be used to, higher volumes of traffic.

Rule 9.14 manages potential effects on surrounding residents from noise and vibration from the take-off or landing of aircraft. The occasional take-off or landing of aircraft for activities such as topdressing, spraying, and recreational flying are part of the rural environment. The Rural zone is also an appropriate area to establish airports and helipads for more frequent flying, due to the large land areas and low residential density compared with townships. Consequently, the rule allows for ‘one off’ or irregular and infrequent take-off and landing of aircraft as a permitted activity. The rule also allows for more regular and small-scale use of properties for taking-off and landing as a permitted activity, subject to conditions relating to hours of operation and distance from Living zones. More frequent movements requires a resource consent for a discretionary activity, so that potential effects on surrounding properties can be assessed and managed. The operation of military aircraft are also exempted from the controls on taking off and landing of aircraft. Such aircraft are used for emergency and law enforcement work, but also for training purposes.

Emergency services may be located in rural areas close to the communities they serve. In these situations it may be impractical from an operational sense for emergency sirens to comply with noise standards and still achieve their function in alerting the community of an emergency and they have therefore been given an exemption. The fact that such sirens operate on an infrequent rather than continuous basis in part mitigates potential noise effects. In all other aspects of the emergency service operation must still comply with Rule 9.14.

Rule 9.15 manages potential noise and disturbance from the use of audible bird-scaring devices on surrounding residents and other activities. The use of audible bird-scaring devices has increased in the District in the last few years. Often these areas are also areas where residential density is relatively high for the Rural Zone. The Council has received complaints about noise and disturbance from these devices. The Council established a working party with a variety of interest groups, including residents and users. The Working Party established rules which allow for effective use of audible bird-scaring devices, while mitigating noise and disturbance effects on surrounding residents. The conditions in these rules are derived from the Working Party’s recommendations.

Rules 9.16 and Rule 9.17 provide general rules for the effects of noise and vibration on surrounding residents and other activities.

Rule 9.18 manages glare from outdoor lighting. Rule 9.18.1 is a general rule applying to the rural area. Rule 9.18.2 is a specific rule applying to activities within the area shown on the Planning Maps as the Observatory Lighting Area. This area is where nightglow from outdoor lighting at night will significantly affect the operation of the West Melton Observatory. The Observatory is a valuable community asset and the Council considers the rules are reasonable as they do not impose any more significant cost on landowners than standard forms of night lighting. The rule is intended to allow for effective night lighting in this area, while reducing potential nightglow. This is achieved by requiring night lighting to be shielded to direct any light spill downwards on to the surface being illuminated. The rule contains exceptions for temporary activities and activities where lighting may not be able to be shielded for safety or other legal requirements.

Rule 9.19 manages potential dust nuisance caused by stockpiling of unconsolidated material outdoors. Dust is generated by many natural sources in the rural area which cannot be avoided. River beds and cultivated land are examples. However, the stockpiling of unconsolidated material in close proximity to dwellings is a dust source which can be mitigated.

Rule 9.20 provides for temporary military training activities. Such activities have some potential to create adverse environmental effects, but the nature of the activity is unique in terms of other land uses and is temporary in nature. The accompanying restrictions on duration, building, excavation, sensitive sites and noise are expected to mitigate any significant adverse effects on the environment.

Rules 9.5.2.2 to Rule 9.5.2.4 recognise the existence of specific established rural based industrial activities (an existing poultry processing plant and feedmill) that have been part of the local rural environment for a number of years. Effects associated with these established rural based industrial activities, such as noise, odour, dust and traffic, are an anticipated and generally accepted part of this local rural environment. However, there are a number of smaller land parcels in close proximity to these existing rural based industrial activities that may be adversely affected by expansion or additions to current operations, building or activity on site. Where expansion of activities and/or operations can be confined to an area where adverse effects can be readily and expediently internalised to that area, it is appropriate for that expansion to be subject to a resource consent application to ensure that any potential for adverse effects on the environment are avoided, remedied or mitigated. Where this can not be demonstrated, the Council has the ability to decline any such expansion.

Part C

10 RURAL RULES - SUBDIVISION

Notes

1 The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).

2 If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the headings 'Matters over which the Council has reserved control' or 'Matters subject to the Council's Discretion'.

3 If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under sections 104, 104B and 104D of the RMA.

4 Rule 10 applies to the subdivision of land, within the meaning of Section 218 of the RMA.

5 The design of any road, vehicle accessway, or vehicle crossing must comply with Rule 4: Roads and Transport.

6 Any earthworks associated with subdivision of land must comply with Rule 1: Earthworks.

7 Erecting any dwelling or other building on any land must comply with Rule 3: Buildings, or Rule 4: Roads and Transport; or Rule 9: Activities.

8 Irrespective of any rules in this Plan, the transitional regional plan contains rules for minimum allotment sizes needed to treat and dispose of effluent on-site without a discharge permit. Therefore, Environment Canterbury should be contacted.

9 Underlined words are defined in Part D of the Plan.

10 The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from the New Zealand Transport Agency (NZTA). This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.

11 Works affecting any archaeological sites require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer Part B, Section 3.3,) "Archaeological Sites").

12 Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development.

13 Attention is drawn to the provisions of any relevant zone/activity rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those rules, then application for consent will also need to be made in respect to those rules.

10.1 SUBDIVISION GENERAL

Controlled Activities — Subdivision General

10.1.1 Any subdivision of land shall be a controlled activity if all of the following standards and terms are met:

10.1.1.1 Any allotment created is not located within any of the following areas:

(a) Any areas shown on the Planning Maps as the Waimakariri Flood Category A area;

(b) Any area shown on the Planning Maps as the Lower Plains or Lake Ellesmere/Te Waihora flood areas;

(c) Seaward of the Coastal Hazard Line, as shown on the Planning Maps; and

(d) Between any waterbody and any stopbank designed to contain floodwater from that waterbody;

10.1.1.2 Any allotment created is not located within an area shown on the Planning Maps as an Area of Outstanding Landscape, except the Visual Amenity Landscape on the Port Hills;

10.1.1.3 Any allotment created does not contain any of the following features:

(a) Any site listed as a heritage site in Appendix 3;

(b) Any tree listed as a protected tree in Appendix 4;

(c) Any site listed in Appendix 5 and shown in the Planning Maps as a Silent File area, a Wāhi Taonga site, a Wāhi Taonga Management Area, or a Mahinga Kai site;

(d) Any site which meets the criteria in Appendix 12 as being a significant ecological site which is worthy of protection;

10.1.1.4 Any allotment created is not located within 300 metres of any existing lawfully established intensive livestock production activity, except that the 300 metres restriction shall not apply to any allotment created in the Living 2A Zone at the intersection of Shands and Blakes Roads, Prebbleton and legally described as Lots 1, 2 and 10 DP 54204 and Lot 1 DP 21798 in respect of the existing Tegel Foods Ltd poultry operation located on Lot 1 DP 53738.

The separation distance shall be measured from the edge of any permanent building, enclosure or yard in which the intensive livestock production activity occurs or is permitted by a rule in the Plan (or a resource consent) to the nearest boundary of any proposed allotment.

10.1.1.5 Any allotment created has legal access to a formed and maintained legal road, other than a road listed in Appendix 9 as a State Highway, or listed as an Arterial Road and the speed limit is 70km/hr or greater.

10.1.1.6 Any road, right of way or other vehicle accessway is designed and formed to comply with Rules 4.4 and Rule 4.5 for permitted activities (for State Highway they have to comply with the design criteria in Appendix 10);

10.1.1.7 The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of:

(a) 6m x 6m for local roads

(b) 10m x 10m for collector roads

(c) 15m x 15m for arterial and State Highway roads.

Note: *Where roads of different classifications intersect, the splay applied to both road boundaries shall be that required for the higher*

classification (State Highways are the highest in the classification hierarchy then arterial, collector and local roads are lowest), so for example where a local road and a collector road intersect the corner splays shall be 10mx10m.

Note*: Any vehicle crossing formed on any allotment must comply with Rules 4.5.1.4 and 4.5 1.5*

Note*: Limited Access Roads (LAR). The objective of Limited Access Roads is to protect the safety and high level of traffic service on these important routes which may otherwise be adversely affected by traffic generation of property alongside. The LAR registration includes controls relating to subdivision and access to and from land adjoining the LAR. The effect is to prevent the proliferation of new access points and to reduce the number of accesses and volumes of traffic using them.*

10.1.1.8 Any allotment is for the purpose of establishing utility buildings or utility structures by a network utility operator.

10.1.1.9 Any subdivision is not within a corridor measured 20 metres from the centreline of a transmission line as indicated on the Planning Maps.

10.1.1.10 Any allotment created adjoining a river or lake listed in Appendix 17 provides an esplanade reserve or strip as specified in Appendix 17 if it applies.

Note: *Appendix 17 may or may not apply depending on the area of allotments created.*

10.1.1.11 Any allotment created does not adjoin any other river with a bed of average width of 3 metres or more or lake with an area of 8 hectares or more other than those listed in Appendix 17.

Note*:Rule 10.1.1.11 applies to all subdivisions creating allotments adjoining lakes and rivers not specified in Appendix 17.*

10.1.1.12 Any allotment created complies with the minimum allotment areas set out in Table C10.1. The minimum allotment sizes set out in Table C10.1 do not apply to any allotment used solely for access, utilities, as a reserve or to house a community facility(ies).

10.1.1.13 If any land is subject to any Consent Notice, Covenant, Memorandum of Encumbrance or other legal mechanism restricting the number of dwellings which may be erected on the allotment, then any allotment created is:

(a) Of sufficient size to comply with the minimum area set out in Table C10.1, excluding any area which cannot be used to erect a dwelling; and

(b) Capable of having at least one dwelling erected on it as a permitted activity, taking into account any legal mechanisms restricting the number of dwellings or houses, on the Certificate of Title.

Standard and Term Rule10.1.1.13 does not apply to any lot which is to be used solely for access, utilities or as a reserve.

10.1.1.14 Subdivision within the Porter Ski and Recreation Area which complies with all of the subdivision standards in Appendix 25.

Note: *The Porters Ski and Recreation Area is exempt from Rule 10.3.*

Table C10.1 – Minimum Allotment Size

Area (on Planning Maps)	Legal Description	Allotment Size
Existing Development Areas		
1. Edendale	Lots 7, 8, 10 and 11 DP 309872	0.5ha minimum and 0.6ha average. Maximum of 10 dwellings within this total land area.
	Lots 1-6 and 9 DP 309872 Lot 1 DP 78394 Lots 25-27 DP 60236 Lots 33-39 DP 60236 Lots 28 and 32 DP 60237 Lots 6-11 DP 56677 Lots 1 and 2 DP 79016 Lots 1-3 and 12-34 DP 56676	1ha minimum
2. Yorktown	RS 6469	1ha minimum
3. Greendale	Lots 1-12 DP 83022	1ha minimum
4. Johnsons Road	Lots 1-2 DP 67896 Lots 26-27 DP 35999 Lots 1-2 DP 76478 Lots 1-2 DP 68662 Lots 1-2 DP 71918 Lots 2-21 DP 51844 Lot 2 DP 69647	0.5ha minimum and 0.8ha minimum average
5. Jowers Road	Lots 1-18 DP 47759	0.5ha minimum and 0.8ha minimum average
6. Kingcraft Drive	Lot 12 DP 68384 Lots 1-2 DP 65969 Lots 1-3 DP 62576 Lots 8-11 DP 56097	1ha minimum
7. Raven Drive	Lots 1-13 DP 68384	1.3ha minimum and 1.9ha minimum average
8. Rocklands	Lots 4, 7, 8, 14-18 and 24 DP 62101 Lot 1 DP 76238 Lot 26 DP 78490 Lots 1-2 DP 68312 Lots 6, 9-13 and 19 DP 78490 Lot 1 DP 79666	1ha minimum and 1.8ha minimum average
9. Devine Acres	Part RS 3646 and RS 8133	0.5ha minimum
10. Railway Corner	Lots 40-44 DP 336 Lot 1 and Pt Lot 2 DP 16210 RS 7260X and Sec 1 SO 20279	2000m^2 minimum. Maximum number of allotments is 6.
In Other Areas		
Port Hills	Lower Slopes	40ha minimum

Port Hills	Upper Slopes	100ha minimum
Inner Plains	–	4ha minimum
Outer Plains	–	20ha minimum
Malvern Hills	–	20ha minimum
High Country	–	120ha minimum

Notes:

1 *The minimum average allotment sizes for the Existing Development Areas at Johnsons Road, Raven Drive, and Rocklands are applied as a mean average allotment size.*

2 *Rule 10.1.1.12 does not apply to the areas shown on the Planning Maps as the Existing Development Areas for Terrace Downs and Grasmere refer to the provisions in Appendix 21 (Terrace Downs) or Appendix 22 (Grasmere).*

3 *There is no further subdivision potential within the Existing Development Area for Bealey Spur. Refer to Rule 3.10 for the provisions for erecting dwellings on the remaining vacant lots at Bealey Spur.*

10.1.2 Under Rule 10.1.1, the Council shall reserve control over all of the following matters:

Allotment Shape

10.1.2.1 The shape of the allotment, including (but not limited to) whether it has sufficient breadth and depth to: contain the zones of influence from water abstraction or effluent disposal; and reduce potential 'reverse sensitivity' effects with surrounding land uses, if applicable;

10.1.2.2 The boundaries of the allotment, including (but not limited to) whether they follow natural or physical features where practical;

Utilities

10.1.2.3 Whether any connections to telephone, electricity, water supplies or other utilities are made to the allotment;

10.1.2.4 The mechanism to be used to alert any prospective purchaser of an allotment, if connections to telephone, electricity or a potable water supply are not provided to the boundary of the allotment;

10.1.2.5 The design, siting, layout and construction of any road, reserve or other utility which will be owned or managed by, or otherwise vested in, Selwyn District Council;

10.1.2.6 Whether any allotment created has sufficient road frontage to enable any vehicle crossing to be formed in compliance with Rules 4.5.1.4 and Rule 4.5.1.5, and to ensure an appropriate distance between vehicle crossings and appropriate sight distances to intersections.

Point Strips

10.1.2.7 Where in the course of subdivision a new road, cycle way or pedestrian link is constructed and vested that will or could provide frontage to other land, that other land (with subdivision potential) can be separated from the new road, cycle way or pedestrian link by a point strip, and an agreement will be entered into by the first subdivider with the Council, to ensure the benefiting owner pays a fair share towards the cost of providing the frontage road, cycle way or pedestrian link.

The point strip(s) will transfer to Council on the deposit of the plan for each stage of the subdivision.

The point strip agreement sets the amount to be paid, which will be updated from the date of signature of the agreement by the Consumers Price Index. Such agreements will be held by the Council and can be identified by the point strip separating the subsequent property from frontage to the road, cycle way or pedestrian link.

Note: Point Strips may also be required to prevent access to any road. See Rule 10.1.2.8.

Works

10.1.2.8 The method(s) used to avoid, remedy or mitigate any potential adverse effects on people or other parts of the environment resulting from any works associated with preparing the land for subdivision or installing associated access, utilities or landscaping; including (but not limited to) dust, noise, vibration or sediment run-off into waterbodies.

Easements

10.1.2.9 Any easements required to provide legal access over the allotment created.

Taking Land Instead of Cash

10.1.2.10 The extent to which the "Criteria for Taking Land Instead of Cash" clause of the "Reserves – Specific Issues regarding Development Contributions Assessment" in the Development Contribution Policy of the 2006-2016 LTP will meet the needs of present and future generations.

10.1.2.11 The creation of any allotment up to 200mm wide (point strip) to prevent access on to any particular road for any other purpose; and

Monitoring

10.1.2.12 Any monitoring conditions.

Outline Development Plans and Deferred Living Z Zones

10.1.2.13 Whether the layout of any subdivision compromises the ability to achieve the coordinated future intensification of a deferred Living Z Zone which is subject to a specific ODP policy.

10.2 SUBDIVISION IN FLOOD AREAS

Restricted Discretionary Activities — Subdivision in Flood Areas

10.2.1 Any subdivision of land which does not comply with Rule 10.1.1.1 shall be a restricted discretionary activity if all of the following standards and terms are met:

10.2.1.1 Any land subdivided within the areas shown on the Planning Maps as the Waimakariri Flood Category A area or seaward of the Coastal Hazard 1 Line is not used to erect any dwelling or other principal building; and

10.2.1.2 Any land subdivided between any waterbody and any stopbank designed to contain floodwater from that waterbody is not used to erect any dwelling or building.

10.2.2 Any resource consent application made under Rule 10.2.1 shall not be notified and shall not require the written approval of affected parties.

10.2.3 Under Rule 10.2.1, the Council shall restrict its discretion to consideration of:

10.2.3.1 All the matters listed in Rule 10.1.2;

10.2.3.2 In the areas shown on the Planning Maps as the Lower Plains or Lake Ellesmere/Te Waihora flood areas:

(a) Whether any allotment created contains a site or sites where a dwelling or other principal building may be erected in accordance with the requirement of Building Rule 3.1.1.1(d) (for the Lower Plains flood area) or Building Rule 3.1.1.1(e) (for the Lake Ellesmere/Te Waihora flood area) and Earthworks Rule 1.3.

(b) The potential effects of inundation on pedestrian and vehicular access to the allotment, or to the dwelling or other principal building to be erected on the allotment; and

(c) Any condition on the subdivision consent requiring a consent notice or other mechanism to be placed on the Certificate of Title for any allotment created, to alert prospective purchasers that erecting any dwelling or other principal building on the allotment is not a permitted activity under the District Plan, unless it meets the minimum floor levels set out in Rules 3.1.1.1(d) and Rule 3.1.1.1 (e).

Note: In relation to Rule 10.2.3.2(c}, such a condition may not be needed if a land use consent to erect a dwelling or other principal building is granted.

Non-Complying Activities — Subdivision in Flood Areas

10.2.4 Any subdivision of land which does not comply with Rule 10.2.1 shall be a non-complying activity.

Note*: The Proposed Regional Coastal Environment Plan prohibits habitable buildings with floor areas in excess of 25m², including any extensions or alterations, seaward of the Hazard 1 line. If the Prohibited status remains once the Regional Plan is operative, then no consents will be granted for these activities.*

10.3 SUBDIVISION IN OUTSTANDING LANDSCAPE AREAS

Restricted Discretionary Activities — Subdivision in Outstanding Landscape Areas

10.3.1 Any subdivision of land which does not comply with Rule 10.1.1.2 shall be a restricted discretionary activity.

10.3.2 Under Rule 10.3.1, the Council shall restrict its discretion to consideration of:

10.3.2.1 All the matters listed in Rule 10.1.2;

10.3.2.2 The capacity of the landscape to absorb change having regard to existing geomorphologic features, building development and the landscape and amenity values in the locality.

10.3.2.3 Any effects of the proposed subdivision on the landscape values of the area, including (but not limited to) whether the proposed allotment boundaries follow the physical boundaries of natural features or changes in the landscape, where practical;

10.3.2.4 Any positive effects which may offset any adverse effects; and

10.3.2.5 Any condition on the subdivision consent requiring a consent notice or other mechanism to be placed on the Certificate of Title for any allotment created, to alert prospective purchasers that erecting any dwelling or other principal building within an area of Outstanding Landscape is not a permitted activity.

10.4 SUBDIVISION ON SPECIAL SITES (ECOLOGICAL, HISTORIC HERITAGE AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA)

Restricted Discretionary Activities — Subdivision on Special Sites (Ecological, Historic Heritage and Sites of Significance to Tāngata Whenua)

10.4.1 Any subdivision of land which does not comply with Rule 10.1.1.3 shall be a restricted discretionary activity.

10.4.2 Under Rule 10.4.1, the Council shall restrict its discretion to consideration of:

10.4.2.1 All of the matters listed in Rule 10.1.2.

10.4.2.2 Any adverse effects of the proposed subdivision on:

(a) Any historic heritage or archaeological site; or

(b) Any protected tree; or

(c) Any Silent File area, Wāhi Taonga site, Wāhi Taonga Management Area or Mahinga Kai site, as advised by local Rūnanga, and in the case of Wāhi Taonga Management Area C39(a), the New Zealand Historic Places Trust Pouhere Taonga; or

(d) Any significant ecological site;

10.4.2.3 The effects considered under Rule 10.4.2.2 include (but are not limited to):

(a) Any effects of the subdivision of land on the site, including separating the site between allotments which may result in separate ownership or management of the site;

(b) Effects on access to the site and whether any restrictions on access to the site may detract from or help maintain its values;

(c) Alternative boundaries for the new allotments created which may better maintain the site in one allotment or access to the site, if access is desirable;

(d) Any condition on the subdivision consent requiring a consent notice or other mechanism to be placed on the Certificate of Title for any allotment created, to alert prospective purchasers that activities involving historic heritage or archaeological sites, trees or buildings, or Sites of Significance to Tāngata Whenua listed in Appendix 5, may require a resource consent application under the Plan, or in the case of an archaeological site, an archaeological authority from the New Zealand Historic Places Trust Pouhere Taonga; and

(e) Any positive effects which may offset any adverse effects.

10.5 SUBDIVISION – INTENSIVE LIVESTOCK PRODUCTION ACTIVITIES

Restricted Discretionary Activities — Subdivision – Intensive Livestock Production Activities

10.5.1 Any subdivision of land which does not comply with Rule 10.1.1.4 shall be a restricted discretionary activity.

10.5.2 Under Rule 10.5.1 the Council shall restrict its discretion to consideration of:

10.5.2.1 All the matters listed in Rule 10.1.2;

10.5.2.2 The potential for reverse sensitivity effects on the existing intensive livestock production activity;

10.5.2.3 The effectiveness of any proposed mitigation measures to address potential reverse sensitivity effects.

10.5.2.4 Any positive effects which may offset any adverse effects; and

10.5.2.5 Any condition on the subdivision consent requiring a consent notice or other mechanism to be placed on the Certificate of Title for any allotment created, to alert prospective purchasers that establishing a sensitive activity within 300m of an intensive livestock production activity is not a permitted activity.

10.6 SUBDIVISION AND ROAD ACCESS

Restricted Discretionary Activities — Subdivision and Road Access

10.6.1 Any subdivision of land which does not comply with Rule 10.1.1.5 shall be a restricted discretionary activity if all of the following standards and terms are met:

10.6.1.1 The allotment has access to a legal road (whether formed or unformed) and

10.6.1.2 that access is not obtained by crossing a railway line.

10.6.2 Under Rule 10.6.1, the Council shall restrict its discretion to consideration of:

10.6.2.1 All of the matters listed in Rule 10.1.2.

10.6.2.2 For access on to a State Highway or Arterial Road:

(a) Whether the access will adversely affect the safe and efficient flow of traffic along the State Highway or Arterial Road, including any cumulative effects of multiple vehicular accessways on to the State Highway or Arterial Road;

(b) The number, design and siting of any vehicle accessway(s) or vehicle crossing(s);

(c) Whether the allotments created can be designed to have legal access on to an alternative legal road of lower classification, and whether this alternative access is appropriate;

10.6.2.3 For access on to an unformed or unmaintained road:

(a) The standard to which the road, any vehicle accessway, and any vehicle crossing will be formed or maintained to serve the activity;

(b) Who will be responsible for forming or maintaining the road to the required standard; and

10.6.2.4 Any positive effects which may offset any adverse effects.

Non-Complying Activities — Subdivision and Road Access

10.6.3 Any subdivision of land which does not comply with Rule 10.6.1 shall be a non-complying activity.

10.7 SUBDIVISION – VEHICLE ACCESSWAYS AND VEHICLE CROSSINGS

Discretionary Activities — Subdivision – Vehicle Accessways and Vehicle Crossings

10.7.1 Any subdivision of land which does not comply with Rule 10.1.1.6 shall be a discretionary activity.

10.8 SUBDIVISION AND CORNER SPLAYS

Restricted Discretionary Activities — Subdivision and Corner Splays

10.8.1 Any subdivision of land which does not comply with Rule 10.1.1.7 shall be a restricted discretionary activity.

10.8.2 Any application arising from Rule 10.6.1 shall be non-notified and will not require the written approval of any persons. The exercise of the Council's discretion shall be restricted to the consideration of effects on the efficient functioning of any road, and the safety of road users.

10.9 SUBDIVISION AND TRANSMISSION LINES

Restricted Discretionary Activities — Subdivision and Transmission Lines

10.9.1 Any subdivision of land which does not comply with Rule 10.1.1.9 shall be a restricted discretionary activity.

10.9.2 The Council shall restrict the exercise of its discretion to the following matters:

10.9.2.1 Location of building platforms: the extent of separation between building platforms and existing lines, taking into account the requirements of the NZECP:34 (New Zealand Electrical Code of Practice for Electrical Safety Distance) or any subsequent code of practice.

10.9.2.2 Within 20 metres of the centreline of a transmission line:

(a) Subdivision design: the degree to which the subdivision design, including the location of roads and reserves recognises and provides for existing electricity lines so that reasonable access to the lines is maintained.

(b) Location of proposed vegetation and tree planting: the extent of separation between the location of proposed trees and existing lines, taking into account the likely mature height of the trees, and whether they have a potential to interfere with the lines.

(c) Extent and mode of earthworks: whether appropriate safeguards are in place to avoid contact with or flashovers from the lines, and effects on the stability of support structures.

Note: *Consultation with Transpower New Zealand Limited is advised when considering construction within 20 metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice NZECP:34 contains restrictions on the location of structures and activities in relation to the lines*.

10.10 SUBDIVISION AND ESPLANADE RESERVES OR STRIPS

Restricted Discretionary Activities — Subdivision and Esplanade Reserves or Strips

10.10.1 Any subdivision of land creating allotments of less than 4 hectares which does not comply with Rule 10.1.1.10 in relation to land adjoining rivers and lakes listed in Appendix 17, or any other subdivision of land adjoining a lake with an area of 8 hectares or more, or a river with a bed of average width of 3 metres or more where the lake or river involved is not listed in Appendix 17 shall be a restricted discretionary activity.

10.10.2 The Council shall restrict its discretion to the following matters:

10.10.2.1 Whether a reserve or strip of lesser width than that set out in Appendix 17 is sufficient to protect the silent file areas or to protect conservation values, to enable public access, or to enable public recreational use.

10.10.2.2 Whether the non-provision of public access to or along an esplanade reserve or strip adjoining a waterbody listed in Appendix 17 is necessary in order to ensure compatibility with conservation values, or whether the non provision of an access strip to an esplanade reserve or strip can be justified because of the availability of alternative access to the esplanade reserve or strip.

10.10.2.3 Whether an esplanade strip is necessary to protect the natural character or silent file areas of land adjoining any river or lake other than those listed in Appendix 17. In such cases, there shall be no public access.

10.10.2.4 The extent to which the “Criteria for Taking Land instead of Cash” clause of the “Reserves – Specific Issues regarding Development Contributions Assessment” in the Development Contribution Policy of the 2006-2016 LTP will meet the needs of present and future generations.

10.11 SUBDIVISION OF LOTS SMALLER THAN THE MINIMUM SIZE

Restricted Discretionary Activities — Subdivision of Lots Smaller than the Minimum Size

Note:

1 *Rule 10.11 applies to the subdivision of land where the allotments created may have a dwelling erected on them. Rule 10.11 may also be used for the subdivision of an allotment(s) which contains a dwelling(s). It may be used to provide for alternative subdivision layouts (e.g. clustering) to those provided for under Rule 10.1.1.12.*

2 *People wishing to subdivide land under Rule 10.11.1 are strongly advised to read the Council’s pamphlet on subdividing land and erecting houses in the Rural Zone*

10.11.1 Any subdivision of land which does not comply with Rule 10.1.1.12 shall be a restricted discretionary activity if:

10.11.1.1 Any allotment created is located outside the area shown on the Planning Maps as the Inner Plains;

10.11.1.2 The balance area of land needed to comply with the minimum area in Rule 10.1.1.12, Table C10.1, does not include:

(a) The bed of any lake or river;

(b) Any legal road;

(c) Land which is vested in any form of reserve; or

(d) Any other land which, due to its legal tenure, could not be used to erect a dwelling;

Note: *Rule 10.11.1.2 does not apply to land classified in the District Plan as an area of Outstanding Landscape which (if not for the District Plan provisions) could have had a dwelling erected on it. Nor does it apply to land held in pastoral lease.*

10.11.1.3 The balance area of land required to comply with the minimum area under Rule 10.1.1.12 Table C10.1, adjoins the allotment on which a dwelling may be erected, along at least one property boundary;

10.11.1.4 The balance area of land required to comply with the minimum area under Rule 10.1.1.12 Table C10.1, is:

(a) included within the area of land subject to the subdivision consent application, and is subject to a mechanism (as a condition of the consent) to prevent the erection of any dwelling on that land; or

(b) not included within the area of land subject to the subdivision consent application, and is subject to a Memorandum of Encumbrance or other mechanism to prevent the erection of any dwelling on that land.

10.11.2 Under Rule 10.10.1, the Council shall restrict its discretion to consideration of:

10.11.2.1 All the matters listed in Rule 10.1.2.

10.11.2.2 Whether any allotment on which a dwelling(s) is to be erected is of a suitable size and shape to avoid adverse effects on surrounding properties. Such effects include (but are not limited to): effects from the zones of influence of wells or on-site effluent treatment and disposal systems; and potential ‘reverse sensitivity’ effects with activities on surrounding sites;

10.11.2.3 The maximum number of small allotments which may be located together under this rule, having regard to Rule 3.10.3.6;

10.11.2.4 Any effects of access from the allotment on the safety and efficiency of the road network, including cumulative effects from several allotments, and whether a shared vehicular accessway is appropriate for more than one allotment;

10.11.2.5 The shape and location of the balance land to be kept free of dwellings;

10.11.2.6 Within the area shown on the Planning Maps as the Port Hills, the location of any allotment on which a dwelling may be erected, having regard to Rule 10.3.2.2;

10.11.2.7 For Rule 10.11.1.4, whether the mechanism proposed to ensure that the land is free of any dwelling is appropriate considering:

(a) The applicant's understanding of the restrictions placed on future uses of the land;

(b) Whether the mechanism is a condition by which the consent is granted;

(c) Enforceability of the condition;

(d) Any administration costs to the Council; and

(e) The ease with which any future buyer of the land can be made aware that a dwelling cannot be erected on the land; and

Note: *In relation to Rule 10.11.2.7, see the Council's Pamphlet for more information on the types of mechanisms available.*

10.11.2.8 Any positive effects which may offset any adverse effects.

Non-Complying Activities — Subdivision of Lots Smaller than the Minimum Size

10.11.3 Any subdivision of land which does not comply with Rule 10.11.1 shall be a non-complying activity, unless it complies with Rule 10.12.

10.12 SUBDIVISION AND BOUNDARY ADJUSTMENTS

Controlled Activities — Subdivision and Boundary Adjustments

10.12.1 The subdivision of land by the altering of boundaries between allotments shall be a controlled activity provided all of the following standards and terms are met:

10.12.1.1 The allotments subject to the boundary adjustment shall adjoin one another.

10.12.1.2 There shall be no increase in the number of allotments created as a result of the boundary adjustment.

10.12.1.3 No allotment shall be created which is smaller than the smallest allotment existing prior to the boundary adjustment.

10.12.1.4 The boundary adjustment shall not result in any increase in the potential number of dwellings which may be erected on any allotment subject to the boundary adjustment, in compliance with Rule 3.10 than the number which could have been erected on that allotment prior to the boundary adjustment.

10.12.1.5 The corner of any allotment at any road intersection shall be splayed with a diagonal line reducing each boundary by a minimum of:

(a) 6m x 6m for local roads

(b) 10m x 10m for collector roads

(c) 15m x 15m for arterial and State Highway roads.

Note: *Where roads of different classifications intersect, the splay applied to both road boundaries shall be that required for the higher classification (State Highways are the highest in the classification hierarchy and local roads are lowest), so for example where a local road and a collector road intersect the corner splays shall be 10mx10m.*

10.12.2 Any boundary adjustment which complies with Rule 10.12.1 shall not be notified and shall not require the written approval of affected parties.

10.12.3 The Consent Authority shall retain its control over all of the following matters:

10.12.3.1 All those matters listed in Rule 10.1.2.

10.12.3.2 The mechanism(s) which shall be used to ensure the boundary adjustment does not increase the potential number dwellings able to be erected on any allotment subject to the boundary adjustment.

Non-Complying Activities — Subdivision and Boundary Adjustments

10.12.4 Any boundary adjustment which does not comply with Rule 10.12.1 shall be a non-complying activity, unless it complies with one of the rules for subdivision under Rules 10.1 to Rule 10.11, in which case the activity shall be assessed under that rule.

Cross Referencing

The table below cross-references the rules in this section with objectives and policies in the Plan. The cross-referencing is to assist plan users by indicating the objectives and policies which are likely to relate to each rule. There may be other objectives or policies in the Plan (which are not listed in the cross-reference table) which will apply in some cases. The cross-reference table does not limit the application of any objective and policy in the Plan to the rules with which it is cross-referenced; and it does not preclude the consent authority from considering any other relevant objective or policy in the Plan, when making a decision on a resource consent application. Any person making a resource consent application is advised to read all the objectives and policies in Part B of the Plan.

Rule Numbers	Topic	Part B, Section	Objectives	Policies
10.2	Flood Areas	3.1	3.1.1	3.1.2 to 3.1.4, 3.1.8
10.3	Outstanding Landscape Areas	1.4	1.4.1	1.4.1 to 1.4.3, 1.4.5 to 1.4.32.
10.4	Special Sites (Ecological, Historic Heritage and Sites of Significance to Tāngata Whenua	3.3	3.3.1 and 3.3.2	3.3.2 to 3.3.4, 3.3.7, 3.3.8
10.6	Road Access	2.1	2.1.1	2.1.3. 2.1.4
10.7	Vehicle Access and Vehicle Crossings	2.1	2.1.1	2.1.1, 2.1.2, 2.1.5 to 2.1.7
10.8	Transmission Lines	2.2	2.2.1 and 2.2.2	2.2.1 to 2.1.3
10.9	Esplanade Reserves or Strips	1.3, 2.3	1.3.2, 2.3.2	1.3.11, 2.3.5 and 2.3.6

10.1	Lots Smaller than the Minimum Size	4.1	4.1.1 to 4.1.3	4.1.1 to 4.1.7, 4.1.11 and 4.1.12

Reasons for Rules

Rule 10 manages the subdivision of land. Subdivision has the meaning set out in section 218 of the RMA, and includes unit titles, cross leases and the leasing of any building or part of any building for a period of 35 years or more. District councils may control subdivision under the RMA (section 31(2)) and the subdivision of land requires a resource consent unless the activity is a permitted activity under the Plan (section 11).

Subdivision, per se, has few effects on the environment. However, subdivision is a precursor to other activities, particularly the erecting of dwellings. There is a popular expectation amongst New Zealanders that if they buy an allotment, they should be able to erect a house on it.

Any subdivision of land requires a resource consent under this Plan. The Plan manages subdivision for three reasons:

- To ensure that any allotment created is in an appropriate location, of an appropriate size and shape, and has appropriate legal access and connections to utilities, for its intended purpose;
- To ensure that any subdivision does not result in land uses which are non-complying with the Plan or which will affect adjoining properties due to the size of the allotment on which the activity is taking place being reduced.
- To ensure that where allotments are created that are not of a sufficient size to enable a house to be erected on the allotment, that an appropriate mechanism is used to alert prospective buyers of the allotment.

Rule 10.1 lists standards and terms by which a subdivision is a controlled activity. The minimum allotment size is the same as the minimum allotment size to erect a dwelling as a permitted activity, under Rule 3.10 of the Plan. There are matters that Council have reserved control over such as the need to ensure that any subdivision within any Greenfield area that is subject to a specific ODP policy or for which an approved ODP is contained in the District Plan, does not compromise the ability to achieve the future intensification of that area in accordance with the ODP. The rules provide for subdivisions which cannot comply with Rule 10.1, including subdivision of allotments smaller than the minimum size, as restricted discretionary activities or discretionary activities, where they comply with standards and terms.

Rule 10.1.1.4 The 300 metre buffer distance does not apply to that part of the Living 2A Zone at the intersection of Shands and Blakes Roads, Prebbleton and legally described as Lots 1, 2 and 10 DP 54204 and Lot 1 DP 21798 in respect of the existing Tegel Foods Ltd poultry operation located on Lot 1 DP 53738 as the Council is satisfied that other methods have effectively addressed any reverse sensitivity effects.

Rules 10.6 and 10.7 address the effects of access and effects of subdivision on the function, safety and efficiency of the road network.

Rule 10.8 addresses the establishment of rural lots and building sites close to high voltage transmission lines. The rule requires subdivision within a 20 metre corridor parallel to such lines to be subject to a restricted discretionary activity application. This enables access to these lines for maintenance to be protected if necessary, and to ensure tree planting, building and earthworks, do not compromise the lines. It also enables matters of public safety and health to be addressed.

Rule 10.11 provides for dwellings on allotments smaller than the minimums stated in Rule 10.1.1.12, provided that the balance area of land needed to comply with the minimum is kept free of dwellings. This may be done using several methods, for example, by placing some form of Covenant over part of the land, or by placing a Consent Notice over the whole allotment, to prevent dwellings being erected. The land subject to these mechanisms may be farmed, forested or otherwise used, and can be bought or sold separately from the allotment on which the dwelling is erected, but it cannot have a dwelling erected on it. The reason for this rule is to allow people to erect houses on small allotments, while still maintaining low residential density in the Rural zone. Large minimum allotment sizes can result in inefficient land uses. For example, where a person has to sell or buy more land than they want in order to reside in the rural area; or where a person buys a farm and requires the land but not the house. Large minimum allotment sizes can also be awkward if people wish to have the dwelling in separate ownership from the rest of the property, for business or family reasons.

The rule does not stipulate the method to be used to keep the balance area of land free of dwellings. Different methods may be appropriate in different cases. The rule does require the method be enforced as a condition on the subdivision or land use consent, if the land to be kept free of dwellings is part of the allotment which is to be subdivided. The Council retains its discretion to determine whether the method nominated by the applicant is appropriate. (For erecting dwellings on existing allotments, see Rule 3.10

Rule 10.11 also provides for a dwelling on a smaller allotment in the situation where land which is not subject to the subdivision is used to comply with the minimum allotment areas in Rule 10.1.1.12. This may occur where a person owns several allotments, or has purchased the the ‘development rights’ from an adjoining property owner, and uses his/her land to provide the additional minimum area needed. In these cases, the application needs to include a Memorandum of Encumbrance or some other mechanism to be registered on the other allotment as part of the resource consent application. It will be a condition of the subdivision or land use consent that the proposal be carried out in accordance with the application which is submitted (including the proposed Memorandum of Encumbrance or other mechanism).

The Council has produced a pamphlet to help explain how these rules work and their advantages and disadvantages. Applicants are strongly advised to refer to it.

Rule 10.11 does not apply to land within the area shown on the Planning Maps as the Inner Plains.The minimum allotment size in the Inner Plains is 4 hectares.Council believes that residential density in this area is sufficiently high to require each dwelling to have 4 hectares. It is considered that 4 hectares allotments will avoid adverse effects of on-site effluent treatment and disposal on groundwater, and potential ‘reverse sensitivity’ effects on rural activities; and maintain a rural character that is distinct from townships (see Part B, Section 4.1).

Rule 10.12 provides for boundary adjustments. The boundary adjustment provisions provide an easier mechanism for the boundaries to be adjusted between existing allotments. Boundary adjustments can be useful for rationalising boundaries or selling properties between neighbours. They can also be useful for rationalising the allotments within one property, for example, to reorganise a property made up of several small allotments into a more rational mix that better suits the management of the property.

Rule 10.1.1.12 which controls the minimum allotment size for subdivision does not apply to boundary adjustments, which provides some flexibility to adjust existing small allotments. It also provides an alternative mechanism to Rule 10.11 for creating smaller allotments for house sites. However, Rule 10.12.1.4 manages residential density, by ensuring the boundary adjustment provisions cannot be used to create additional potential house sites at a higher level than those allowed by the residential density rules set out in Rule 3.10.

PART D/A

CANTERBURY EARTHQUAKE RECOVERY

D/A.1 WORKERS' TEMPORARY ACCOMMODATION FOR THE GREATER CHRISTCHURCH REBUILD

OBJECTIVE AND POLICIES

Note: The objective and policies in this section of the Plan are intended to provide a complete code for workers' temporary accommodation to which this section applies.

Objective

Suitable accommodation is available to meet the needs of workers supporting the rebuild of greater Christchurch following the 2010/11 earthquakes without creating significant effects over its duration or long term impacts beyond the rebuild period.

Policies

Providing for workers' accommodation for the greater Christchurch rebuild

A. To recognise the importance of the availability of workers' accommodation during the peak rebuild period of greater Christchurch by providing for workers' accommodation through:

- Permanent accommodation that is consistent with the long term outcomes anticipated for the locality; or
- Temporary use of permanent accommodation buildings where the temporary use will be discontinued by 31 December 2022 and the temporary use may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration; or
- Temporary buildings that will be removed in the period up to 31 December 2022 where the erection and use of buildings may not be consistent with the long term outcomes anticipated for the locality but will not result in significant adverse effects for that duration.

Explanation and Reasons

An area of housing pressure in greater Christchurch is accommodating large numbers of people coming into greater Christchurch to work on the rebuild. The priority of this type of accommodation is recognised in the Recovery Strategy for greater Christchurch Mahere Haumanutanga o Waitaha. A range of accommodation types, sizes and locations will be required. There is likely to be substantial and short-term demand for a large number of temporary units during the peak rebuild period over a 5-10 year period up to the end of 2022.

Temporary use of permanent buildings for workers' temporary accommodation

B. To enable temporary use up to 31 December 2022 of accommodation and non-accommodation buildings where use of that building for workers' temporary accommodation will not result in significant adverse effects for that duration.

Explanation and Reasons

The temporary use of buildings such as motels, student accommodation, or commercial buildings provides a solution for workers' accommodation during the peak rebuild period.

Temporary buildings for workers' temporary accommodation

C. To manage the potential adverse effects of workers' temporary accommodation for the rebuild of greater Christchurch in accordance with the "Guideline for Temporary Accommodation for Workers" managing:

a) Decommissioning; and

b) Location and size of the development; and

c) Site layout and building design; and

d) On-site management.

D. To maintain the zone and neighbourhood characteristics anticipated in the longer term by requiring that before 31 December 2022, all temporary accommodation buildings be removed; all use for workers' temporary accommodation cease; and the site restored in accordance with a project decommissioning strategy and the "Guideline for Temporary Accommodation for Workers".

E. To ensure location choice and project design achieves quality living for occupants while avoiding, remedying or mitigating significant adverse effects on the characteristics of local neighbourhoods in accordance with the "Guideline for Temporary Accommodation for Workers".

F. To recognise that effective operation of workers' temporary accommodation contributes significantly to its quality and effects by requiring workers' temporary accommodation to be owned and managed as one development including on-site management in accordance with the "Guideline for Temporary Accommodation for Workers".

Explanation and Reasons

These policies seek to ensure that key matters are considered and addressed to achieve quality accommodation while managing the potential adverse effects on the location. Removal of the temporary buildings is critical to ensure a development does not have permanent effects on the environment. The *"Guideline for Temporary Accommodation for Workers"* outlines key considerations and possible responses for location choice, site layout, building design, effective decommissioning, and on-site management.

RULES

This section of the District Plan a complete code

1. The rules in this section of the District Plan provide a complete code for workers' temporary accommodation activities to which the rules in this section apply. The erection and/or use of a building for workers' temporary accommodation that is a permitted activity, controlled activity, restricted discretionary activity, non-complying activity or prohibited activity by virtue of these rules for workers' temporary accommodation, retains that status despite anything to the contrary in the district plan. No other provisions of the district plan (including objectives, policies, rules and other methods) apply to erecting and/or using workers' accommodation unless specifically referenced in this section.

Permitted Activity – Temporary Use Of Permanent Accommodation Buildings For Workers' Temporary Accommodation

2 The erection and/or use of any permanent accommodation building for temporary use for workers' accommodation is a permitted activity if the following standards and terms are met:

Standards and terms

i. At the time the temporary use commences, the permanent accommodation building complies with all relevant District Plan requirements or resource consent for that permanent use; and

ii The temporary use for workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

iii The temporary use for workers' temporary accommodation does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent; and

iv On-site management is provided for the workers' temporary accommodation.

Conversion from temporary use to a previous use

3 Within 12 months of the cessation of any temporary workers accommodation use of a site, the previous use of that site may be reinstated, provided that such reinstatement is in accordance with either:

i. an existing use certificate issued under section 139A of the RMA;

ii. or a resource consent issued under section 114 of the RMA; and

in relation to (i) and (ii) above, the certificate or resource consent was issued prior to conversion to workers accommodation and was still valid at the time of the conversion.

This reinstatement is permitted whether or not the certificate or resource consent would have otherwise lapsed or ceased to have effect.

Restricted Discretionary Activity – temporary use of permanent non-accommodation buildings for workers' temporary accommodation

4 The erection and/or use of any permanent non-accommodation building for temporary use for workers' accommodation is a restricted discretionary activity if the following standards and terms are met:

Standards and terms

i At the time the temporary use commences, the permanent non-accommodation building complies with all relevant district plan requirements or resource consent for that permanent use; and

ii The temporary use for workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

iii The site is not located within

- a Rural or Rural-Residential Zone; or

- a Conservation Zone or Open Space 3A or 3D Zone in the Christchurch City Plan; and

iv On-site parking is provided for use by the workers' temporary accommodation at a minimum of one space per four beds; and

v The *temporary* use for workers' temporary accommodation does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent. This standard does not apply to a density rule for the existing activity; and

vi On-site management is provided for the workers' temporary accommodation; and

vii A change of use strategy is provided as part of the temporary use which sets out the steps that will be followed to change the use from workers' temporary accommodation to the permanent use provided for by the District Plan or resource consent.

Matters of discretion

In considering any application for resource consent under Rule 4, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Period for which the building is used for *workers' temporary accommodation*; and

c) Nature of the permanent use and the effects of the site or building not being available for that permanent use until after the peak rebuild period; and

d) Nature of on-site management; and

e) Change of use strategy and its implementation; and

f) Parking; and

g) Financial contributions (if applicable under the District Plan); and

h) Monitoring.

Notification

In respect of Rule 4, any applications are not to be publicly notified and are not to be limited notified.

Other temporary use of permanent accommodation buildings or permanent non-accommodation buildings

5 Notwithstanding anything to the contrary in Rule 1, for the erection and/or use of any permanent accommodation building or non-accommodation building for temporary use for workers' accommodation which does not comply with Rule 2 or Rule 4, the relevant district plan provisions will apply.

Permitted Activity – Workers' temporary accommodation in Christchurch Central City

6 The erection or establishment of a workers' temporary accommodation unit or *workers temporary accommodation complex* is a permitted activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation is located on a site in the Central City Mixed Use Zone of Christchurch City; and

ii No more than 200 people are accommodated in the workers' temporary accommodation; and

iii Where the site shares a boundary with a Living Zone, in relation to that boundary, all buildings shall comply with the permitted activity development standards in the District Plan in respect of sunlight and outlook for neighbours; and separation from neighbours; and

iv There is no alteration or destruction of any building or tree scheduled in the District Plan; and

v The workers' temporary accommodation is only for the period, or part of the period, up to 31 December 2022; and

vi On-site management is provided for the workers' temporary accommodation.

Controlled Activity – Workers' temporary accommodation for up to 20 people in specified zones

7 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex is a controlled activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation unit or workers' temporary accommodation complex is located on a site in:

- Christchurch City within the Living 2, 3, 4A, 4B, 4C Zone or Business 1 or 2 Zone of the City Plan or within the Lyttelton Town Centre Zone of the Banks Peninsula District Plan; or

- Selwyn District within any Living Zone within the greater Christchurch Urban Development Strategy area as shown on Map A, or within the Business 1 Zone; or

- Waimakariri District within the Residential 1, 2, 3, 6, 6A, 7 Zone or Business 2 Zone; and

ii No more than twenty people are accommodated in the workers' temporary accommodation on any one site; and

iii The workers' temporary accommodation unit or workers' temporary accommodation complex does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the district plan or resource consent. This standard does not apply to a density rule; and

iv In relation to a boundary adjoining a neighbouring site (not a road boundary), all buildings shall comply with the permitted activity standards in the District Plan in respect of sunlight and outlook for neighbours, recession planes, setbacks and separation from neighbours; and

v On-site parking is provided for use by the workers' accommodation at a minimum of one space per four beds.

vi There is no alteration or destruction of any building or tree scheduled in the District Plan; and

vii A decommissioning strategy is provided as part of the proposed activity to remove the unit no later than 31 December 2022 or after it is unoccupied as *workers' temporary accommodation* for a period of more than 6 months, whichever is the sooner; and

viii On-site management is provided for the *workers' temporary accommodation*; and

ix A site design statement is provided.

Matters of control

In considering any application for resource consent under Rule 7, the Council shall, in deciding whether to impose conditions, exercise its control over the following matters:

a) Site layout and building design; and

b) The decommissioning strategy and its implementation; and

c) Nature of on-site management; and

d) Car parking; and

e) Financial contributions (if applicable under the District Plan); and

f) Monitoring.

Notification

In respect of Rule 7, any applications are not to be publicly notified and are not to be limited notified.



Map A - Rule 7(i), Rule 8(i) and Rule 9(i)

Restricted Discretionary Activity – Workers' temporary accommodation unit

8 Except as provided in Rule 6 or 7, the erection or establishment of one workers' temporary accommodation unit accommodating up to 4 people is a restricted discretionary activity if the following standards and terms are met:

Standards and terms

i The workers' temporary accommodation unit is located on a site within the greater Christchurch Urban Development Strategy area as shown on Map A above*; and

ii The workers' temporary accommodation unit does not result in an existing activity on the site failing to comply or increasing the degree of non-compliance with a rule in the District Plan or resource consent. This standard does not apply to a density rule; and

iii In relation to a boundary adjoining a neighbouring site (not a road boundary), all buildings shall comply with the permitted activity standards in the District Plan in respect of sunlight and outlook for neighbours, recession planes, setbacks and separation from neighbours; and

iv On-site parking is provided for use by the workers' accommodation at a minimum of one space per four beds.

v There is no alteration or destruction of any building or tree scheduled in the District Plan; and

vi A decommissioning strategy is provided as part of the proposed activity to remove the unit no later than 31 December 2022 or after it is unoccupied as workers' temporary accommodation for a period of more than 6 months, whichever is the sooner; and

vii On-site management is provided for the workers' temporary accommodation; and

viii A site design statement is provided.

Matters of discretion

In considering any application for resource consent under Rule 8, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Site layout and building design; and

c) The decommissioning strategy and its implementation; and

d) Nature of on-site management; and

e) Car parking; and

f) Financial contributions (if applicable under the District Plan); and

g) Monitoring.

Notification

In respect of Rule 8, any applications are not to be publicly notified and are not to be limited notified.

Restricted Discretionary Activity –Workers' temporary accommodation

9 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex which does not comply with Rule 6 or 7 is a restricted discretionary activity if it complies with the following standards and terms:

Standards and terms

i The workers' temporary accommodation unit or workers' temporary accommodation complex is located on a site within the greater Christchurch Urban Development Strategy area as shown on Map A above* but is not located on a site within

- a Rural or Rural-Residential Zone; or
- a Conservation Zone or Open Space 3A or 3D Zone in the Christchurch City Plan; and

ii There is no alteration or destruction of any building or tree scheduled in the District Plan; and

iii A decommissioning strategy is provided to remove the *workers' temporary accommodation* no later than 31 December 2022 or after it is unoccupied as workers' temporary accommodation for a period of more than 6 months, whichever is the sooner; and

iv On-site management is provided for the workers' temporary accommodation; and

v A site design statement is provided.

Matters of discretion

In considering any application for resource consent under Rule 9, the Council shall, in deciding whether to grant or refuse consent and in deciding whether to impose conditions, exercise its discretion over the following matters:

a) Location suitability; and

b) Number of units; and

c) Site layout; and

d) Building design; and

e) The decommissioning strategy and its implementation; and

f) Nature of on-site management; and

g) Financial contributions (if applicable under the District Plan); and

h) Monitoring.

Notification

In respect of Rule 9, any applications are not to be publicly notified. In respect of Rule 9, any applications for workers' temporary accommodation for up to 200 people are not to be limited notified.

Non-Complying Activity –Workers' temporary accommodation

10 The erection or establishment of a workers' temporary accommodation unit or workers' temporary accommodation complex which does not comply with Rule 8 or 9 is a non-complying activity.

Notification

In respect of Rule 10, any applications are not to be publicly notified.

Prohibited Activity – Workers' temporary accommodation after 31 December 2022

11 Any workers' temporary accommodation unit or a workers' temporary accommodation complex, and the use of any building for workers' temporary accommodation from 1 January 2023, shall be a prohibited activity for which no resource consent shall be granted.

Prohibited Activity – Subdivision

12 Any subdivision activity creating an allotment on a site occupied by workers' temporary accommodation is a prohibited activity for which no resource consent shall be granted.

DEFINITIONS

Accommodation building:	means residential unit, traveller or visitor accommodation, family flat, student or educational accommodation, elderly persons housing, retirement complex, or care home, or similar such activities, and any related accessory buildings, as provided for in the district plan.
Change of use strategy:	means a statement of how the use of a building will change from workers' temporary accommodation to its permanent use including: • Timing including any phasing; and • Alterations required to site, buildings or services for the permanent use.
Decommissioning strategy:	means a statement of how all temporary accommodation buildings will be removed and the site reinstated ready for its anticipated permanent use including: • Building design to facilitate removal; • Timing and phasing; • Remediation works including any clearance of services, landscaping or hard surfacing; • The use for any buildings or services to remain on site in accordance with the district plan; and • Responsibility for the successful completion of the decommissioning strategy.

Non-accommodation building:	means industrial, commercial, office, retail or other building that is not an accommodation building, and any related accessory buildings.
On-site management:	means functions performed to maintain the quality of the workers' temporary accommodation, to minimise potential adverse effects on the surrounding neighbourhood, and to provide services to the occupants and must include: • A live-in manager on-site or a nominated occupant as appropriate for the size and nature of the workers' temporary accommodation; • Security services; • Cleaning, maintenance and servicing; • Communication procedures; and • On-site rules and policies.
Peak rebuild period:	means the period up to 31 December 2022.
Permanent:	means for a period that extends beyond 31 December 2022.
Rural or Rural-Residential Zone:	means the following Zones as shown on the relevant District Plan maps: • In Christchurch City the Rural 1, 2, 3, 4, 5, 6, 7, Rural H, Rural Q and Templeton Special Rural Zones in the City Plan; and the Rural or Rural Residential Zones in the Banks Peninsula District Plan; or • In Selwyn District the Inner Plains, Outer Plains, Malvern Hills, High Country, Port Hills Zones and any Existing Development Area listed in Table C10.1 of the Rural Rules; or • In Waimakariri District the Rural Zone, Mapleham Rural 4B, and the Residential 4A and 4B Zones.
Site:	means an area of land: • Held in a single Computer Freehold Register; or • Comprised of two or more adjoining Computer Freehold Register held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or • For which a separate Computer Freehold Register could be issued without further consent of the Council.
Site design statement:	means an outline of how the project is designed and operated in accordance with the relevant guidelines for site and building design in the *Guideline for Temporary Accommodation for Workers*.
Temporary:	means for a defined period, or part of the period, up to 31 December 2022.
Workers' temporary accommodation unit:	means a temporary building and related infrastructure used for workers' temporary accommodation for no more than 4 people operating as a household unit with shared facilities.
Workers' temporary accommodation complex:	means temporary building(s), facilities and related infrastructure used for workers' temporary accommodation for 5 or more people either in a single unit or in two or more units on the same site. The complex may include provision of communal facilities such as dining and recreation.

ATTACHMENT TO RULES: GUIDELINE FOR TEMPORARY ACCOMMODATION FOR WORKERS

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Guidelines for location suitability

Guidelines for site and building design

Guidelines for on-site management and operation

Guidelines for decommissioning

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References to further information and guidance

Plan of earthquake damaged wastewater network

INTRODUCTION

Why has this guideline been developed?

This guideline has been developed because special provision must be made to accommodate the additional workers and their families who will be in greater Christchurch for the rebuild. Housing demand analysis suggests additional accommodation will be needed for this substantial number of workers, many of whom will be coming from outside the region. Some will be accommodated in permanent housing (either existing or new), some in other types of accommodation such as motels, and others will be accommodated in temporary housing buildings or complexes developed specifically to accommodate construction workers.

An important part of meeting this housing demand will be to offer options for temporary accommodation. For example, bulk unit complexes may be desirable for the large construction gangs who are expected to temporarily migrate to greater Christchurch. The demand for this type of development, particularly at the numbers anticipated, is unique in New Zealand. Current District Plans, design guidelines and standards did not anticipate this type of temporary accommodation so have few rules, standards or guidance that apply to such a situation.

This imperative for workers' accommodation is for the short term only. At the same time, this accommodation still needs to be of high quality and suitably located, have minimal if any impacts on surrounding neighbourhoods, be effectively operated, and be guaranteed as temporary only. This guideline therefore responds to the gap in current guidance on this unique type of accommodation.

Purpose of the guideline and how to use it

This guideline is intended to assist in delivering high-quality temporary accommodation to support the rebuild, with resulting benefits for the occupants, existing communities that host the accommodation, and greater Christchurch.

The purpose of this guideline is to:

- outline considerations for planning and designing workers' temporary accommodation in a way that encourages innovative and high-quality development
- provide guidance to applicants and councils on the key considerations in determining resource consent applications
- provide information to existing residents and communities on critical considerations for workers' temporary accommodation.

The guideline complements District Plan provisions for workers' temporary accommodation. It sets out considerations and good practice examples. However, as each case will be different, the various considerations and examples may be more relevant in some situations than in others.

Other consents and approvals

This guideline is specifically about temporary accommodation for workers and is specifically about design and planning considerations. It is to assist in assessments by Christchurch City Council, Selwyn District Council and Waimakariri District Council under the Resource Management Actlt is not intended to apply to building consents or other regulatory assessments by the greater Christchurch councils. In addition to resource consent, a workers' accommodation project may require consent or approval under the Building Act, Health Regulations, or under the Resource Management Act from Environment Canterbury.A separate information sheet is available on broader regulatory requirements.

Who has prepared the guideline?

As part of the new District Plan provisions for workers' temporary accommodation, this guideline has been prepared jointly by the Canterbury Earthquake Recovery Authority, Christchurch City Council, Selwyn District Council, Waimakariri District Council, Environment Canterbury, New Zealand Transport Agency and Te Rūnanga o Ngāi Tahu. Staff from the Stronger Christchurch Infrastructure Rebuild Team, Hawkins Construction and Fletchers EQR have also provided input.

Principles

This guideline has four overarching principles guiding the development of workers' temporary accommodation.

1. Workers' temporary accommodation is designed to respond to the characteristics of the locality and avoid, remedy or mitigate significant adverse effects on the characteristics of local neighbourhoods.
2. Workers' temporary accommodation provides high-quality accommodation with good on-site amenity.
3. On-site management and operation of workers' temporary accommodation effectively contribute to high-quality accommodation for occupants and minimise impacts on surrounding neighbourhoods.

4. Workers' temporary accommodation is genuinely temporary in place no longer than 31 December 2022.

GUIDELINES FOR LOCATION SUITABILITY

It is acknowledged that workers' temporary accommodation is only there for the short term and may be of a modular, repeated or re-locatable style that would not normally be expected in a residential or commercial environment. It is not expected that temporary accommodation can fully integrate into an existing community, nor is it expected that temporary accommodation will have only minor effects. However, site selection, site design and building design can help to avoid significant adverse effects on existing neighbourhoods and to provide suitable accommodation for occupants.

Location suitability considerations	Examples of good practice
Consideration 1: Location suitability *Whether a site is suitable for workers' temporary accommodation will be assessed on a case-by-case basis, taking into account:* • *the scale of the development* • *who will occupy the complex and the nature/location of the occupants' work* • *transport options* • *adjoining uses* • *the availability and capacity of infrastructure to service the site* • *physical constraints and hazards such as flood risk.*	***Key measures*** • Location in the Christchurch central city is encouraged. • Location within the existing urban areas, particularly in existing residential or commercial areas, is encouraged. • Locations with incompatible adjoining or nearby uses should be avoided. Large developments should not be undertaken next to sensitive activities such as schools, because they may affect the amenity, character or social aspects of the area. Sites should not be chosen if adjoining uses generate significant effects on the workers that are not mitigated (eg noise, discharges or hazardous substance risk). • Water, wastewater and stormwater infrastructure should be available to the site and have the capacity required for the number of workers in the accommodation. Locations within the existing urban area have more infrastructure availability. Areas where infrastructure capacity is not currently available or is particularly fragile is shown as the pink area on the map attached to this guideline (*Christchurch Wastewater Overview Map)*. • The land should be physically suitable for this type of accommodation. It will usually be necessary to avoid areas of flood risk, sensitive aquifer zones, sites on the listed land-use register, or other sites with physical constraints, unless the specific site, design or duration of the accommodation provides exceptions for developing there. ***Other considerations*** • Location in medium or high density residential zones may be more appropriate than low density residential zones. • Location near to work site(s) and near to public services and facilities such as retail and entertainment areas is encouraged. • The suitability of the location will depend on the scale, nature and term of the development. For example, if migrant workers are living in accommodation on short-term rotation (eg, three-month rotation for a five-year period), a development may be acceptable in an industrial zone or close to the airport, but this location is less likely to be acceptable for workers who are employed for a continuous 10-year period. • Sites should not displace permanent uses that are planned within an overlapping timeframe. For example, it would be inappropriate to choose a greenfield residential site that will be needed for permanent residential development before the temporary accommodation units are due for removal. Similarly, it would be inappropriate to use a commercial building if that type of building is in high demand due to displacement. • An acceptable size of development will be smaller

	in a low-density residential area than in a high-density residential, commercial or mixed-use area • The nature of transport arrangements to be provided for occupants will determine the appropriate distance between the accommodation site and the primary work site(s). For example, a distance within 5km would be desirable if no transport is to be provided between the two sites, but a distance of up to 10km would be acceptable if transport is provided. • Selecting a location where public transport options are available, such as to work sites and retail/entertainment centres, is encouraged. • The traffic and transport effects of a location include how the development will affect amenity, traffic safety and transport efficiency. The nature of the effects depends on the size of the development and the type of road used for access to the project site. Selecting a site which avoids significant traffic or transport effects is encouraged.

GUIDELINES FOR SITE LAYOUT AND BUILDING DESIGN

The standard of the design of buildings and the layout and orientation of buildings and activities on the site are a major influence on both the quality of the accommodation and its effects on the surrounding neighbourhood. Although the development is temporary, it may be the primary residence for an occupant for a number of months or years. A temporary accommodation project may be larger and more intense than anticipated and may have some temporary adverse effects, but site design can help to minimise the effects on the surrounding neighbourhood

Site layout and building design considerations	Examples of good practice
Consideration 2: Minimising effects on existing neighbourhoods *It is desirable that developments are compatible with the streetscape and mitigate potential effects on the amenity of an established environment. This is a particular consideration for residential environments.*	*Key measures* • Buildings such as the manager's residence, site office, communal facility, or other buildings which are not individual units should be located on street frontage if they assist in creating a compatible street frontage and a 'street address'. • Facilities or services on the site that are to be available for public or community use should be located on street frontages to limit public access through the site. This will also help to create a 'street address'. • Fencing and landscaping along road boundaries should be provided. Road fencing should not provide extensive lengths of solid screening - any fencing above 1m height should be at least 50 per cent transparent. • Building placement and orientation should internalise effects such as noise or lighting rather than directing effects towards neighbouring sites. Design and layout should achieve the noise standards for the zone in the District Plan. Screening or landscaping around outdoor activities that generate effects also helps to internalise effects. *Other considerations* • Screen fencing between 1.8m and 2m should be provided along boundaries adjoining residential neighbours. Fencing should be designed to be compatible with the adjoining use; for example, security fencing is not compatible with a residential environment. Landscaping along boundaries is also encouraged. • A separation between residential boundaries and buildings, service areas and recreation areas is encouraged. For example, it might take the form of a 3m setback.

	• The site can be designed to link with existing neighbourhood services, for example by providing an appropriate location for vehicle and pedestrian access points. • The working patterns of the occupants and the timing of traffic movements will influence how compatible the development is with surrounding uses. For example, a large site with shift workers travelling late at night may not be suitable in a residential area. • Location and design of carparking and vehicle accessways should minimise internal traffic movement, minimise vehicle movements and avoid locations next to neighbouring sites.
Consideration 3: District Plan guidance on site and building design *The District Plan provides relevant guidance on appropriate site and building design to achieve the outcomes anticipated for the zone.*	***Key measures*** • If buildings and related services comply with the standards in the District Plan for permanent buildings, the project design is more likely to be similar to what the District Plan anticipates for the location. This measure is particularly relevant in the residential Environment, and should be given particular attention near site boundaries, for example, in relation to height and setbacks from boundaries.
Consideration 4: Unit and building design *The appearance and design of workers' temporary units and buildings is not expected to be to the standard anticipated for permanent accommodation. However, the choice of materials, type of construction, building size, design, and layout can contribute to a development that minimises impact on the neighbourhood while providing quality living space for occupants.*	***Other considerations*** • Where communal facilities are provided (for example, cooking, dining, showers or recreational facilities), individual units can be small, for example a floor area of 14m^2 may be appropriate. • Where units are completely self-contained with no communal or on-site facilities, individual units should be larger to provide more living space within each unit. • Buildings that are highly visible from adjoining residential sites can use materials, finishes, designs and techniques to minimise effects. For example, large continuous walls could be broken, or changes in building height and scale could be used to be more compatible with the building bulk anticipated by the District Plan. • The design and appearance of large communal facility buildings are of particular importance as these buildings are often a focus and significant visual feature of a site. • There may be location-specific considerations relevant to building design. For example, design, construction and operation to reduce noise may be relevant in some locations near the airport or heavy industry for noise insulation. Another example of location-specific considerations would be effects relevant to a special amenity area identified in the district plan. • Providing weather protection at unit and building entrances is encouraged. • Units can be designed, constructed and located to make the most of the sun and to provide a warm and dry living environment. • Building design should facilitate building removal or relocation as proposed in the decommissioning strategy.
Consideration 5: On-site facilities and services	***Other considerations***

The need for on-site facilities and services will be identified on a case-by-case basis depending on the nature and size of the development. On-site facilities will help to improve the quality of accommodation, contribute to the successful operation of the site, and reduce any impact beyond the site.	• Sites should either be connected to council water, stormwater and wastewater networks, or be self-contained. Each site will need to determine the expected demand on services and how that demand will be met. • Communal facilities and services provided on-site will depend on the needs of the occupants. For example, a recreation facility may be warranted on a site of more than 100 workers. Alternatively, on-site facilities may not be necessary where public services and facilities are operating close by. • Where communal recreation or open space is provided, it is not necessary to provide open space with each unit, but this design is encouraged. • There needs to be servicing arrangements and adequate space for this. For example, the site may manage its own solid waste or may rely on the council service. The site may offer laundry service or laundry facilities may be contained in each unit.
Consideration 6: Parking and access *Providing appropriate parking and access contributes to meeting the needs of occupants while also avoiding or mitigating effects on the streetscape. Parking needs will depend on the characteristics of the occupants and the transport services provided.*	***Key measures*** • Where communal transport services are provided or public transport will be used between the accommodation site and work site, a minimum of one parking space per four occupants should be provided. Where no transport services are provided, the District Plan parking requirements provide relevant guidance. • Where transport services are provided, a bus or van drop-off/pick-up area should be provided within the site. • Communal transport services to both work sites and other activities should be provided on sites with more than 100 occupants ***Other considerations*** • Where developments accommodating over 200 people have road frontage to the Strategic Road Network (as defined in the Canterbury Regional Land Transport Strategy), access should be provided to another road unless this is not reasonably practicable. • Grouping parking spaces together will reduce vehicle movements within the site. • Avoid parking areas and accessways that adjoin residential neighbours as far as possible. • Providing secure, covered cycle parking is encouraged.
Consideration 7: Incorporating safety and security into design *Adopting the principles of crime prevention through environmental design (CPTED) and limiting the potential for hazards and risks will contribute to providing accommodation that is safe for the occupants and local community.*	***Key measures*** • Site layout and features should incorporate key crime prevention through environmental design (CPTED) principles. For example, they should provide good internal site lighting, and avoid high fencing or planting at the street frontage. A reference to the national CPTED guidelines is provided at the end of this guideline. ***Other considerations*** • A locking system for the doors and windows of each unit will provide security.

	• There should be suitable access for emergency vehicles and on-site emergency management procedures.

GUIDELINES FOR ON-SITE MANAGEMENT AND OPERATION

The quality of workers' temporary accommodation projects will be improved through comprehensive management. In addition, the potential adverse impacts are likely to be reduced where accommodation is comprehensively managed as a 'complex'. Depending on the size and nature of the accommodation, management as a complex may include providing services such as cleaning, catering, security, transport, health services, social support and communal recreation facilities.

On-site management considerations	Examples of good practice
Consideration 8: On-site management arrangements *Effective on-site management contributes significantly to the quality and successful operation of accommodation, and minimises potential impacts on the local community.* *On-site management linked to employment arrangements can be most effectively maintained and administered on an on-going basis.*	***Key measures*** • On-site management arrangements should be in place. The type of on-site management involved will depend on the size and nature of the complex. For example, for accommodation for less than 10 people, a nominated occupant could provide the on-site management role. For medium sized complexes, an appointed professional property manager could provide management services. For larger complexes a full time live-in manager would be required. ***Other considerations*** • Depending on the size and nature of the project, a written management plan will set out all site management procedures and 'rules' including: • roles and responsibilities • procedures for communication with neighbours and community • servicing, cleaning and maintenance arrangements • security and crime prevention measures • drug and alcohol policy • management of transport of workers • health and safety measures • emergency management • animal control • catering arrangements • noise management • on-site behaviour expectations • management of disturbances • parking management • public facility management • management of requests and complaints. • Linking the on-site 'rules' to employment arrangements increases the status of those rules. It is possible to make this more formal link if occupancy is arranged through a specific employer.
Consideration 9: Support services	***Other considerations***

Providing workers with broader support will help to improve the overall quality of accommodation and help to integrate them into the local community.	• Providing appropriate support services - for example, pastoral care and migrant support - is encouraged.

GUIDELINES FOR DECOMMISSIONING

While the rebuild will continue for many years, its peak is anticipated to occur over a 5- to 10-year period. It is during this peak period that the majority of construction workers and the associated purpose-built accommodation will be required in greater Christchurch. As the standard District Plan expectations are being varied to provide for this special type of accommodation, it is critical that the temporary buildings are removed so that each development is indeed temporary and does not permanently affect the environment. A decommissioning strategy will provide confidence that these buildings are genuinely temporary and will set up the mechanisms for their removal.

Decommissioning considerations	Examples of good practice
Consideration 10: Decommissioning strategy *Workers' temporary accommodation will be assessed on the basis that it does not become permanent accommodation.* *An enforceable decommissioning strategy is a critical component of any workers' temporary accommodation project.*	***Key measures*** • A decommissioning strategy should be in place to confirm the long-term plan for buildings, phasing of decommissioning and removal of buildings and how the site will be reinstated ready for its anticipated permanent use. • All temporary units must be removed by 31 December 2022, or earlier. ***Other considerations*** • Building design should be a consideration in the decommissioning strategy to ensure design does not inhibit the implementation of the strategy. • Use of legal instruments to assist make future owners aware of the removal requirement or provide an additional means of assuring removal are encouraged, for example an encumbrance may be registered. • After it has been used for workers' temporary accommodation, a site may need to be remediated to make it suitable for its anticipated long-term use. • If landscaping of the site has been completed, it may be possible to retain some or all of the landscaping at the reinstatement stage.

GUIDELINES FOR COMMUNICATING WITH NEIGHBOURS

It is important to keep adjoining neighbours and the wider neighbourhood informed about the project as it develops and also during operation so that a project can respond to perceived or actual concerns about the accommodation. Communication procedures will normally be part of the site management plan but are also a consideration during the design phase. While the new District Plan provisions may not require the approval of affected parties and may not require limited notification for a workers' temporary accommodation project, communicating with neighbours is encouraged.

Communication considerations	Examples of good practice
Consideration 12: *Communicating with neighbours throughout the design, development and operation of the accommodation project will help to contribute positively to the local neighbourhood and minimise effects on neighbours.*	***Other considerations*** • A written communication statement or plan can identify: - key points of contact for the accommodation project during the design, development and operation of the complex - contact details of immediate neighbours and any local neighbourhood groups - when neighbours will be notified and about what.

	• Key times to notify neighbours may be during site selection, when the design is complete, when construction is due to start, when occupation commences, key phases of occupancy changes, and when decommissioning commences. More regular communication during operations may be appropriate depending on the size of the accommodation complex. • Information that may be of interest to neighbours includes the site design, occupancy numbers, staffing, site management rules, on-site management arrangements, safety/security arrangements and occupants' employment locations. • Information that may be of interest to occupants includes opportunities to participate in or support community activities, sport and other recreational or cultural activities. • Larger accommodation projects may hold regular meetings or events with neighbours to discuss operational matters.	

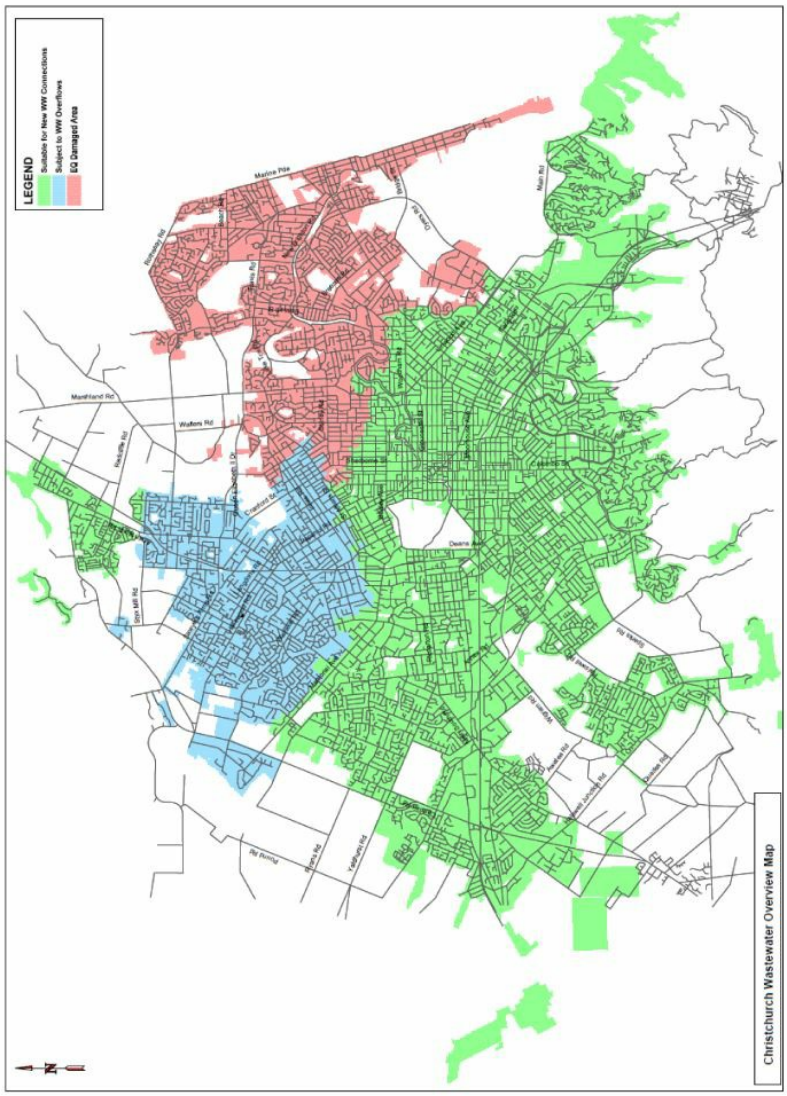
REFERENCES TO FURTHER INFORMATION AND GUIDANCE

The following information and guidance are either referred to in this guideline or provided as additional references in considerations for the design, assessment and operation of temporary accommodation for workers.

National Guidelines for Crime Prevention through Environmental Design in New Zealand (Ministry of Justice, November 2005)

Council information on planning and resource consent applications

Christchurch Wastewater Overview Map


LEGEND
Suitable for New WW Connections
Subject to WW Overflows
EQ Damaged Area
Christchurch Wastewater Overview Map
N

PART D

DEFINITIONS

- This section lists the meaning of underlined words used in this Plan in alphabetical order.

- Where reference is made to an interpretation provided in a particular act, and is marked with an asterisk (*), the meaning is provided at the end of this section, to assist readers.

- Any singular definition includes the plural and vice versa.

- Words and phrases defined in section 2 of the Act take the same meaning for the purposes of this Plan.

A

Access means that area of land over which lawful vehicular or pedestrian access is obtained to a legal road.

Accessway: see Vehicle accessway.

Accessory building:
means any building which is separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or to the use of a site. In respect of land used for a residential activity “accessory building” extends to include a sleepout (but not a family flat), garage or carport (whether freestanding or attached to any other building) shed, glasshouse, fence over 2 metres in height, swimming pool or similar structure. Accessory buildings also include implement sheds, storage sheds, and commercial glasshouses and packing facilities which generate less than 15 equivalent car movements/day (refer to the definition of Equivalent Car Movements Per Day).

Act: means the Resource Management Act 1991.

Adjoining: includes any land which is physically attached or separated by road, railway, vehicular accessway, easement, water-race or drain, or a river or stream which has a formed bed of not more than 3 metres in width.

Agrichemical:
means any substance, whether inorganic or organic, man-made or naturally occurring, modified or in its original state, used to eradicate, modify or control flora and fauna. This excludes fertilisers, lime, vertebrate toxic agents, and oral nutrition compounds.

Airport: means any land intended or designed, to be used, whether wholly or partly, for the landing, departure and movement of aircraft.

Allotment: has the same meaning as in section 218 of the Act. *

Amenity Planting:
means any tree or trees planted in the immediate vicinity of a house or principal building, primarily to provide shelter or aesthetic appeal, or to visually screen any building as a means of mitigating potential adverse environmental effects. Amenity plantings include any woodlot, orchard or vineyard planted in close proximity to a house or principal building, primarily to supply the residents on-site. The total area of any woodlot, orchard or vineyard which is classed as amenity planting shall not exceed 4 ha.

Antenna: means that part of a communication facility used for the transmission or reception of signals including the antenna mounting but not including any supporting mast, pole or similar structure. This definition includes any dish antenna.

Archaeological site:
has the same meaning as in section 2 of the Historic Places Act 1993. *

Arterial Road:
means any road identified as an arterial road in the road hierarchy classification as listed in Appendix 9. They connect areas of district importance not already provided by State Highways. Arterial roads connect the districts townships and other important places and activities together, including across district boundaries. Arterial roads are required to minimize, and control local road and property access to ensure they operate efficiently. They are subject to access controls in this Plan.

B

Boarding of Animals: includes the use of any land, building or structure for the boarding or care of animals which do not permanently reside on the site. It includes veterinary hospitals or clinics which provide overnight accommodation for ill or recuperating animals.

Boundary:
is any legally defined boundary of a site, allotment or property.

- **Internal boundary:** is any boundary of a site other than a road boundary.
- **Road boundary:** means any boundary with a legal road (formed or unformed) or any boundary which is contiguous to a boundary of a road designation.

Building:
means any structure or part of any structure whether permanent, moveable or immoveable, but does not include any of the following:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes.
- Any fence or wall of up to 2m in height.
- Any vehicle, trailer, tent, caravan or boat which is moveable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the facility for its intended use).
- Any utility structure.

Note:
1. A utility structure is excluded from the definition of ‘building’ under this District Plan. However, such a structure is subject to the requirements of the Building Act and may require a Building Permit under that Act.
2. A utility building falls under the definition of a building if it does not constitute one of the structures listed under ‘Building’.

Building Node:
includes that area of land which contains the principal dwelling, other principal buildings, and any worker's accommodation or accessory buildings of a high country property, which are contained in a discrete area of the property, delineated by intensive shelter or amenity planting and worked paddocks. A building node does not include any area which contains only holiday homes, baches, cabins, huts or similar buildings which are not permanently occupied and which are not associated with the farming operation on the property.

C

Camping Ground facilities: includes the use of any land, building or structure for the establishment or operation of a camping ground. Camping ground has the meaning set out in the Camping Ground Regulations 1985.

Clean Fill:
includes any natural material which is free of: combustible, putrescible, degradable or leachable components or materials likely to create leachate by means of biological breakdown; hazardous substances or any products or materials derived from hazardous waste treatment, stabilisation or disposal practices; contaminated soil or other contaminated materials; medical or veterinary waste; asbestos or radioactive substances. It includes (but is not limited to) soil, clay, rock, concrete and bricks.

Collector Road:
means any road identified as a collector road in the road hierarchy classification as listed in Appendix 9. Their prime role is to distribute and collect local traffic within and between neighbourhood areas. In some situations they may link smaller rural communities to the arterial road network. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide.

Community Facility:
includes any land, building or structure which is/are used for the primary purpose of health, education, safety or cultural, physical or spiritual well-being, where those facilities are funded or managed as a non-profit organisation by a central or local government agency or a community organisation, and are available for use by any person in the community. Community facilities include (but are not limited to): schools, hospitals, churches, cemeteries, halls, libraries, community centres, police or fire stations, reserves and recreational facilities.

Community Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002. *

Community Market:
means a market which is community based, and run by a non profit organisation. This organisation shall have a committee consisting of the usual office holders, including but not limited to a chair, secretary and treasurer and shall hold an annual general meeting. A Community Market shall be no larger than 500m2 with no more than 35 stalls.

Contaminated Land:
includes any land which contains hazardous substances at concentrations above recognised guidelines which pose or are likely to pose an immediate or long term risk to human health and/or the environment.

Cycleway: See Pedestrian-cyclist link

D

dBA: means A-frequency-weighted sound pressure level in decibel relative to a reference sound pressure of 20 micropascals. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Decibel(dB): is the term used to identify 10 times the logarithm to base 10 of the ratio of two like quantities proportional to intensity, power or energy. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Design speed: in respect to roads is the speed used for the design of geometric features of a road carriageway that influence vehicle operation. Design speed should not be less that the 85th percentile speed (which is known as the operating speed).

Detention Centre or Prison:
means land and buildings used in whole or in part for the assembly, corrective training, housing or incarceration of persons convicted of offences or on remand and includes (without limitation):
a) a prison, corrective training institution or police jail established under the Penal Institutions Act 1952;
b) a "habilitation centre" as defined in section 2 of the Criminal Justice Act 1985;
c) a periodic detention centre established under section 126(1) of the Criminal Justice Act 1985; or
d) any like facility."

Developer: includes any person or persons who are legally liable for paying any development contribution taken upon the granting of a resource consent, a building consent or and authorisation for a service connection.

Disposal:
includes any activity associated with the permanent discarding of material which is spent, worthless or in excess. For the purposes of Rule 7.4.1 disposal does not include the application of hazardous substances in accordance with the manufacturer's instructions. For the purposes of Rule 8.1.1.3 disposal does not include: the deposition of inert fill on to land from another site, for the purposes of landscaping, levelling or recontouring land, filling holes or depressions, preparing building sites or other construction work.

Development Contribution:
has the same meaning as in section 197 of the Local Government Act 2002. *

District Plan: means this District Plan prepared under section 73 of the Resource Management Act 1991.

Dwelling:
means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m^2, except where the Plan has separate provisions that apply specifically to family flats.
A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.
Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.

E

Earthworks:
include any disturbance, to, or excavation, removal or deposition of, soil, earth or any other mineral derived from the ground. For the purpose of Rule 1, Earthworks, do not include disturbing soil associated with the following activities: digging post-holes, cultivation, tending or landscaping gardens, planting trees or removing dead or diseased trees. It does include disturbance of earth associated with harvesting trees.

Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any preschool.

Emergency Services: means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.

Engineering Code of Practice:
means the Selwyn District Council Engineering Code of Practice dated 20 February 2012, and includes any amendment to, or replacement of the Code of Practice, which shall have legal effect as part of the Plan.

Equivalent Car Movements Per Day:
is defined as follows.

1 car to and from the property	= 2 equivalent car movements
1 truck to and from the property	= 6 equivalent car movements
1 truck and trailer to and from the property	= 12 equivalent car movements

averaged over any one week period.

Existing Plantation: means the tending, maintenance, harvesting and replanting of a plantation already established at the date of notification of the Plan including any ancillary traffic movements thereto.

F

Family Flat:
means any dwelling up to 70m^2 in gross floor area, excluding garaging, which is located on the same site as an existing dwelling and the family flat is occupied by a member of the same immediate family as a person residing in the main dwelling on the site. A family flat may be attached to the dwelling or an accessory building, or be free-standing.

Fumigant: means any substance listed in Schedule 1 of the "Environmental Risk Management Authority Hazardous Substances (Fumigants) Transfer Notice 2004 (as amended)".

G

Green Waste: includes any compostable vegetative material, including but not limited to: weeds and garden waste, spoiled crops and tree prunings.

Gross Floor Area (GFA): means the sum of the total area of all floors of any building. It shall be measured from the exterior faces of the exterior walls or from the centre line of any wall separating adjoining buildings.

Ground Level: means the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new building work on the land has commenced.

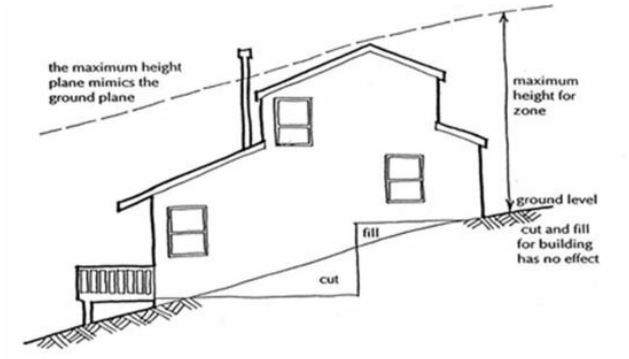
H

Hazardous Substance: includes, but is not limited to, any substance as defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance.

Heavy Vehicle: includes any vehicle which requires a heavy licence under section 5 of the Transport Act 1986.

Height:
in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point. For the purpose of calculating height, no account shall be taken of any:
a) radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m;
b) chimney or flue not exceeding 1m in any direction;
c) utility, or part of a utility with a horizontal dimension less than 25mm.

Measurement of Height: For the Purpose of applying rules in relation to height, the following diagram may be used to understand the application of the height rule.



Heritage Site: includes any land, building or structure which is listed in Appendix 3 and shown on the Planning Maps as a Heritage Site.

Historic Heritage:
means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- archaeological;
- architectural;
- cultural;
- historic;
- scientific;

- technological; and

Includes-

- historic sites, structures, places, and areas; and
- archaeological sites; and
- sites of significance to Māori, including Wāhi tapu; and
- surroundings associated with the natural and physical resources.

Home Based Occupation: includes the use of a site for an occupation, business, trade or profession in conjunction with the use of the same site for residential activities. A home based occupation is undertaken by a person(s) permanently residing on the site.

I

Improved Pasture:
for the purposes of administering indigenous vegetation clearance rules, improved pasture shall mean an area of pasture where species composition and growth has clearly been modified and enhanced for livestock grazing by cultivation or topdressing and over-sowing, or direct drilling, and where exotic pasture species are obvious.

Indigenous Vegetation:
means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes, coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.

Industrial Activity:
means any activity involving the manufacturing, production, processing, assembly, disassembly, packaging, servicing, testing, repair, direct handling, distribution and/or warehousing of any materials, goods, products, machinery or vehicles, but excludes mining, mineral exploration and quarrying and, for the avoidance of doubt, harvesting activities associated with plantation forestry. For the purpose of this definition an industrial activity is further defined as being either of the following:

(a) Rural Based Industrial Activity: means an Industrial Activity that involves the use of raw materials or primary products which are derived directly from the rural environment, including agricultural, pastoral, horticultural, forestry, viticultural and crops.

Or

(b) Other Industrial Activity: means any other Industrial Activity that is not defined as a “rural based industrial activity”, as stated in (a) above.

Intensive Livestock Production: means the use of land and buildings for the commercial rearing and management of livestock where the viability of that activity is not dependant upon the soil fertility of the land on which that activity is undertaken.

Intensive Piggery Production Activity: means the use of land and buildings for the commercial rearing and management of pigs where the viability of the activity is not dependent upon the soil fertility of the land on which that activity is undertaken.

Internal Boundary: refer to Boundary.

K

Kitchen:
means a room or indoor area, the principal purpose of which is the preparation and cooking of food. A kitchen will generally include a sink bench, and a means of cooking food such as a stove, gas or electric cooker, or microwave (or have the facilities for the installation of these).

L

Landscaping:
means the visual improvement of an area through designed live planting of trees, shrubs and ground cover for amenity purposes and may include provision of physical features such as paving, art and seating. For the purposes of this definition, landscaping does not include the re-contouring of land by removing or displacement of earth or soil, or for any earthworks associated with the erection or installation of a wall.

L_{10}: means the L_{10} exceedence level, in A-frequency-weighted decibels, which is equalled or exceeded ten percent of the total measurement time.

Ldn:
means the night-weighted sound exposure level in dBA also known as the day-night average sound level and is the 24 hour sound exposure level in A-frequency weighted decibels (dBA) for any day with the period 10pm to 7am the following day “weighted” by 10 dB to represent the increased sensitivity of people to night-time noise. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Leq: means the sound level averaged over a stated time period which has the same A-weighted sound energy as the time varying sound during the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

L_{max}: means the maximum A-frequency-weighted sound level (dBA L_{max}) during a stated time period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Local Road:
(includes cul de sacs): means a road that is not intended to act as main through routes for traffic as their primary function is to provide property access, and they generally have lower traffic volumes. Any road in the district that is not a State Highway, Arterial or Collector road is a ‘local road and not specifically identified in this Plan.

M

Mahinga Kai Site: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai Site.

Maintenance of gardens lawns or public spaces: means carrying out any work to preserve existing gardens lawns or public spaces in such a way that the scale or nature of the gardens lawns or public spaces is not altered. Maintenance does not include upgrading.

Mineral Exploration: has the same meaning as “exploration” in section 2 of the Crown Minerals Act 1991. *

Mining: has the same meaning as “mining” in section 2 of the Crown Minerals Act 1991. *

Monofill: includes any landfill which is designed and operated to accept waste associated with one specific activity or form of waste. For the purposes of Rule 7, a monofill does not include any landfill which accepts hazardous waste.

Municipal Solid Waste:
includes any non-hazardous solid waste from any combination of domestic, commercial and industrial sources. It includes putrescible waste, garden waste, uncontaminated biosolids and contaminated waste, which is sterilised to a standard acceptable to the Department of Health and does not contain liquids or hazardous waste, which exceeds 200ml/tonne or 200g/tonne.

N

Network Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002. *

Noise Limit: means a L10, Leq or Lmax sound level in A-frequency-weighted decibels that is not to be exceeded during a measurement sample time in a specific time-frame. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound and the 'Noise Measurement and Assessment' section within Part C - Introduction to Rules.

Noise Sensitive Activities:

- Residential activities other than those in conjunction with rural activities that comply with the rules in the plan;
- Educational activities including pre-school places or premises;
- Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- Hospitals, healthcare facilities and elderly persons housing or complex.

Noticeboard: means a structure or device upon which notices can be placed or attached that are of community interest, which are intended to be read by people stopping at the notice board rather than by people passing by.

NZTA: the New Zealand Transport Agency

O

Operating Speed: The speed at which motor vehicles generally operate (85th percentile speed) on a particular road. Where operating speeds are unknown they are assumed to be the posted speed limit plus 10km/hr.

P

Papakainga Housing: includes any dwelling(s) which is/are erected to house members of the same family, iwi, or hapū, on land which is owned by that family, iwi or hapū, and which is Māori Land within the meaning of section 129 of Te Ture Whenua Māori Act 1993.

Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.

Pathway: means a formed path for pedestrians and, or cyclists.

Pedestrian-cyclist link:
means a green transport corridor for pedestrians and, or cyclists that for example links a road to a road, or a road to a reserve or facility. They are also known as 'walkway/cycleway links'. There is generally a path provided within the corridor for pedestrians and cyclists to share.

Place of Assembly: means any land and building used for the gathering of people. It does not include residential accommodation or places of work.

Planned Upgrade: includes any work proposed to form, install or upgrade any road or other utility which has been planned to occur within the next ten years, as outlined by the Council in the relevant Asset Management Plan(s) or Long Term Financial Strategy.

Plantation:
means any group of trees planted on a site, whether intended to be harvested or not, which are not classed as amenity plantings or shelterbelts. A plantation may be comprised of exotic or indigenous species and includes but is not limited to: forests planted for harvesting, conservation, soil erosion control, pest or wilding tree management, and any orchard, vineyard or woodlot which does not comply with the definition of amenity planting (refer also to the definition of Existing Plantation).

Point Strip:
includes any strip of land adjoining the site or end of a road, the purpose of which is to prevent access on to that road from land adjoining the point strip. Point strips may also be for the purpose of protecting the opportunity to achieve future transport links between adjoining blocks of land. A point strip is usually (though not exclusively) up to 200mm wide.

Posted Speed Limit: the legal and sign posted speed limit that applies to the road as per the Selwyn District Council Speed Limits Bylaw.

Principal Building: includes any building or buildings which is/are used as part of the primary activity or activities on the site. Principal buildings include dwellings but do not include accessory buildings.

Project:
for the purposes of Rule 1.6.1.2 the term 'project' includes all earthworks undertaken as part of, or ancillary to, the completion of one particular activity or the construction of a building or structure, whether that activity is undertaken or the building or structure is erected continuously or in discrete stages; and whether it occurs in one continuous area or is separated by land which is not disturbed by earthworks. For example: the construction of one road or track from destination (a) to (b) is one project, as is the disturbance of soil for geological surveys over an identified area.

Protected Tree:
A tree or group of trees, which are of significance to the District, and are listed in the protected tree schedule in Appendix 4.

These trees fall into two categories:

- Category A: trees that have particularly high levels of significance, particularly high levels of significance, particularly in relation to heritage values, and score the highest under the evaluation criteria.
- Category B: trees that have significance for a range of reasons (e.g. landscape importance) and have a moderate score under the evaluation criteria.

Public Waste Collection Service: includes any waste collection service which is provided by the local authority using its functions under the Local Government Act 1974.

Q

Quarrying: means to take, mine or extract, by whatever means, any rock, stone, gravel or sand existing in its natural state in land. "To quarry" has a corresponding meaning.

R

Radio Communication Facility:
means any transmitting or receiving devices such as aerials, dishes, antenna, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.

Recreational Facility: includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.

Relocated Building:
includes any building that is removed from one site and relocated to another part, in whole or in parts. It does not include any new building which is designed for, or intended to be used on, a site but which is erected off the site, in whole or in parts, and transported to the site.

Research:
means the use of land and buildings for the purpose of scientific research, inquiry or investigation, product development and testing, and consultancy and marketing of research information; and includes laboratories, quarantines, pilot plant facilities, workshops and ancillary administrative, commercial, conferencing, accommodation and retail facilities.

Residential Activity:
means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include:
a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site;
b) Emergency and/or refuge accommodation; and
c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site.

'Residential Activity' does not include:
(a) Travelling accommodation activities (other than those specified above); and
(b) Custodial and/or supervised living accommodation where the residents are detained on the site.

Restaurant:
means any land and/or buildings, or part thereof, principally used for the sale of meals or light refreshments to the general public and the consumption of those meals or light refreshments on the premises. Such premises may be licensed under the Sale of Liquor Act 1989.

Riparian Margin/Zone: means a strip of land of varying width adjacent to a waterbody which contributes to the natural functioning, quality and character of the waterbody, the land margin and their ecosystems.

Road: shall have the same meaning as defined in section 315 of the Local Government Act 1974. * and shall include roads to be vested.

Road Boundary: refer to Boundary.

Rural Activity: means the use of land or building(s) for the purpose of growing or rearing of crops or livestock, including forestry, viticulture and horticulture and intensive livestock production and may include a dwelling.

S

Secure:
with respect to cycle parking, means that cyclists and their bicycles are not exposed to danger or harm; for example cycle parking is not located where manoeuvring vehicles could collide with a cyclist and or their parked bicycle; also that the cycle parks are not located where there is no visibility from a public space (i.e. a road or car parking area).

Sensitive Activity:
includes any of the following activities:

- Residential Activity;
- Travelling Accommodation;
- Community Facility;
- Recreational Facility or Recreational Activity;
- Place of Assembly;
- Restaurant;
- Educational Facility;
- Camping Ground Facility;

but excludes Temporary Accommodation.

Shelterbelt: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s). Shelterbelts are not more than 20 metres in width and are not clearfelled.

Sign:
means any device or structure which is visible from any public space and is used to: identify any site or building; provide directions or information; or promote any goods, services, or forthcoming event. A sign does not include any window display, or any property identification signs which do not exceed an area of 0.2 m^2 (including rural numbers, dairy company numbers, street/road numbers/property names and property owners' names as long as those property identifiers do not include any advertising).

Silent File Area: includes any land which is listed in Appendix 5 and shown on the Planning Maps as a Silent File Area.

Site: means the area of land on which a particular activity and any ancillary activities by a person or party is/are undertaken. A site may include all or part of an allotment or more than one allotment.

Skyline: means the ridgelines of any mountain or hill range which are silhouetted against the sky and which do not have any other hill, mountain or mountain range behind them which is higher.

Solid Waste: includes any material which is discarded as being spent, useless, worthless or in excess, and includes liquid or gaseous waste which is stored in containers.

Sound Exposure Level:
means the A-frequency weighted sound pressure level in decibels which, if maintained consistent for a period of 1 second, would convey the same sound energy to the receiver as is actually received from a given noise event over the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

State Highway:
means any road that is identified as a State Highway in the road hierarchy classification as listed in Appendix 9 and managed by the New Zealand Transport Agency. They are high capacity roads of national importance providing inter-district and regional links between significant transport destinations such as towns, cities, ports and other

places of significance. State Highways are maintained to high standards to ensure they operate efficiently, including managing both road and property access to them through the New Zealand Transport Agency's powers under the Government Roading Powers Act. They are also subject to access controls in this Plan.

Stopbank: means an embankment constructed for the purpose of preventing flooding.

T

Telecommunication Facility:
means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure, facility or apparatus intended for the purpose of effecting telecommunication.

Telecommunication Line:
means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor and also includes any part of a line.

Temporary Accommodation:
includes the use of any building to house any person for residential or business activities on a site, while construction work is being undertaken on the site. Temporary accommodation may be provided for persons occupying the site on which construction work occurs, or for persons involved in the construction work.

Temporary Activity:
(including any associated buildings) means:

- Buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser.
- A community market, provided that it does not occur on any site for more than one day per week.
- Any other activity provided that it does not occur:
  - On any site for a period of not more than 15 consecutive hours in any 24 hour period and no more than twice per month, with a total of 12 occurrences in a 12 month period; or
  - On any site for a period which does not last longer than a total of 7 consecutive days at any one time and occurs on not more than 3 times at any one site in any 12 month period.

Temporary Military Training Activity: means a temporary activity undertaken for Defence Purposes. Defence purposes are those in accordance with the Defence Act 1990.

Temporary Sign:
includes any sign erected to advertise an upcoming event of interest to the community, or any sign which advertises the products or services of a business or organisation which is associated with an activity on the site on which the sign is erected. Any temporary sign shall not be erected on any site for more than 6 consecutive calendar months at any one time, or for a collective period of more than 6 calendar months in any 2 year period, except that for any school or church anniversary event the temporary sign maybe displayed for up to 12 months prior to the event.

Tertiary Education:
means the use of land and buildings for the purpose of facilitating tertiary education, training, development and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, communal, conferencing, accommodation, retail and recreation facilities.

Township: means an urban area within the District which comprises a Living zone(s) and in some situations a Business zone(s).

Track: includes any area of land which is formed or used principally to traverse an area of land by foot, animals, or vehicles and includes any road. A track will have access to or from a formed road, or access to another track which has access to a formed road.

Travelling Accommodation:
means the use of land and buildings for temporary residential accommodation offered for a daily tariff which may involve the sale of liquor to in-house guests and the sale of food and liquor in conjunction with food to both the public and in-house guests. Travelling accommodation includes motels, holiday flats, motor and tourist lodges and hostels.

Tree: any woody perennial plant, typically with a distinct trunk (but sometimes multi-stemmed) from which branches arise well above ground level to form a crown, and includes other plants of a tree-like size and form such as palms.

U

Utility:
includes the use of any structure, building or land for any of the following purposes:
(a) The generation, transformation and/or transmission of energy;
(b) Any telecommunication facility or telecommunication line;
(c) Any radio communication facility;
(d) The conveyance, storage, treatment or distribution of water for supply, including (but not limited to) irrigation and stockwater;
(e) The drainage, reticulation or treatment of stormwater, waste water or sewage;
(f) Transportation infrastructure, including (but not limited to) roads, accessways, railways, airports and navigational aids;
(g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions; or
(h) Meteorological facilities for the observation, recording and communication of weather information.

Utility Building: includes any building or part of any building which is a utility or which is used principally to house or support a utility; and that building is $10m^2$ or more in gross floor area and 2.5m or greater in height.

Utility Structure:
includes any device, equipment or other facility which is used principally to house or support a utility including any antenna, mast, pole or pylon; or any structure housing a utility which is less than $10m^2$ in gross floor area, or less than 2.5m in height.

V

Vehicle Accessway: means any area of land, the primary purpose of which is to provide access between the body of any allotment(s) or site(s) and any road reserve. Accessway includes any rights of way, access lot, access leg or private road.

Vehicle Crossing:
means the area within the road reserve over which vehicles move from the carriageway to a site. The width of a vehicle crossing shall be defined as the formed width at the property boundary. The length of the crossing is the distance from the edge of the carriageway to the property boundary.

Vehicle Movement: means a single motor vehicle journey to or from a particular site. "Vehicle trip" has the same meaning.

Vertebrate Toxic Agent: means any substance listed in Schedule 1 of the "Environmental Risk Management Authority Hazardous Substances (Vertebrate Toxic Agents) Transfer Notice 2004 (as amended)" and includes 1080 (Sodium fluoroacetate).

W

Wāhi Taonga Management Area: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Management Area.

Wāhi Taonga Site: Wāhi Taonga Site: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site.

Walkway See Pedestrian/cycle Link

Waterbody:
means fresh water or geothermal water in a river, lake, stream, pond (but excluding any artificial pond), wetland or aquifer or any part therefore that is not located within the coastal marine area. The terms "river", "lake" and "wetland" are also defined in this Plan.

Legislation Referred to in the Definitions Section

The following are sections of legislation referred to in the Definitions section and marked by an asterisks (*).

They do not form part of the Plan but have been included to be of assistance to readers.

Airport: has the same meaning as defined in section 2 of the Act.

Allotment:
: in section 218 of the Act.

> (2) Means—
>
> (a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
> (i) The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
> (ii) A subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
> (b) Any parcel of land or building or part of a building that is shown or identified separately—
> (i) On a survey plan; or
> (ii) On a licence within the meaning of Part VIIA of the Land Transfer Act 1952; or
> (c) Any unit on a unit plan; or
> (d) Any parcel of land not subject to the Land Transfer Act 1952.
>
> (3) For the purposes of subsection (2), an allotment that is—
> (a) Subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
> (b) Not subject to that Act and was acquired by its owner under one instrument of conveyance—
> shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.
>
> [(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.]

Amenity Values:
has the same meaning as defined in section 2 of the Act.

Archaeological site:
in section 2 of the Historic Places Act 1993.

> "Means any place in New Zealand that—
> (a) Either—
> (i) Was associated with human activity that occurred before 1900; or
> (ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and
> (b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Community Infrastructure:
in section 197 of the Local Government Act 2002 means:

> (a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and
> (b) includes land that the territorial authority will acquire for that purpose.

Development Contribution:
in section 197 of the Local Government Act 2002 means a contribution:

> (a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and
> (b) calculated in accordance with the methodology; and
> (c) comprising—
> (i) money; or
> (ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Māori land within the meaning of Te Ture Whenua Māori Act 1993, unless that Act provides otherwise; or
> (iii) both.

Hazardous Substance:
in section 2 of the Hazardous Substances and New Organisms Act 1996.

> "Means, unless expressly provided otherwise by regulations, any substance -
> a) with one or more of the following intrusive properties:
> i) Explosiveness
> ii) Flammability
> iii) A capacity to oxidise
> iv) Corrosiveness
> v) Toxicity (including chronic toxicity)
> vi) Ecotoxicity, with or without bioaccumulation; or
> b) Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph (a) of this definition."

Lake:
has the same meaning as defined in section 2 of the Act.

> "Means a body of fresh water which is entirely or nearly surrounded by land".

Mineral Exploration:

as “exploration” in section 2 of the Crown Minerals Act 1991.

> “Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and ‘to explore’ has a corresponding meaning.”

Mining:
as “mining” in section 2 of the Crown Minerals Act 1991.

> “Means to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and ‘to mine’ has a corresponding meaning.”

Network Infrastructure:
in section 197 of the Local Government Act 2002 means:

> “The provision of roads and other transport, water, wastewater, and stormwater collection and management.”

River:
has the same meaning as defined in section 2 of the Act.

> “Means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).”

Road:
in section 315 of the Local Government Act 1974.

> “Means the whole of any land which is within a district, and which--
>
> (a) Immediately before the commencement of this Part of this Act was a road or street or public highway; or
> (b) Immediately before the inclusion of any area in the district was a public highway within that area; or
> (c) Is laid out by the council as a road or street after the commencement of this Part of this Act; or
> (d) Is vested in the council for the purpose of a road as shown on a deposited survey plan; or
> (e) Is vested in the council as a road or street pursuant to any other enactment;--
>
> and includes—
>
> (f) Except where elsewhere provided in this Part of this Act, any access way or service lane which before the commencement of this Part of this Act was under the control of any council [[or is laid out or constructed by or vested in any council as an access way or service lane]] or is declared . . . by the Minister of Works and Development as an access way or service lane after the commencement of this Part of this Act [[or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988]]:
> (g) Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;--
>
> but, except as provided in [[the Public Works Act 1981]] or in any regulations under that Act, does not include a motorway within the meaning of that Act:

Tāngata Whenua: has the same meaning as defined in section 2 of the Act.

Wetland:
has the same meaning as defined in section 2 of the Act:

> "Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions."

PART E

APPENDIX 1

MONITORING STRATEGY

Objective E1.1

To establish a monitoring strategy that is both effective and efficient in addressing the statutory requirement of the Act and of community benefit.

Policies

Policy E1.1

To develop and implement a monitoring strategy which measures the effectiveness of the District Plan and the state of the environment in the District, in relation to the Council's functions under the Resource Management Act 1991.

Policy E1.2

To monitor the number and nature of resource consents applied for and granted by the Council and compliance with conditions on those consents.

Policy E1.3

To integrate the Council's monitoring strategy with monitoring work undertaken by other organisations and with the Council's annual planning process, to ensure monitoring is efficiently carried out.

Explanation and Reasons

Monitoring helps to address resource management issues in two ways. Firstly, by assisting us to understand the causes and nature of resource management issues, which may help in finding effective methods to manage them. Secondly, in measuring the effectiveness of current policies and methods to address resource management issues.

Under section 35 of the Resource Management Act 1991, the Council has duties to monitor:

- The state of the environment or any part of it, in the District, to enable it to carry out its functions under the Act;
- The suitability and effectiveness of the District Plan; and
- The exercise of resource consents in the District.

Under section 75(1)(i) of the Act, the Council has to include the procedures for monitoring the suitability and effectiveness of the District Plan, in the District Plan.

Objective E1.1 is to ensure that the Council has a monitoring strategy which meets these requirements in the Act, and which provides information which is useful to better understand and address resource management issues in the District. Policies E1.1 to E1.3outline what the Council will monitor and how, to achieve the requirements of the Act. Policy E1.3 requires the monitoring strategy in the District Plan to be co-ordinated with the annual planning process, which provides the funds to carry out the work. Policy E1.3 also requires the Council to be aware of what other organisations are monitoring and why, so that information can be shared, rather than duplicated. This should ensure a more efficient use of public funds, especially through co-ordination between Environment Canterbury and District Council monitoring.

Table E1.1, provides a monitoring strategy for the Rural zone to measure the effectiveness of the District Plan and to better understand the resource management issues in the District. The table outlines the issues which are being targeted through monitoring; what is being monitored (indicator); why it is being monitored (purpose); and the frequency of monitoring. The funds to carry out this monitoring and the priority of monitoring should funds be insufficient, is determined through the Council's annual planning process each year. Public submission may be made to the annual plan.

Table E1.1 – District Plan Monitoring Strategy

Issue	Indicator	Purpose	Frequency
Contaminated Land	Number, location and source of new contaminated sites in the District.	To assess Plan provisions to avoid effects of activities contaminating land.	As reported.
	Number of existing contaminated sites which are cleaned up.	To assess Plan provisions to encourage clean up of contaminated sites.	5-yearly.
Unstable Land	Large-scale excavations which are not filled, recontoured.	Assess compliance with resource consent conditions. Assess whether maximum volumes for earthworks as permitted activities are appropriate.	Consent conditions – as applied for.
	Any increase in buildings or property located on or underneath unstable land.	To assess Plan provisions. To increase natural hazard database.	As reported.
Loss of Topsoil	Number of activities which involve topsoil removal.	Assess extent to which topsoil removal is an issue and need for on-going management.	5–yearly
Significant Ecological Sites	Number of sites which have management options put in place with landholders.	Assess the effectiveness of approach to protecting sites in partnership with landholders.	2–yearly
	Changes in the ecological health of sites.	Assess the Plan provisions to protect sites from clearance for exotic plantations or large-scale earthworks.	
	Number of significant sites which are damaged or destroyed.	Increase understanding of more recent trends in indigenous vegetation regeneration or continued decline, in the District.	
Wilding Tree Spread –	Number and location of any new sources of wilding tree spread.	Effectiveness of wilding management plans.	5–yearly

High Country		Compliance with resource consent conditions and District Plan rules.	
Nuisance effects – odour and dust	Number, location, severity and frequency of complaints about odour or dust nuisance – complaints to both Selwyn District and Environment Canterbury.	Effectiveness of Plan provisions to mitigate nuisance effects and manage reverse-sensitivity effects in the Rural zone.	Complaints basis.
Water Quality	Compliance of public drinking supplies with New Zealand Drinking Water Standards.	Effectiveness of Plan provisions for setbacks from waterbodies.	Annually
	Reports of unlawful discharge or contamination of water.		As reported.
	Effectiveness of the land use controls in protecting groundwater.		
Natural Character of Riparian Margins	Increases in riparian vegetation. Improvements in riparian habitat values.	To better understand current trends about whether riparian vegetation is being degraded, maintained or enhanced. To better understand potential ecological and other benefits from riparian vegetation. To assess the effectiveness of Plan policies and provisions to protect natural character of riparian margins. To measure the effectiveness of landholder and community initiatives to maintain or enhance riparian vegetation.	2–yearly – on selected waterbodies.
Recreational activities on lakes and rivers	Use of motorised craft for recreational activities on lakes and rivers in the District.	Effectiveness of Plan provisions to encourage motorised craft on larger lakes. Whether there is a potential resource management issues between different recreational users on Waimakariri & Rakaia rivers.	Complaint basis.
Outstanding Natural Features and Landscapes	Number, design and location of structures and plantations in Areas of Outstanding Natural Features and Landscapes.	Appropriateness of Plan provisions to maintain landscape values in these areas. Compliance with resource consent conditions.	Consent conditions – as projects completed. Landscape survey – 5–yearly.
Road Network	Traffic volumes on roads.	Roads are being formed and maintained to the standard appropriate for volume and type of traffic they carry.	3–yearly
	Increases in stock droving on roads, especially dairy cows.	Effectiveness of the Plan provisions to avoid increases in applications to drive dairy herds along roads.	Annually – (applications for permits under bylaw).
Airfields & Christchurch International Airport (CIA)	Number, location and frequency of nuisance effects from take-off and landing of aircraft.	Establish extent to which nuisance effects from aircraft noise is an issue in the District.	Complaint basis
	Number, nature & location of resource consent applications to exceed height restrictions around West Melton Airfield or Hororata Domain or non-compliance with Plan rules for height restrictions in these areas.	Assess effectiveness of Plan provisions to manage nuisance effects from aircraft take-off and landing on surrounding residents.	Annually
	Number and density of houses erected under noise contours for CIA, shown on planning maps.	Assess the effect of the height restrictions on reasonable use of surrounding properties.	As reported & reviewed 2–yearly.
	Appropriateness of the current noise contour areas, as air traffic changes at CIA in the future.	Establish effectiveness of Plan provisions in managing residential density under the noise contours for CIA. Establish whether the current noise contours (based on full capacity of CIA) are necessary or whether air traffic will be lower or aircraft less noisy than anticipated.	At District Plan review.
Community Facilities	Changes in use of existing community facilities.	Ensure Plan provisions are not hindering use of community facilities.	Annual Reports
	Location of new community facilities.	Effectiveness of Plan provisions in encouraging new community facilities to be located where population growth is occurring.	As facilities are established.
Hazardous Waste	Establishment of facilities to dispose of hazardous waste.	To assess progress to address the lack of facilities to dispose of hazardous waste.	Annually
	Contamination of land or water from hazardous substances.	To assess the effectiveness of Plan provisions to keep hazardous substances away from waterbodies and to avoid contamination of land.	As reported.
Natural Hazards	Location, frequency and severity of floods, slips, earthquakes, avalanches, droughts, snowstorms and fires in the District.	Add to the database of information about potential causes of natural hazards in the District.	As events occur.
Cultural Sites	Number of voluntary protocols agreed to between landholders and Rūnanga for management of Wāhi Taonga Management Areas and Silent File Areas.	Success of partnership approach to land management advocated in the Plan.	2–yearly
	Damage to or destruction of Wāhi Taonga sites.	Assess the effectiveness of Plan provisions.	As reported.

		Compliance with resource consent conditions.	
	Disturbance of any significant site within a Silent File Area.		
Heritage Sites	Number and nature of applications to modify heritage sites.	To assess the practicality of protecting heritage sites.	2–yearly
	Number of applications to destroy heritage sites & reasons why.	To assess the effectiveness of the Plan provisions and compliance with resource consents.	
	Whether modifications to heritage sites maintain heritage values of the site.		
	Heritage listings in the Plan.	To ensure sites do not remain listed in the Plan if their heritage values decrease, and to include sites where heritage values may have increased or sites which may have been overlooked.	
Rural Amenity Values	Number, location & nature of complaints about effects about nuisance effects from activities, such as noise, vibration.	To assess the effectiveness of Plan provisions.	Complaint basis.
	Time taken & quality of reinstatement works for relocated buildings.	Compliance with resource consent conditions. To establish whether reinstatement of relocated buildings is still an issue in the Rural zone.	Consent conditions – as consents are applied for.
Reverse Sensitivity Effects	Number, location & nature of reverse sensitivity effects.	To assess the effectiveness of the Plan provisions	Complaint basis. Survey – 5–yearly
Residential Density	Average land area for each new dwelling erected in the District.	To assess the effectiveness of the Plan provisions.	Annually
	Number of applications to use ‘open space covenants.’	To assess the demand for alternative residential density to one house per allotment.	
	Location of residential development at higher densities.		
	Number of new households in the District.	To assess any cumulative effects of increasing number of households	
Subdivision	The number of subdivisions to create allotments for other purposes than erecting a dwelling.	The need for the Plan to have provisions for subdividing land for other purposes than erecting a dwelling.	Annually.

PART E

APPENDIX 2

DESIGNATIONS

Selwyn District Council Designations

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Comments/ Conditions
D88	Selwyn District Council	Water Supply	West Coast Road (SH 73), Weedons	Lot 2 DP 55405 (17.39m2)	Inner Plains	
D90	Selwyn District Council	Water Supply	Cnr Johnson Road and Cypress Lane, West Melton	Lot 22 DP 51844 (102.78m2)	Inner Plains	
D91	Selwyn District Council	Water Supply	Jowers Road, West Melton	Lot 19 DP 47759 (106.96m2)	Inner Plains	
D92	Selwyn District Council	Water Supply	Wards Road, Rolleston	Lot 22 DP 46910 (119.89m2)	Inner Plains	
D98	Selwyn District Council	Water Supply	Raven Drive, Rolleston	Lot 18 DP 68384 (224.86m2)	Inner Plains	
D103	Selwyn District Council	Water Supply	Perymans Road, Tai Tapu	Road Reserve (245.01m2)	Inner Plains	
D107	Selwyn District Council	Water Supply	Cnr Tramway and Irvines Road	Lot 48 DP 59713 (337.08m2)	Outer Plains	
D111	Selwyn District Council	Water Supply	Homebush Road (SH 77), Glentunnel	Sec 1 SO 417415 (561.32m2)	Outer Plains	
D117	Selwyn District Council	Water Supply	Lower Lake Road, Taumutu	Lot 4 DP 14196 Pt RS 806 (101.09m2)	Outer Plains	
D118	Selwyn District Council	Water Supply	Pacific Drive, Rakaia Huts	Lot 58 DP 349645 (1347.14m2)	Outer Plains	
D121	Selwyn District Council	Water Supply	Bleak House Road, Racecourse Hill	Road Reserve adjacent to RS 33722 (101.09m2)	Outer Plains	
D122	Selwyn District Council	Water Supply	Bleak House Road, Racecourse Hill	RS 33722 (101.09m2)	Outer Plains	
D123	Selwyn District Council	Water Supply	Bleak House Road, Racecourse Hill	RS 39924 (101.09m2)	Outer Plains	
D129	Selwyn District Council	Sewage Treatment & Disposal Area	Beethams Road, Leeston	Lots 1 & 2 DP 29488 (6.69 ha)	Outer Plains	
D133	Selwyn District Council	Water Supply	School Terrace, Arthur's Pass	Pt Res 40738 (184.77m2)	High Country	
D134	Selwyn District Council	Water Supply	School Terrace, Arthur's Pass	Pt RS 40738 (720.79m2)	High Country	
D136	Selwyn District Council	Water Supply	West Coast Road (SH 73), Castle Hill	Res 3289 (10432.37m2)	High Country	
D138	Selwyn District Council	Water Supply	Enys Drive, Castle Hill	Section 9 SO 387006 (1980.59m2)	High Country	
D142	Selwyn District Council	Water Supply	Philip Street, Glentunnel	Pt RS 12778 (101.10m^2)	Rural	
D145	Selwyn District Council	Water Supply	Hummocks Road, Lake Coleridge	Lot 1 DP 78849 (88.06m2)	High Country	
D148	Selwyn District Council	Sewage Pumping Station	Gerald Street, Lincoln	Lot 5 DP 6070, (896.4m2)	Inner Plains	
D153	Selwyn District Council	Sewage Treatment Area	Douglas Street, Lincoln	Lot 1 DP 50546 (6.103ha)	Outer Plains	
D159	Selwyn District Council	Water Supply	Roecombe Road, Sheffield	RS 18283 (3411.05m2)	Malvern Hill	
D160	Selwyn District Council	Water Supply	Pocock Road, Springfield	Pt RS 20293 (992.9m2)	Outer Plains	
D161	Selwyn District Council	Water Supply	West Coast Road (SH73), Springfield	Pt RS 9075 (520.59m2)	Outer Plains	
D187	Selwyn District Council	Recreation Reserve	Greendale Road,	Res 3882 (2.843 ha)	Outer Plains	

			Greendale			
D188	Selwyn District Council	Recreation Reserve	Hororata Road & Thwaites Road, Hororata	Res 2217 & 1589 (92.015 ha)	Outer Plains	
D194	Selwyn District Council	Recreation Reserve	North Belt, Lincoln	Lot 1 DP 75711, RS 41606, RS 42054 & RES 4200 (8.452 ha)	Inner Plains	
D196	Selwyn District Council	Recreation Reserve	Drain Road, Doyleston	Res 3939 (4.046 ha)	Outer Plains	
D201	Selwyn District Council	Recreation Reserve	Southbridge Sedgemere Road, Southbridge	RS 41072 (5.896 ha)	Outer Plains	
D202	Selwyn District Council	Recreation Reserve	Ellesmere Junction Road, Springston	Res 2362 (4.424 ha)	Outer Plains	
D212	Selwyn District Council	Gravel Reserve	Beatty's Road & Coaltrack Road, Homebush	Res 1522 (2.0234 ha)	Outer Plains	i. Any mobile processing plant for aggregate crushing and screening will not be located closer than 100 metres from the centre line of any National Grid transmission line.
D228	Selwyn District Council	Gravel Reserve	Homebush Road, Darfield	Res 1529 (2.023 ha)	Outer Plains	i. No excavated or other material will be deposited under or near any Transpower transmission line where the vertical distance from the ground to the conductors would be reduced to less than the minimum required by NZECP34 subsection 4.3.1 outlined in table 4 (Note: this applies to all activities including bunds and temporary stockpiles of gravel, metal or overburden) ii. Any mobile processing plant for aggregate crushing and screening will not be located closer than 100 metres from the centre line of any National Grid transmission line; iii. No excavation will be undertaken within a horizontal distance 12 metres from the outside edge of the foundations of any National Grid transmission line pole (Note: the 12 metre restricted area is to be measured at existing ground level).
D232	Selwyn District Council	Gravel Reserve	Stranges Road & Telegraph Road, Charing Cross	Res 1507 (2.023 ha)	Outer Plains	
D264	Selwyn District Council	Gravel Reserve	Old West Coast Road & Tramway Road, Waddington	Res 967 (4.047 ha)	Outer Plains	
D336	Selwyn District Council	Gravel Reserve	Rubicon Road, Kowai Bush	Res 4016 (2.023 ha)	Outer Plains	
D337	Selwyn District Council	Gravel Reserve	Barrs Road & Wrights Road, Annat	Res 989 (2.023 ha)	Outer Plains	
D359	Selwyn District Council	Solid Sewage Waste Site	Arduli Road & Derretts Road, Hororata	Res 2656 (13409.27m2)	Outer Plains	
D360	Selwyn District Council	Solid Sewage Waste Site	Bleakhouse Road & Tramway Road, Kimberley	Res1539 (21083.43m2)	Outer Plains	
D377	Selwyn District Council	Water supply	Kimberley Road	Lot 1 DP 31007 (1197.45m2)	Outer Plains	
D398	Selwyn District Council	Upper Selwyn Huts, Recreation Reserve	Selwyn Lake Road, Upper Selwyn Huts	Res 3048 (5.097 ha)	Outer Plains	
D406	Selwyn District Council	Water Supply	Corner of Sharlands Road and Te Pirita Road	Lot 1 DP 335864 (103.32m2)	Outer Plains	
D407	Selwyn District Council	Water Supply	Holmeswood Rise, Tai Tapu	Lot 18 DP 373191 (316.89m2)	Port Hills	
D408	Selwyn District Council	Water Supply	Genesis Drive	Lot 50 DP 56675 (1058.51m2)	Inner Plains	
D409	Selwyn District Council	Water Supply	Kowai Road, Kowai Bush	RS 32174 (169m2)	Malvern Hills	
D411	Selwyn District Council	Pines Waste Water Treatment Plant	Burnham School Road	LOT 1 DP 309881 BLK II LEESTON SD	Outer Plains	
D412	Selwyn District Council	Pines Resource Recovery Park	Burnham School Road	Section 1 SO Plan 317609 BLK III Leeston SD	Outer Plains	
D416	Selwyn District Council	Pines Waste Water Treatment Plant	Burnham School Road	SECS 2-3 SO 444352	Outer Plains	

Other Requiring Authorities

Airways Corporation of NZ Limited (AW)

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
AW2	14	Secondary Surveillance Radar/VHF Transmitter Site	Navigational Aids	Cass Peak, Summit Hill Road, Port Hills	Rural Port Hills	Pt RS 35511 Block VII Halswell SD; ROW over Pt RS 35511 and Pt Block 4 DP 3125 SO9895. CT 33A/521 Area - 1148m^2	Part of facility is located in Christchurch City. Conditions relating to – 1.Colouration and reflectivity 2.Archaeological supervision during site works.

Canterbury Regional Council

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
CR1	26	Kowhai River – West	Soil Conservation and River Control	Springfield	Rural Outer Plains	RS 41051 Area - 40.5000ha	
CR2	26	Kowhai River – East	Soil Conservation and River Control	Springfield	Rural Outer Plains	RS 41052 Area - 19.2000ha	
CR3	12	Hawkins River	River Conservation	Bealey Road, Greendale	Rural Outer Plains	RS 2719 Area - 2.1245ha	
CR4	22	Waimakariri River	River Protection	Cooks Road, Courtenay	Rural Outer Plains	Pt Res 947 Area - 65.4919ha	
CR5	17	Waimakariri River	Soil Conservation and River Control	Old West Coast Road, Courtenay	Rural Outer Plains	Pt Res 178 Area - 47.1383ha	
CR6	17	Waimakariri River	River Protection	Ansons Road, Courtenay	Rural Outer Plains	Pt Res 947 Area - 74.9680ha	
CR7	12	Selwyn River	River Conservation	State Highway 1, Selwyn	Rural Outer Plains	Res 2706 Area - 12.7475ha	
CR8	18	Waimakariri River	Waimakariri River Protection	Halkett Road, Courtenay	Rural Outer Plains	Pt Res 1052 Area - 20.8412ha	
CR9	9	Tai Tapu	Works Yard	Lincoln-Tai Tapu Road, Lincoln	Rural Inner Plains	Pt Lot 3 DP 1597 (part thereof) Area – 0.4760ha	
CR10	17/18	Waimakariri River Secondary Stopbanks	River Protection and Flood Control	Between the South Bank of the Waimakariri River and Old West Coast Road, between Cooks Road to the West and Thompsons Road to the East.	Rural Outer Plains	Lot 1 DP 306678 (34.53ha); Lot 2 DP 306678 (38.493ha); Lot 3 DP 306678 (34.687ha); Lot 4 DP 306678 (47.406ha); Lots 5, 6, 7, 8 DP 306678 & Lots 5, 6, 7 DP 72342 (346.8157ha); Lot 1 DP 70593 (85.143ha); Reserve 2615 (24.2814)and Lot 1 DP 33106 (7.0895ha) T	
CR11	18	Waimakariri River Secondary Stopbanks	River Protection and Flood Control	Between the South Bank of the Waimakariri River and Old West Coast Road, between Thompsons Road to the West and Chattertons Road to the East.	Rural Inner Plains	Part Reserve 3542 (approx 350ha); Lot 1 DP 26437 (146.901ha); Part Lot 8 DP 24168 & Reserves 2464 & 2467 & Part Reserve 2466 (869.921ha): Lot 1 DP 59937 (277.35ha); Lot 2 DP 59937 (76.315ha); Lot 3 DP 59937 (0.023ha); Lot 4 DP 59937 (0.023ha); Lot 7 DP 59	

Central Plains Water

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
CPW	10, 11, 16, 17, 22, 59, 60	Central Plains Water Scheme	Irrigation	North of Rakaia River, south of Waimakariri River, west of State Highway 1	Rural (Outer Plains and Malvern Hills)	Various – refer planning maps	Various – contact council for conditions

Minister of Defence

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
DE1	13	Burnham Military Camp	Defence Purposes – Burnham Military Camp	Main South Road, Burnham Road and Two Chain Road, Burnham	Rural Outer Plains	Pt Res 1160 and 1636, Blocks II and III, Leeston Survey District – NZ Gazette Reserves and Other Lands Disposal and Public Bodies Empowering Act 1932 Res 1159, Block II, Leeston Survey District – NZ Gazette 1950, page 755 Res 1176, Block II, Leeston Survey District – NZ Gazette 1952, page 1865 RS 41213 Block II, Leeston Survey District – NZ Gazette 1980, page 1041 Total Area - 441ha (approximately)	
DE2	16	Glentunnel Ammunition Storage Depot	Defence Purposes – Ammunition Storage Depot	Turnballs Road, Glentunnel	Rural Malvern Hills	Pt Lot 3 and Lot 4 DP 9454, RS 18933, RS 2478, Pt RS 19013, Pt RS 19967, Pt RS 20454, and Pt RS 20455. All Certificate of Title Volume 537 folio 154 – NZ Gazette 1989 page 1618 Pt Lot 3 DP 4099 – NZ Gazette 1992 page 3277 Adjoining or passing through part Lot 3, DP 4099 and Pt Lot 3 DP 9454, RS 40017 and RS 8980 – NZ Gazette 1993 page 2092 Total Area - 301.0977ha (approximately)	
DE3	18	West Melton Rifle Range	Defence Purposes – Military Training Area	Range Road, West Melton	Rural Inner Plains	Part Res 947, Res 2470, Res 1247, RS 14152 and Res 1050, Blocks VI and VII, Rolleston Survey District – NZ Gazette 1943 page 676, 1945 page 1553 Adjoining or passing through Res 2470 and Pt Res 947, Blocks VI and VII, Rolleston Survey District – NZ Gazette 1983, page 3323 Total Area - 413.9096ha (approximately)	
DE4	13	Weedons Depot and Communications Site	Defence Purposes – Depot and Communications	Jones Road, Weedons	Rural Inner Plains	RS 9186, RS 10892, RS 10573, and RS 14322, Block XVI, Rolleston Survey District – NZ Gazette 1964, page 1656 Total Area - 42.4262ha (approximately)	

Kordia Limited

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
KL1	16	Aitkens Road, Hororata	Broadcasting, Telecommun-ications and Radio-communications facility, including associated structures, works and activities.	Aitkens Road, Hororata	Outer Plains	Lot 1 DP 301317 being a registered lease and part of Lot 1	Conditions relating to – 1. Structures 2. Radio frequency 3. Under grounding of power lines 4. Monitoring and

						RS 31802	reporting

Minister of Corrections

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
MC1	13	Rolleston Prison and Periodic Detention Centre	Rolleston Prison	Walkers Road/Two Chain Road/Runners Road, Rolleston	Rural Outer Plains	Lots 2, 4 and 6 DP 67195, Sections 1 & 2 SO 14371 Area - 63.2957ha	

Minister of Education

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 13	131	Southbridge Primary School	Primary School	Hastings Street, Southbridge	Liv 1 & Rural Outer Plains	PT RS 5861 (CT 406/293), Pt Lot 1 DP 18624, Lot 1 DP 80498, Lot 2 DP 17338, Lot 2 DP 18297 and PT Lot 1 DP 18297 Block I, Southbridge Survey District Area - 4.7904ha	Condition relating to – 1. Heritage trees on site
ME 17	13	Broadfield Primary School	Primary School & Residence	Robinsons Road, Broadfield	Rural Inner Plains	Pt RS 7582 Block IV, Leeston Survey District Area – 1.7503	
ME 18	13	Burnham Primary School	Primary School	Godley Road, Burnham	Rural Outer Plains	Res 4809, 4810, 4654, Pt RS 13523 Block II, Leeston Survey District Area – 2.1734ha	
ME 19	57	Glentunnel Primary School	Primary School and Residence	Homebush Road, Glentunnel	Rural Malvern Hills	Res 2279 Blk VIII Hororata SD Area – 3.2198ha	
ME 20	135	Greendale Primary School	Primary School and Residence	Greendale Road, Greendale	Rural Outer Plains	Pt Res 722 Block XIV, Hawkins Survey District Area – 0.8094	
ME 22	14	Ladbrooks Primary School	Primary School & Residence	Barnes Road, Ladbrooks	Rural Inner Plains	Pt RS 2491 (0.8096ha), Pt Lot 2 DP 22896 (0.1608ha) Block I, Halswell Survey District Area – 0.9701ha	
ME 23	15	Lake Coleridge-Windwhistle Primary School	Primary School & Residence	Rakaia Gorge Road, Windwhistle	Rural Outer Plains	Pt Lot 12 DP 3317 Block VII, Fighting Hill Survey District Area - 0.8143ha	
ME 24	52		Springfield Primary School	Tramway Road, Springfield	Rural Outer Plains	Lot 3 DP 9682 Block XII Kowai Survey District Area – 1.8413ha	
ME 25	13	Weedons Primary School	Primary School & Residence	Weedons Ross Road, Weedons	Rural Inner Plains	PT RS 9456 (CT Ref 396/146), PT RS 7569 (CT Ref 398/28) and PT Lot 2 DP 489 Block XV, Rolleston Survey District Area - 1.8437ha	
ME 28		Lemonwood Grove School	Education Purposes (Early Childhood and Primary School)	540 and 546 Maddisons Road, Rolleston	Rural Inner Plains	Lot 1 DP 327430 and Lot 2 DP 327430	Comprehensive conditions relating to: Building controls Noise Traffic/Carparking Landscaping Construction

Minister for Children

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
MS1	13	Te Puna Wai o Tuhinapo	Youth Justice Residential Centre	Runners Road, Rolleston	Rural Outer Plains	Pt RS 1636, SO 2510 Area - 8.6370ha	Conditions relating to – 1. Buildings 2. Occupancy 3.Community liaison 4. Security 5. Noise 6. Landscaping 7. Lighting 8. Archaeological discovery 9. Roading 10. Dust

Orion New Zealand Limited

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
OR3	21	Annat Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Tramway Road, Annat	Rural Outer Plains	Lot 1 DP 43536 Area - 0.1590ha	
OR4	7	Bankside Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	South Two Chain Road, Bankside	Rural Outer Plains	Lot 1 DP 45743 Area - 0.1600ha	
OR5	8	Brookside Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Buckleys and Branch Drain Roads, Brookside	Rural Outer Plains	RS 38240 Area – 1446m^2	
OR6	75	Darfield Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Clintons and McLaughlins Roads, Darfield	Rural Outer Plains	Lot 1 DP 40904 Area - 0.0736ha	
OR7	4	Hills Road Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Hills Road, Leeston	Rural Outer Plains	Lot 1 DP 33798 Area - 0.0404ha	
OR8	9	Motukarara Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Fiddlers Road, Motukarara	Rural Inner Plains	Part Res 959 Area – 1153m^2	
OR9	13	Springston Substation	Electricity Substation	Shands Road/ Rolleston Road/Lincoln	Rural Outer Plains	RS 40051 Sec 1 SO 11203 Area -	

				Road, Springston		2.0128ha	
OR10	13	Weedons Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Weedons Ross Road, Weedons	Rural Inner Plains	Lot 1 DP 49211 and Lot 2 DP 432455 Area - 0.4859ha	Nil
OR11	14, (123 & 124?)	Prebbleton Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Birchs Road and Hamptons Road	Rural Inner Plains	Lot 1 DP 22302 Area – 1660m^2	**Conditions including the following:** 1. Limited hours of operation for one of the substations transformers if specific noise standads cannot be complied with; 2. Construction noise; 3. Management of dust and sediment during construction; 4. Management of hazardous substances during construction

New Zealand Railways Corporation

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
RC1	Various	Main South Line and Midland Line	Railway	Throughout Selwyn District	Various	Various	

Chorus and Spark New Zealand Limited

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
CH12	49	Arthurs Pass Rural Radio Station	Telecommunication, Radiocommuncation and Ancillary Purposes	West Coast Road/State Highway 73, Arthurs Pass	Rural High Country	Pt Res 386 Railway Lease No. 42116 Grid Reference – S59/060275 Area - 10m^2	**RURAL INNER AND OUTER-** **Building Height -** 12m, excludes mast, aerial or other structure attached to the outside of the building. **Building Setbacks -** 10m from a strategic road, 5m from any other road and 1m from any property boundary. **Pole and Mast Height -** 25m, must not exceed 500mm diameter beyond a height of 6m. Must be finished in low reflective colour in shades of green, brown or grey, with a reflectivity value between 0 and 37% (inclusive) **Antennas -** Dish antennas shall not exceed 4m in diameter. **RURAL HIGH COUNTRY AND MALVERN HILLS -** **Building Height -** Gross floor area - 40m^2. Max Height - 4m. Must be finished in non-reflective colour in shades of green, brown or grey. **Building Setbacks -** 10m from a strategic road, 5m from any other road and 1m from any property boundary. **Pole and Mast Height -** Max Height 8m with the horizontal dimension not exceeding 600mm above 4. Must be finished in low reflective colour in shades of green, brown or grey, with a reflectivity value between 0 and 37% (inclusive) **Antennas -** Dish antennas shall not exceed 4m in diameter.
CH13	141	Bealey Spur Radio Station	Telecommunication, Radiocommuncation and Ancillary Purposes	Cloudesley Road, Bealey Spur	Rural High Country	Pt Res 3286, Crown Land, Block XV, Bealey Spur District Grid Reference – S66/115176 Area - 400m^2	
CH14	13	Burnham Exchange	Telecommunication, Radiocommuncation and Ancillary Purposes	Godley Road, Burnham	Rural Outer Plains	Pt RS 13523 Area – 276m^2 CB33A/872	
CH15	9	Greenpark Exchange	Telecommunication, Radiocommuncation and Ancillary Purposes	Hudsons Road, Greenpark	Rural Outer Plains	Pt Lot 2 DP 13693, Block IX, Halswell Survey District Area - 278m^2 CB33A/1085	
CH16	19	Lake Coleridge Exchange	Telecommunication, Radiocommuncation and Ancillary Purposes	Algidous Road, Lake Coleridge	Rural High Country	Pt RS 30100, Pt Lot 1 DP 6605, Block IX, Coleridge Survey District Grid Reference – S74/032780 Area - 1936m^2	
CH17	9	Motukarara Exchange	Telecommunication, Radiocommuncation and Ancillary Purposes	Christchurch Akaroa main Road / State Highway 75, Motukrara	Rural Inner Plains	Pt Section 15B Rabbit Island Settlement, Block XIV, Halswell Survey District Area - 217m^2	
CH18	141	Springston Exchange	Telecommunication, Radiocommuncation and Ancillary Purposes	Leeston Road, Springston South	EDA Railway Corner	Pt RS 7260, Block VIII, Leeston Survey District CB33B/334 Area - 275m^2	

Transpower New Zealand Ltd

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TP1	51	Coleridge Outdoor Switchyard	Electricity Outdoor Switchyard	Hummocks Road, Lake Coleridge	Rural High Country	Pt RS 30100 and Pt Lot 1 DP 6605, Block XIII, Coleridge Survey District, on SO Plan 19017 Area - 1847m^2	
TP2	49	Arthurs Pass Substation	Electricity Substation	West Coast Road State Highway 73, Arthurs Pass	Rural High Country	Leased railway land described as Lot 28 on Plan LO 33063 with a right of access. Area - 2040m^2	
TP3	29	Castle Hill Substation	Electricity Substation	West Coast Road State Highway 73, Castle Hill	Rural High Country	Sec 1 on SO Plan 16500, with a ROW over Pt Run 256, Block XVI Harper Survey District Area - 2275m^2	
TP4	16	Hororata Substation	Electricity Substation	Bealey Road, Hororata	Rural Outer Plains	Sec 1 SO 5371 (2.4255ha); Sec 1 SO Plan 7452 (6057m^2); and Sec 2 SO Plan 7452 (7082m^2) Total Area - 3.7394ha	

New Zealand Transport Agency

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TR1	Various	State Highways 1, 73, 75 and 77	State Highway	SH1: From the intersection of SH1 with the centerline of the Rakaia River. Note: there is a short section of SH1 south of Marshs Road that is	Various	Various	Various

				within Christchurch City. *Note: For that part of TR1 affected by the CSM2 and MSRFL proposal, separate conditions apply. The areas where these apply have been noted in the District Plan as either TR5 or TR6 (see below).* SH73: From the Dawsons Road / SH 73 intersection to the summit of Arthurs Pass.			
TR1 Continued	Various	State Highways 1, 73, 75 and 77	State Highway	SH73: from Greyneys Road to Rough Creek (Arthurs Pass).	Various	Various	**Conditions Including (but not limited to) the following:** Works shall proceed in general accordance with designation plans TZTP 11/11/01/01-07A and 6/143/58/7604 as attached and forming part of the application to alter the designation (D140030) All works to proceed in accordance with NZTA's Accidental Discovery Protocol as set out in Appendix 2: Volume 8 of the Notice of requirement documentation (D140030); Greyneys shelter to be kept clear of all construction machinery and equipment with limited exceptions; Condition requiring the NZTA to ensure safe public access around construction site within the vicinity of Greyneys Shelter; Environmental & Social Management Plan; Environmental Aspect Management Plan; Erosion & Sediment Control Management Plan; Temporary Traffic Management During Construction Management Plan; Hazardous Substances, Spills and Emergency Procedures Management Plan; Heritage Management Plan; Ecological Management Plan.
TR1 Continued	Various	State Highways 1, 73, 75 and 77	State Highway	SH73: from Punchbowl Road to McGraths Creek (Arthurs Pass). SH75: From the centerline of the Halswell River (Halswell River Bridge RP 0/8.35) to the centerline of the Halswell River (Motukarara Culvert RP 14/9.52) SH77: From the centerline of the Rakaia River (Rakaia Gorge Bridge) to the SH 73 / SH 77 intersection	Various Various	Various Various	Accidental Discovery Protocol 10 year lapse No outline plan required All waste removed from site Various
TR2	97/98/100	State Highway 1	Road Widening	Rolleston Township, from north of Hoskyns Road to south of Elizabeth Street	Inner Plains	Various	Variable width (see Map*)
TR3	13/99	State Highway 1	Road Widening	South of Elizabeth Street, Rolleston, to Selwyn River Bridge	Inner Plains / Outer Plains	Various	Variable on southern side of SH1. 15m on northern side of SH1. (see Map*)
TR4	13/135	State Highway 1	Road Widening	SH1 North of Rolleston *Note: For those parts of TR4 affected by the CSM2 and MSRFL proposal, separate conditions apply. The areas where these apply have been noted in the District Plan as either TR5 or TR6 (see below).*	Inner Plains	Various	10m on the northern side of SH 1 (see Map*)
TR5	Various	State Highway 76 – Christchurch Southern Motorway Stage 2 (CSM2)	State Highway – Four Lane Motorway	SH1 South of Robinsons Road, short section along SH1 North of Robinsons Road and East across Inner Plains towards Prebbleton and Christchurcy City (Halswell)	Inner Plains	Various	Comprehensive and covering a large number of matters including construcction and ongoing management.
TR6	Various	State Highway 1 – Main South Road Four Laning (MSRFL)	State Highway – Four Lane Expressway	SH1 South of Robinsons Road, including rear access roads to East and West, along with Weedons Road Interchange and works along Weedons Road/Levi Road intersection and Weedons Ross Road to West of SH1	Inner Plains	Various	Comprehensive and covering a large number of matters including construction and ongoing management.

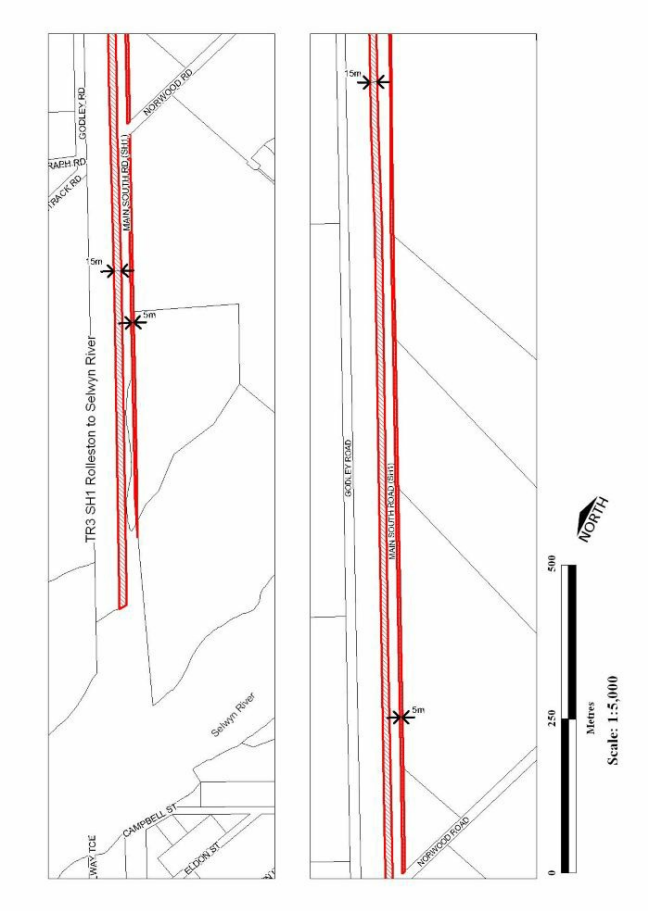
*See Maps at the end of this appendix.

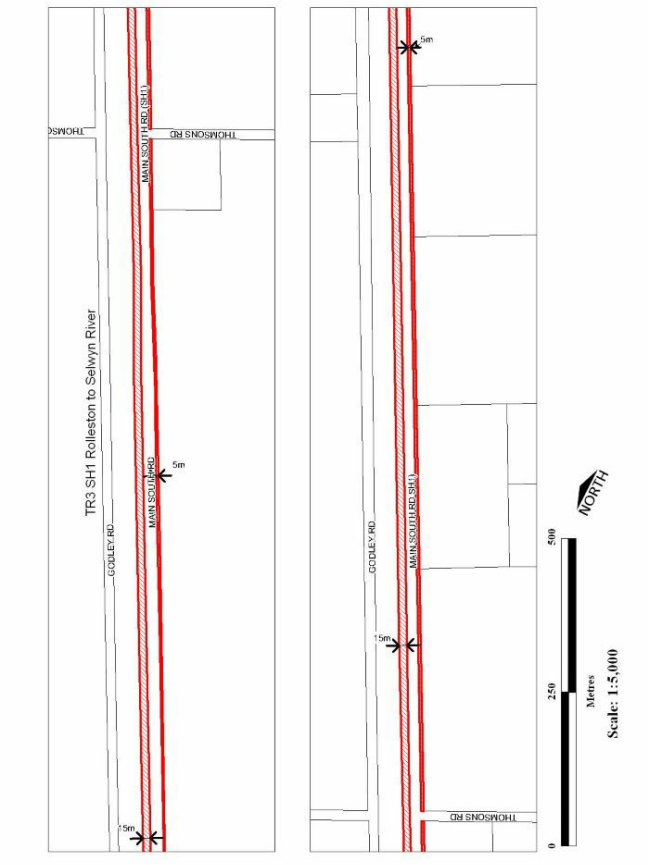
New Zealand Transport Agency Road Widening Designation Maps

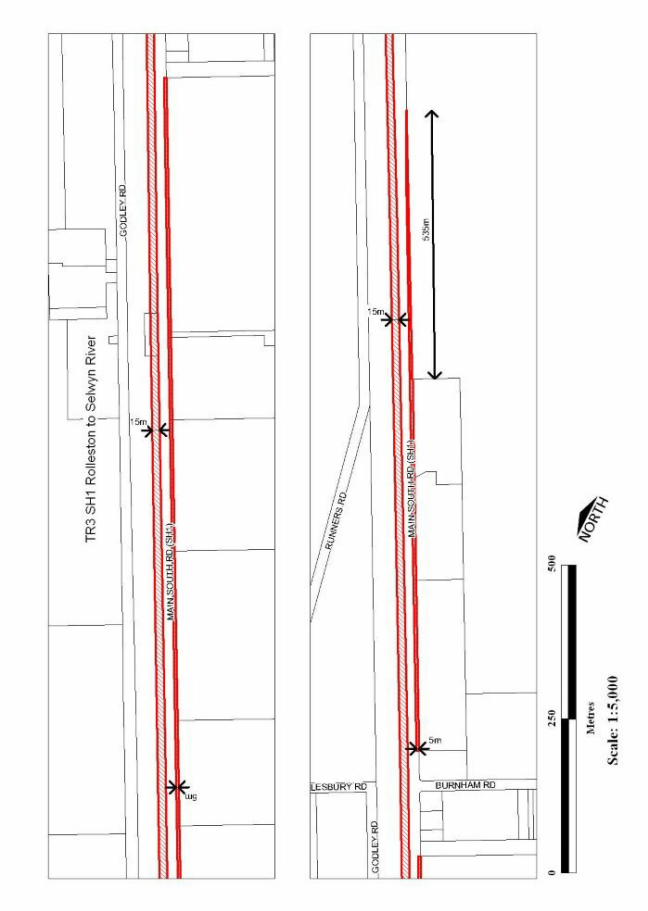
TR2

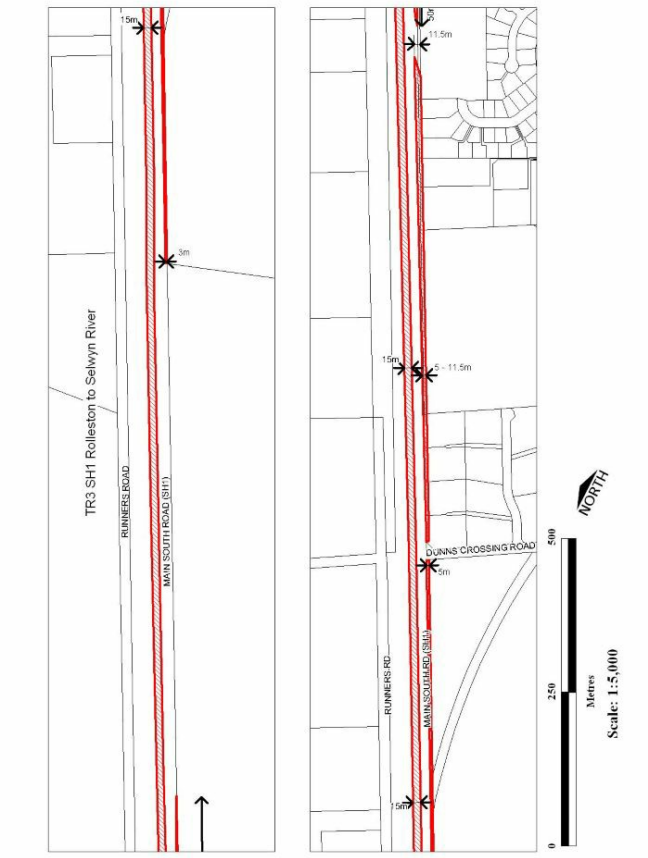

TR2 SH1 Rolleston Township
BROCKSIDE ROAD
BYRON STREET
CHAUCER STREET
COLERIDGE STREET
JOHN STREET
WILLIAM STREET
ELIZABETH STREET
GEORGE STREET
DUGGAN CL
ROLLESTON DRIVE
MARLOWE PLACE
OVERBURY CRESCENT
MAIN SOUTH ROAD (SH1)
ROLLESTON DRIVE
DICK ROBERTS PLACE
TENNYSON STREET
7.5m
40m
20m
5m
NORTH
500
250
0
Metres
Scale: 1:5,000

TR3


GODLEY RD
NORWOOD RD
MAIN SOUTH RD (SH1)
15m
5m
TR3 SH1 Rolleston to Selwyn River
Selwyn River
CAMPBELL ST
ELDON ST
GODLEY ROAD
MAIN SOUTH ROAD (SH1)
NORWOOD ROAD
NORTH
500
250
0
Metres
Scale: 1:5,000


THOMSONS RD
MAIN SOUTH RD (SH1)
TR3 SH1 Rolleston to Selwyn River
GODLEY RD
5m
15m
NORTH
500
250
0
Metres
Scale: 1:5,000


TR3 SH1 Rolleston to Selwyn River
GOULEY RD
15m
MAIN SOUTH RD (SH1)
ug
RUNNERS RD
539m
5m
LESBURY RD
BURNHAM RD
NORTH
500
250
0
Metres
Scale: 1:5,000


TR3 SH1 Rolleston to Selwyn River
15m
3m
RUNNERS ROAD
MAIN SOUTH ROAD (SH1)
11.5m
5 - 11.5m
DUNNS CROSSING ROAD
RUNNERS RD
NORTH
500
250
0
Metres
Scale: 1:5,000

TR4


Dawsons Road
Waterholes Road
Jones Road
Main South Road
CSM2 - TR5
SH 1
CSM2 - TR5
Christchurch Southern Motorway
MSRFL - TR6
CSM2 - TR5
Curraghs Road
Robinsons Road
N
0
250
500
m

PART E

APPENDIX 3

SCHEDULE OF HERITAGE ITEMS

WARD 1 – MALVERN

Ref	HPT Category	Description	Location	Legal Description	Zone	Map No
WARD 1 - MALVERN						
H10		St Peters Church	SH73, Springfield	Pt RS 20516	Outer Plains	21, 26
H101		Jacks Hut	Arthur's Pass Village	PT Arthurs Pass National Park	High Country	41
H102		Bealey River Rail Bridge	Arthur's Pass	Bealey River bed	High Country	48
H103		Otira Tunnel	Arthur's Pass	PT Arthurs Pass National Park	High Country	48
H104	I	Arthur's Pass Engine Shed	Arthur's Pass	Bealey Riverbed	High Country	49
H105		Bealey Spur Hut	Arthur's Pass National Park	PT Arthurs Pass National Park	High Country	32
H106		Urquart's Hut	Arthurs Pass	SO 11562	High Country	31
H107	I	Aniwaniwa Cottage	Arthurs Pass	Pt Res 386	High Country	37, 38
H108		Grasmere Station Homestead	Lake Grasmere	Lot 18 DP 314405	EDA (Grasmere)	134
H109		Castle Hill Station Homestead	Castle Hill	Pt RS 23405	High Country	29
H110		Dobson Memorial	West Coast Road	Road Reserve	High Country	41
H111	I	Waimakariri Gorge Bridge (Road)	Waimakariri Gorge	Road Reserve	Upper Plains	22
H112		Lake Coleridge Power House	Coleridge Village	Sec 1 SO 19017	High Country	51
H113		Lake Coleridge Station Homestead	Lake Coleridge	RS 34548	High Country	20
H114	I	Rakaia Gorge Bridge (Road)	Rakaia Gorge	Road Reserve	Outer Plains	15
H115		Snowden Homestead	Rakaia Gorge	Lot 1 DP 2683	High Country	20
H116	I	The Point Station - Homestead	Windwhistle Road, Windwhistle	Pt Lot 11 DP 3317	Malvern Hills	15
H117		Gunyah Homestead	Sleeman's Road, Glenroy	Lot 1 DP 59131	Outer Plains	16
H118		Glenroy War Memorial	Wairiri Road, Glenroy	Res 4399	Malvern Hills	16
H119		Brick Stables	Philip Street, Glentunnel	Lot 2 DP 8898	Malvern Hills	16, 57
H120		Tunnel – Survoyer's Gully	Philip Street, Glentunnel	Lot 1 DP 16551	Malvern Hills	16
H121	I	Steventon – Homestead	Whitecliffs	Lot 2 DP 70746	Malvern Hills	16
H122		Explosives Magazine	Pottery, Glentunnel	Lot 1 DP 16551	Malvern Hills	16
H123		Hororata War memorial	Hororata Road, Hororata	PT RS 9925	Malvern Hills	16
H124	I	Coton's Cob Cottage	Cotons Road, Hororata	Pt RS 8480	Outer Plains	11, 16
H125	I	St Johns Anglican Church Hall	Hororata Road, Hororata	Pt RS 9925	Malvern Hills	16
H126		St Johns Anglican Church	Scotts Road, Hororata	Lot 1 DP 47735	Outer Plains	16
H127	I	Terrace Station – Homestead	Rockwood Road, Hororata	Lot 1 DP 400673	Outer Plains	11, 16
H128	I	Terrace Station – Woolshed	Rockwood Road, Hororata	Lot 1 DP 400673	Outer Plains	11
H129		Tara Ghur Homestead	Wairiri Road, Hororata	RS 35103	Malvern Hills	16
H130	I	Sheepdip – Homebush Station	Homebush Road	Pt Lot 1 DP 7925	Malvern Hills	16
H131	I	Pigsties – Homebush Station	Homebush Road	Pt Lot 1 DP 7925	Malvern Hills	16

H132	I	Applehouse – Homebush Station	Homebush Road	Lot 1 DP 2898	Malvern Hills	16
H133	I	Bridge – Homebush Station	Homebush Road	Lot 1 DP 2898	Malvern Hills	16
H134	I	Shearers Quarters (Whare) - Homebush Station	Homebush Road	Pt Lot 1 DP 7925	Malvern Hills	16
H135	I	Homestead –Homebush Station	Homebush Road	Lot 1 DP 2898	Malvern Hills	16
H136	I	Homebush Stables – Turbine and Grain Store Building	Auchenflower Road	Pt Lot 1 DP 14742	Malvern Hills	16
H137	I	Water Tower – Homebush Station	Homebush Road	Pt Lot 1 DP 2898	Malvern Hills	16
H138	I	Woolshed –Homebush Station	Homebush Road	Pt Lot 1 DP 2898	Malvern Hills	16
H139		Woolshed - Haldon Station	Haldon Road, Hororata	Lot 1 DP 78174	Outer Plains	12
H140		Bangor Homestead	Bangor Road, Darfield	Lot 1 DP 64664	Outer Plains	17
H141	I	Whites Accommodation House	Old West Coast Road, Courtenay	Lot 1 DP 65429	Outer Plains	17
H142		Brett Memorial	Kirwee	Road Reserve SH 73	Outer Plains	84
H143		Railway Long Drop	West Coast Road	Railway Reserve	Outer Plains	17, 22
H144	Number not allocated					
H145		"Morven" Homestead	Deans Road, Darfield	Pt Lot 1 DP 3103	Malvern Hills	22
H146		Broughtons Homestead	Waireka Road, Hororata	Lot 1 DP 52369	Outer Plains	17
H147	I	Racecourse Hill Homestead	West Coast Road	Lot 3 DP 367426	Outer Plains	
H148		The Oaks Homestead	Homebush Road	Lot 1 DP 304774	Outer Plains	17
H149	Number not allocated					
H150		Kowai Bush War Memorial	Kowai Bush Road, Kowai Bush	Pt Res 1319	Outer Plains	26
H151		Russells Flat School Building	Pig Saddle Road	RS 40741	Outer Plains	21
H152		Nesslea	Greendale Road	Lot 1 DP 59582	Outer Plains	17

WARD 2 – PAPARUA

Ref	HPT Category	Description	Location	Legal Description	Zone	Map No
WARD 2 - PAPARUA						
H201	I	Cob House	Grange Road	Lot 3 DP 55816	Outer Plains	13
H202		Detention Block – Industrial School	Burnham Camp, Main South Road	Pt Res 1160	Outer Plains	13
H203	I	Burnham Camp Post Office Exterior	Burnham Camp, Main South Road	Pt Res 1160	Outer Plains	13
H204	I	All Saints Garrison Church	Burnham Camp, Main South Road	Pt Res 1160	Outer Plains	13
H205		Managers House	Burnham Camp, Main South Road	Pt Res 1160	Outer Plains	13
H206		Transit of Venus Landmark	Burnham Camp, Main South Road	Pt Res 1160	Outer Plains	13
H207	Number not allocated					
H208	I	Trents Chicory Kiln	Trents Road, Templeton	Lot 2 DP 19955	Inner Plains	13, 14
H209		St Pauls Anglican Church	Rolleston Road/Weedons Road, West Melton	Pt RS 6597	Outer Plains	88, 89

WARD 3 – SPRINGS

Ref	HPT Category	Description	Location	Legal Description	Zone	Map No
WARD 3 - Springs						
H301		Old Broadfield School	Robinsons Road, Broadfields	Lot 1, DP 24194	Inner Plains	13

H302	II	Wheatsheaf House (formally school)	Selwyn Road & Shands Road	Lot 1, DP 19536	Inner Plains	13, 14
H303		South Springston Memorial Hall	Days Road, Springston	Lot 1, DP 5128	Outer Plains	8
H304	II	Knocklynn Homestead	Old Tai Tapu Road, Tai Tapu	Pt Lot 1, DP 62799	Inner Plains	14
H305		Ellesmere Arms	Old Tai Tapu Road, Tai Tapu	Lot 2, DP 37340	Inner Plains	9
H306		Memorial Gate	Tai Tapu Domain, Tai Tapu	Res 3372	Inner Plains	9
H307		Stables/Coachstop	Christchurch Akaroa Road, Tai Tapu	Lot 1, DP 83800	Inner Plains	9
H308		Otahuna - Gray Cliffe House	Rhodes Road, Tai Tapu	Lot 1, 80696	Inner Plains	9
H309		Otahuna - Game House	Rhodes Road, Tai Tapu	Pt Lot 1, DP 19621	Inner Plains	9
H310		Otahuna - Stables	Rhodes Road, Tai Tapu	Pt Lot 1, DP 19621	Inner Plains	9
H311		Otahuna - Stone Vegetable Shed	Rhodes Road, Tai Tapu	Pt Lot 1, DP 19621	Inner Plains	9
H312		Otahuna - Apple House	Rhodes Road, Tai Tapu	Pt Lot 1, DP 19621	Inner Plains	9
H313		Otahuna - Gatehouse	Rhodes Road, Tai Tapu	Lot 3, DP 34583	Inner Plains	9
H314	I	Otahuna Homestead	Rhodes Road, Tai Tapu	Pt Lot 1, DP 19621	Inner Plains	9
H315		Rhodes Spring	Summit Road, Coopers Knob	Res 3920	Port Hills	9
H316		Greenpark War Memorial Gates	Green Park Road, Tai Tapu	Lot 1, DP 13693	Outer Plains	9
H317		Greenpark Memorial Hall	Green Park Road, Tai Tapu	Pt RS 5750, 5756	Outer Plains	9
H318		Greenpark War Memorial	Green Park Road, Tai Tapu	Pt RD 5750, 5756	Outer Plains	9

WARD 4 – ELLESMERE

Ref	HPT Category	Description	Location	Legal Description	Zone	Map No
WARD 4 - ELLESMERE						
H401		Memorial Gates	Osbourne Park, Doyleston	Res 3939	Outer Plains	130
H402		Reid's Cottage	Old Main South Road, Dunsandel	Lot 377 DP 496	Outer Plains	7, 12
H403	Number not allocated					
H404	II	Bankside Fuel Depot	Breadings Road, Dunsandel	Res 4408	Outer Plains	7
H405		Oakleigh Homestead	Main Rakaia Road, Leeston	Lot 1 DP 407450	Outer Plains	3, 6
H406		Killinchy Homestead	Dunsandel, Southbridge Road, Leeston	Lot 1 DP 80874	Outer Plains	3, 7
H407		Waterside Homestead	Drain Road, Leeston	Lot 1 DP 349873	Outer Plains	8
H408		"Willowleigh"	Old Bridge Road, Leeston	Lots 1 DP 7957	Outer Plains	8
H409		"Waipuna"	Lake Road South, Leeston	Lot 5 DP 563	Outer Plains	8
H410		Mill House	Brookside and Burnham Road, Brookside	Lot 1 DP 12938	Outer Plains	8
H411		St Lukes Church	Brookside and Burnham Road, Brookside	Pt RS 3350	Outer Plains	8
H412		"Thornycroft"	Brookside and Burnham Road, Brookside	Lot 2 DP 82918	Outer Plains	8
H413	II	Middlerigg Homestead	Stewarts Road, Brookside	Lot 6 DP 78864	Outer Plains	8
H414		Bruce Coe Lodge	Lake Road, Irwell	Lot 2 DP 444846	Outer Plains	8
H415	II	Bruce Coe Lodge Stables	Lake Road, Irwell	Lot 2 DP 444846	Outer Plains	8
H416		Mill House	Leeston Road, Irwell	Lot 2 DP 47406	Outer Plains	8
H417	Number not allocated					
H418	Number not allocated					
H419		"Strathlachlan"	Drain Road, Leeston	Pt RS 8169	Outer Plains	4

H420	I	Meadowbank Homestead	Selwyn Lake Road, Irwell	Pt Lot 1 DP 66124	Outer Plains	8
H421	Number not allocated					
H422		"Drumroslyn"	Cowans Road, Southbridge	Pt RS5106	Outer Plains	4
H423		Blackwater	McEvedys Road, Lakeside	Pt RS 4064	Outer Plains	2
H424		Brooklands	McEvedys Road, Lakeside	Farm 5 DP 287	Outer Plains	2
H425	Number not allocated					
H426		St Marks – Sedgemere	Leeston Taumutu Road, Southbridge	Pt RS 4049	Outer Plains	4
H427		Presbyterian Manse	Southbridge	Pt Lot 42 DP 712	Outer Plains	137
H428	Number not allocated					
H429	Number not allocated					
H431		John Wesley Church – Taumutu	Church Road, Lakeside	Res 878	Outer Plains	2
H432	II	Lakeside House	Leeston-Taumutu Road, Lakeside	RS 7614	Outer Plains	4
H433	Number not allocated					
H434		Lakeside Soldiers Memorial Hall	Harts Road, Lakeside	Pt Lot 8 DP 1305	Outer Plains	4
H435		Sutton Royal	Collins Road, Springston	Lot 1 DP 40301	Outer Plains	8

NOTE: Works affecting any archaeological site require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 "Archaeological Sites").

PART E

APPENDIX 4

SCHEDULE OF PROTECTED TREES

Tree No.	Name / Species	Location	Legal Description	Zone	Map No.	Evaluation	Tree Category
T01	Strawberry Tree /Arbutus unedo	Presbyterian Church, Lee Street, Southbridge	Lot 1 DP 74959	Liv 1	131	44	B
T02	Copper Beech /Fagus sylvatica purpurea	45 High Street, Southbridge	PT RS 5861	Liv 1	131	34	B
T03	English Oak /Quercus robur	45 High Street, Southbridge	PT RS 5861	Liv 1	131	38	B
T04	Wellingtonia / Sequoiadendron giganteum	67 High Street, Southbridge	LOT 1 DP 49280	Liv 1	131	52	B
T05	Pin Oak /Quercus palustris	St John Street, Southbridge	PT LOT 19 DP 712	Bus 2	132	34	B
T06	English Oak /Quercus robur	Broad Street, Southbridge	LOT 1 DP 373810	Liv 1	132	32	B
T07	Wellingtonia / Sequoiadendron giganteum	St John Street, Southbridge	PT RS 4477	Bus 2	4, 132	40	B
T09	Common Lime /Tilia x vulgaris	Southbridge School, Hastings Street, Southbridge	LOT 1 DP 80498	Liv 1	4, 131	30	B
T10	Chinese Poplar /Populus yunnanensis	Southbridge School, Hastings Street, Southbridge	LOT 2 DP 18297	Liv 1	4, 131	34	B
T11	Walnut /Juglans regia	Children's playground, High Street, Southbridge	PT RS 3344,4041	Bus 1	4, 131	32	B
T12	Golden Ash /Fraxinus excelsior 'jaspidea'	Leeston Park, Leeston	LOT 4 DP 1221	Liv 1	4, 129	36	B
T13	Pin Oak /Quercus palustris	Leeston Park, Leeston	LOT 6 DP 1221	Liv 1	4, 129	46	B
T14	Common Lime /Tilia x vulgaris	Leeston Park, Leeston	PT LOT 2 DP 1221	Liv 1	4, 129	38	B
T15	Indian Cedar /Cedrus deodara	St David's Methodist Church, High Street, Leeston	LOT 1 DP 62985	Bus 1	4, 127	48	B
T16	Indian Cedar /Cedrus deodara	St David's Methodist Church, High Street, Leeston	LOT 1 DP 62985	Bus 1	4, 127	40	B
T17	Wellingtonia / Sequoiadendron giganteum	Springfield Church, SH 73, Springfield	PT RS 20516	Outer Plains	21, 52	58	B
T18	Monterey Pine /Pinus radiata	Porter's Pass, 500m from SH 73	RS 33889	High Country	25	48	B
T19	Red Oak /Quercus rubra	All Saints Garrison Church, Burnham	PT RES 1160	Outer Plains	13	48	B
T20	Red Oak /Quercus rubra	East Corner of Buckleys Rd, Queens Dr	PT RES 1160	Outer Plains	13	54	B
T21	Monterey Cypress / Cupressus macrocarpa	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	64	A
T22	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	48	B
T23	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T24	English Oak /Quercus robur	All Saints Churchyard, Springs Road,	PT LOT 2 DP 27568	Liv 1	14, 122	56	B

		Prebbleton					
T25	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T26	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T27	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T28	English Oak /Quercus robur	All Saints Churchyard, Springs Road, Prebbleton	PT LOT 2 DP 27568	Liv 1	14, 122	56	B
T29	English Oak /Quercus robur	Kirwee Monument, Kirwee	PT Coal Tramway Reserve	Outer Plains	4, 84	30	B
T30	Common Ash /Fraxinus excelsior	Cnr Main South Road & Hororata Dunsandel Road, Dunsandel	Road Reserve	Outer Plains	7, 92	40	B
T31	Western Yellow Pine/Pinus ponderosa	Sheffield Domain, Sheffield	RS 42314	Outer Plains	36, 53	42	B
T32	Western Yellow Pine/Pinus ponderosa	Sheffield Domain, Sheffield	RS 42314	Outer Plains	36, 53	42	B
T33	English Oaks (58)/Quercus robur	Tai Tapu School, School Road,Tai Tapu	LOT 2 DP 301911	Liv 1A	9, 125	40	B
T34	Wellingtonia / Sequoiadendron giganteum	Darfield primary school, Ross Street, Darfield (Planted 1883)	PT RES 2551	Bus 1	17, 72	46	B
T35	Wellingtonia / Sequoiadendron giganteum	Darfield primary school, Ross Street, Darfield (Planted 1883)	PT RES 2551	Bus 1	17, 72	46	B
T36	English Oak /Quercus robur	Darfield War Memorial, Darfield	RS 40645	Bus 1	17, 68	34	B
T37	English Oak /Quercus robur	Beethams and Leeston Roads, Doyleston	LOT 1 DP 30700	Outer Plains	4, 130	48	B
T38	Tasmanian Blue Gum/ Eucalyptus globulus	Cnr Goulds & Lowes Roads, Rolleston	Road Reserve	Liv 1	13, 101	44	B
T39	Necklace Poplar / Populus x deltoides	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T40	Wellingtonia / Sequoiadendron giganteum	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	70	A
T41	Douglas Fir/ Psuedotsuga menziesii	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T42	Norway Spruce /Picea abies	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T43	Caucasian Fir /Abies nordmanniana	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	48	B
T44	Western Hemlock Fir /Tsuga heterophylla	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	80	A
T45	Bhutan Pine /Pinus wallichiana	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T46	Monterey Cypress /Cupressus macrocarpa	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T47	Indian Cedar /Cedrus deodara	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	72	A
T48	Common Lime /Tilia x vulgaris	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	52	B

T49	Atlas cedar /Cedrus atlantica	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	64	A
T50	Monterey Cypress /Cupressus macrocarpa	Homebush Station, Homebush Road	PT Lot 1 DP 7925	Malvern Hills	16	104	A
T51	Monterey Pine /Pinus radiata	Homebush Station, Homebush Road	PT Lot 1 DP 2898	Malvern Hills	16	60	A
T52	Santa Lucia Fir/Abies bracteata	Adam's Estate, Adams Road, Greendale	PT RS 8795	Outer Plains	12	76	A
T53	Blue Atlas Cedar/ Cedrus atlantica glauca	Adam's Estate, Adams Road, Greendale	PT RS 8795	Outer Plains	12	36	B
T54	Wellingtonia/ Sequoiadendron giganteum	Cnr Fitz Place & Edward Street, Lincoln	PT RS 1532	Liv 1	14, 113	52	B
T55	English Oak /Quercus robur	Cnr Leister Terrace & Edward Street, Lincoln	LOT 1 DP 57207	Liv 1	14, 113	40	B
T56	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T57	English Oak /Quercus robur	Liffey Reserve, Leinster Terrace	RES 3761	Liv 1	14, 113	48	B
T58	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T59	English Oak /Quercus robur	On road reserve adjacent to the Liffey Reserve	Road Reserve	Liv 1	14, 113	48	B
T60	Tasmanian Blue Gum/Eucalyptus globulus	Liffey Reserve, Kildare Terrace	RS 39900	Liv 1	14, 113	36	B
T61	English Ash /Fraxinus excelsior	Union Church Grounds, James Street, Lincoln	LOT 2 DP 83459	Liv 1	14, 110	60	A
T62	Big Cone Pine /Pinus coulteri	Terrace Station	LOT 1 DP 400673	Outer Plains	11, 16	54	B
T63	Manna Gum /Eucalyptus viminalis	Terrace Station	LOT 1 DP 400673	Outer Plains	11, 16	64	A
T64	Not allocated						
T65	Not allocated						
T66	Algerian Oak/ Quercus canariensis	Terrace Station	LOT 2 DP 400673	Outer Plains	11, 16	76	A
T67	White Ash/ Eucalyptus fraxinoides	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	38	B
T68	Wellingtonia/ Sequoiadendron giganteum	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	39	B
T69	Field Maple /Acer campestre	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	70	A
T70	Wellingtonia/ Sequoiadendron giganteum	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	62	A
T71	Western Yellow Pine/ Pinus ponderosa	Homestead shelter belt, Point Farm, Windwhistle	PT LOT 11 DP 3317	Malvern Hills	15	70	A
T72	Manna Gum/ Eucalyptus viminalis	Rakaia Terrace Road, Te Pirita	PT LOT 1 DP 15130	Outer Plains	6	52	B
T73	English Oak /Quercus robur (five trees)	Waihora Park Reserve	SECT 1 SO 18388	Outer Plains	9	36	B
T74	See folder for tree descriptions	A. E. Hart Arboretum, Lake Coleridge. Upper site.	Lot 1 DP 78849	High Country	19, 51		A
T75	See folder for tree descriptions	A. E. Hart Arboretum, Lake Coleridge. Lower site.	Lot 1 DP 80128	High Country	19, 51		A

T76	Wellingtonia/ Sequoiadendron giganteum	Hororata Reserve, behind reflection lake	Res 1589	Outer Plains	16	58	B
T77	Tasmanian Blue Gum/Eucalyptus globulus	Cnr Halkett and Sandy Knolls Roads	Road Reserve	Outer Plains	18	52	B
T78	Walnut /Juglans regia	Nesslea, Greendale	Lot 1 DP 59582	Outer Plains	17	80	A
T79	English Oak /Quercus robur	Gerald Street, Lincoln. Old Bartle property.	PT RS 2724	Bus 1	14, 113	32	B
T80	English Oak /Quercus robur(21 trees)	River bank, Perymans Rd, Tai Tapu	Road Reserve	Inner Plains	9, 125	42	B
T81	Tasmanian Blue Gum/Eucalyptus globulus	1197 Shands Road	Lot 1 DP 75442	Inner Plains	13	36	B
T82	Native Trees Various	Catholic Church, 1981 Telegraph Road, Darfield	PT RS 25014	Liv 1	17, 72	46	B
T83	Monterey Pine /Pinus radiata	High Peak Road, end of Whitecliffs Valley Road.	Road Reserve	High Country	16	58	B
T84	Blue Atlas Cedar / Cedrus atlantica	Beside Water race (opp Kirwee Tavern) Kirwee	PT Coal Tramway Reserve	Outer Plains	17, 84	36	B
T85	Tasmanian Blue Gum/Eucalyptus globulus (21 trees)	Old County Depot, St John St, Southbridge	RES 4918	Bus 2	4, 132	44	B
T86	Tasmanian Blue Gum/Eucalyptus globulus (multiple trees)	Hoskyns Road, between Courtenay and Ansons	RES 2358 SECT 2 SO 4514	Liv 1, Outer Plains	17, 82	44	B
T87	Monterey Cypress /Cupressus macrocarpa	Pearson Reserve, Bangor Road	PT RS 39126	Liv 2	17, 68	40	B
T88	Various trees – see file	782 Weedons Road	Lot 1 DP 22179	Inner Plains	13	62	A
T89	Tasmanian Blue Gum/Eucalyptus globulus	125 Lowes Road, Rolleston	Lot 6 DP 350314	Liv 1	13, 103	34	B
T90	Tasmanian Blue Gum/Eucalyptus globulus	1055 Newtons Road, Sandy Knolls	Lot 2 DP 415649	Inner Plains	13	44	B
T91	Monterey Cypress /Cupressus macrocarpa	1055 Newtons Road, Sandy Knolls	Lot 2 DP 415649	Inner Plains	13	44	B
T92	English Oak/ Quercus robur	188 Adams Road, Greendale	Lot 5 DP 705	Outer Plains	12	52	B
T93	English Oak /Quercus robur	188 Adams Road, Greendale	Lot 5 DP 705	Outer Plains	12	52	B
T94	Totara /Podocarpus totara	Old Bowling Green Reserve, Springfield	Lot 8 DP 500	Liv 1	26, 52	36	B
T95	English Oak /Quercus robur	Old Bowling Green Reserve, Springfield	Lot 8 DP 500	Liv 1	26, 52	38	B
T96	Kowhai /Sophora microphylla	10 Waimakariri Gorge Road, Waddington	Lot 42 DP 15	Liv 1	22, 54	42	B
T97	Spanish Fir /Abies pinsapo	10 Waimakariri Gorge Road, Waddington	Lot 42 DP 15	Liv 1	22, 54	62	A
T98	Douglas Fir /Psuedostuga menziesii (2 trees)	Road reserve adjacent to Lot 1 DP 61202 925 Whitecliffs Road	Road Reserve (unformed)	Malvern Hills	16	42	B
T99	Wellingtonia/ Sequoiadendron giganteum (5 trees)	Adjacent to site of old Tawera County Council Office/Depot, Springfield Road	Road Reserve	Outer Plains	21	32	B
T100	Wellingtonia/ Sequoiadendron giganteum	Site of old Tawera County Council Office/Depot,	Lot 2 DP 23887	Outer Plains	21	32	B

		Springfield Road					
T101	Monterey Cypress /Cupressus macrocarpa	Site of old Tawera County Council Office/Depot, Springfield Road	Lot 2 DP 23887	Outer Plains	21	32	B
T102	Cabbage Tree /Cordyline australis	77 East Belt, Lincoln	Lot 3 DP 74920	Liv 1	14, 113	38	B
T103	Common Lime /Tilia x vulgaris	Ladbrooks School, Barnes Road	Pt RS 2491	Inner Plains	14	40	B
T104	English Oak /Quercus robur	Ladbrooks School, Barnes Road	Pt RS 2491	Inner Plains	14	40	B
T105	Cabbage Tree /Cordyline australis	174 Ridge Road, Greenpark	Lot 2 DP 83716	Outer Plains	9	40	B
T106	Bhutan Cypress/ Cupressus torulosa	Trinity Church, McLaughlins Road	Pt RS 19215	Liv 1	68	34	B
T107	English Oak/ Quercus robur (2 Trees)	27 Cairnbrae Drive, Prebbleton	Lot 105 DP 331951	Liv 1A6 (deferred)	14, 121	40	B

Notes:

1 Where a listed protected tree has been removed (with the approval of the Council) or is in a dangerous or diseased condition such that its continued protection cannot be justified, it shall be deleted from the list without further formality.

2 The description of the location of each protected tree in this Appendix is as at date of this part of the Plan becoming operative. Any subsequent change to a street address or legal description shall not affect the application of the specific rules to that protected tree. Street addresses and legal descriptions will, from time to time, be updated without further formality.

EVALUATION CRITERIA FOR PROTECTED TREES

The following evaluation criteria apply to all trees listed in the Schedule above. The individual scores in each of the evaluation factor categories are added together to give the total score. The score for each tree, as listed in the right hand column of the table, has been derived from the application of this evaluation criteria system.

Completed evaluation forms for each tree that is listed in this Appendix can be obtained on request from the Selwyn District Council.

Selwyn District Plan

Protected Tree Criteria and Evaluation Sheet

Tree No.:	**Location:**	**Legal Description:**	**Inspected by:**
Species:	**Map No.:**	**Area/Zone:**	**Date:**
Height (m):	**Diameter at breast height (mm):**	**Mean Crown diameter (m):**	**Tree Score:**

Factors	Points: 0	2	4	8	16	32
Heritage/ Historic				Local area/community significance or planted by well known local identities or organisations	Early settler plantings or trees intrinsically associated with historic/heritage buildings or places or important historical events.	Trees commemorating important regional or national historic events or planted by historic identities.
Scientific/ botanical	No special scientific or botanical value. Classified as noxious or surveillance plant or unwanted wilding exotic tree species. **Protection not valid except for any tree that qualifies for protection under a 16 point column.**	Few **good** specimens of particular species in particular township or local community.	Rare throughout Selwyn District.	Rare in Canterbury region or significant tree group or ecological association or important seed or propagating material source.	Rare throughout New Zealand OR arboretum OR tree collection.	Only known specimen in New Zealand or last remnant of native trees or bush.
Importance of position in landscape	Totally obscured by trees, structures or not seen from a public place.	Small tree or tree more than 50% obscured by other trees, objects or landscape.	Roadside or park tree or tree/s in well frequented public place or private property.	Fine avenue or street plantings or tree/s growing in areas where other large trees are scarce.	Principal feature of important public place or landscape design. Well known district landmark or provides	Landmark of national importance OR Tree/s are a vital component of a definitive landscape design.

					"gateway" effect to township or local community.	
Cultural, ethnical, social, or spiritual values or to commemorate a great personal sacrifice by an individual for mankind.	No special cultural, social, ethnical or spiritual values.	Planted by unknown cultural etc. person/s to commemorate minor cultural etc. event.	Planted by well known cultural etc. person/organisation or event of local importance.	Tree well known throughout district to be of cultural etc significance. Tree represented as emblem or symbol.	Tree well known throughout Canterbury region to be of cultural etc significance.	Tree well known nationally to be of cultural etc significance.
Size (Crown diameter x total height) or exceptional trunk diameter.	Very small – less than $10m^2$.	Small – $10m^2$ to $50m^2$.	Medium - $50m^2$ to $150m^2$.	Large – $150m^2$ to $250m^2$ or largest tree in locality.	Very large $250m^2$ or more. Very large specimen or trunk diameter exceptionally large for particular species or grove of trees.	Largest or one of largest of particular species in New Zealand.
Age	Recent planting.	5 – 50 years.	50 – 100 years.	100 – 150 years.	150 years plus.	Oldest on record in New Zealand.
Form and condition	Dying, dead, diseased, unbalanced, bad structural defects or dangerous and cannot be rectified. **Protection not valid even if points are scored for other factors.**	Poor condition or form, stable condition, no bad defects. Any hazardous and other conditions **can be rectified**.	Fair – reasonable form, stable condition, no bad defects.	Good form, healthy condition, making good growth or interesting character.	Exceptionally good, outstanding specimen for district and region.	One of best examples of species in New Zealand.
Suitability in relation to setting or site conditions	Totally obscures or is causing significant damage to heritage objects, buildings or any essential structure or utility. **Protection not valid except for any tree that qualifies for protection under the 16 and 32 point columns.**	Partially obscures a heritage object or is causing slight damage to: important structures, dwellings or commercial premises **that can be rectified**.	Tree not obscuring or injuriously affecting any buildings, objects, structures, services or utilities. No significant negative values.	Good juxtaposition and harmony with important buildings, objects, structures and essential services or utilities.	Tree species and position specifically chosen and designed to enhance whole site or neighbourhood.	Classic and nationally recognised example of excellent landscape design with trees.
Functional value e.g. soil stabilization, noise amelioration, shelter, screening, pollution control shade tree etc.	No functional value.	25% effective, state function:	50 % effective, state function:	75% effective, state function:	100% effective, state function:	Of vital public interest that function be maintained. State function:

Notes:

PART E

APPENDIX 5

SCHEDULE OF SITES OF SIGNIFICANCE TO TĀNGATA WHENUA

WĀHI TAONGA SITES

Site No.	Description	Location	Legal Description	Zone	Map No.
C2	Rock Shelter	Near West Coast Road – Castle Hill	Lot 2 DP 43207	High Country	29
C3	Rock Shelter	Near West Coast Road – Castle Hill	Lot 2 DP 43207	High Country	29
C4	Rock Shelter	Near West Coast Road – Castle Hill	Lot 2 DP 43207	High Country	29
C5	Rock Drawings	Near West Coast Road – Castle Hill	Adjacent to Lot 1 DP 43207	High Country	29
C6	Rock Shelter	Near West Coast Road – Castle Hill	Lot 1 DP 43207	High Country	29
C7	Rock Drawing	Near West Coast Road – Castle Hill	Lot 1 DP 43207	High Country	29
C8	Cache	Near West Coast Road – Castle Hill	Pt Res 1577	High Country	29, 30
C9	Mounds	Near Milnes Road	Lot 2 DP 78317	Outer Plains	16
C10	Findspot	Near Steeles Road	Lot 4 DP 2619	Outer Plains	16
C11	Pa with pits	Near Plantation Road	Lot 3 DP 4463	Malvern Hills	16
C12	Ovens etc	Near Homebush Road	RS 22183	Outer Plains	16
C13	Ovens etc	Near Homebush Road	Pt Lot 1 DP 2898	Malvern Hills	16
C14	Ovens etc	Near Homebush Road	Pt Lot 1 DP 2898	Malvern Hills	16
C15	Ovens etc	Near Homebush Road	Pt Lot 1 DP 7925	Malvern Hills	16, 17
C16	Ovens etc	Near Homebush Road	Pt Lot 1 DP 7925	Malvern Hills	16
C18	Ovens etc	Near Auchenflower Road	Lot 1 DP 23595	Malvern Hills	16
C19	Ovens etc	Near Auchenflower Road	Pt Lot 1 DP 14742	Malvern Hills	16
C20	Oven	Near Auchenflower Road	Lot 1 DP 23595	Malvern Hills	16
C21	Ovens etc	Near Auchenflower Road	Pt Lot 1 DP 14742	Malvern Hills	16
C22	Ovens	Near Hartleys Road	RS 3923	Malvern Hills	16, 21
C23	Water ditches	Near Minchins Road	Lot 4 DP 77694	Outer Plains	22
C24	Ovens	Near Wyndale Road	Lot 2 DP 3792	Malvern Hills	21
C25	Oven	Near West Coast Road, Springfield	Pt RS 6471	Malvern Hills	52
C26	Pits, Ovens	Near West Coast Road, Springfield	Lot 2 DP 27958	Malvern Hills	26
C27	Swamp, Ditches	Near Kowai Bush Road	Lot 2 DP 27958	Outer Plains	26
C28	Ovens, Pits	Near Kowai Bush Road	Lot 2 DP 27958	Outer Plains	26
C29	Ovens	Near Kowai Bush Road	Lot 2 DP 27958	Outer Plains	26
C30	Oven	Near Main Rakaia Road	RS 34177	Outer Plains	3
C31	Ovens	Near Main Rakaia Road	RS 34177	Outer Plains	3
C32	Oven	Near Main Rakaia Road	RS 35727	Outer Plains	3
C33	Oven	Near Rakaia Terrace Road	Pt Lot 3 DP 2422	Outer Plains	11
C34	Oven	Near Sleemans Road	Lot 2 DP 308750	Outer Plains	11
C35	Oven	Near Timber Yard Road		Outer Plains	4
C36	Oven	Near Derrets Road	Pt Lot 1 DP 3012	Outer Plains	11,12
C37	Occupation	Rakaia Island	RS 19029	Outer Plains	1
C38	Occupation	Rakaia Island	RS 19028	Outer Plains	1
C40	Oven	Rakaia Island	Res 2040	Outer Plains	1
C41	Artefact Findspot	Rakaia Island	RS 19614	Outer Plains	1
C44	Oven	Near Weedons Ross Road	Near Lot 1 DP 59937	Inner Plains	18
C45	Ovens	Near Weedons Ross Road	Lot 1 DP 59937	Inner Plains	18
C46	Ovens	Near Weedons Ross Road/Maddisons Road	Lot 4 DP 33723	Inner Plains	18
C47	Ovens	Near Thomspons Road	Lot 7 DP 72342	Inner Plains	18
C49	Midden	Near Lakeside Ridge Road	Pt Lot 3 DP 5320	Outer Plains	4
C50	Oven	Near Southbridge Sedgemere Road	Lot 2 DP 78242	Outer Plains	4
C51	Artefact Findspot	Near Lakeside Ridge Road	Lot 1 DP 55944	Outer Plains	4
C52	Occupation	Near Leeston Lake Road	Pt Lot 8 DP 1305	Outer Plains	4
C53	Ovens	Near The Lake Road	Lot 2 DP 50322	Outer Plains	4
C54	Cave	Near Duck Pond Road	Pt RS 2443	Outer Plains	9
C55	Pit	Near Park Hill Road	Lot 1 DP 30859	Outer Plains	9
C56	Oven	Near Park Hill Road	RS 37634	Outer Plains	9
C57	Pa/Pits	Near Park Road	Adjacent to Pt Sec 13	Outer Plains	9
C58	Pit	Near Ahuriri Road	RS 33946	Outer Plains	9

C59	Ovens/Midden	Near Buckleys Road	RS 5974	Outer Plains	8
C60	Cave	Near Christchurch Akaroa Road	Lot 5 DP 59977	Outer Plains	9
C61	Artefacts	Near Christchurch Akaroa Road	Lot 2 DP 2174	Inner Plains	9
C62	Pits	Near Holmes Road	Lot 1 DP 70907	Port Hills	14
C63	Burials/Ovens	Near Christchurch Akaroa Road	Lot 1 DP 56420	Inner Plains	14
C64	Midden/Ovens etc	Near Christchurch Akaroa Road	Near Pt Lot 2 DP 17748	Inner Plains	14
C65	Oven	Near Ellesmere Road	Lot 2 DP 70049	Inner Plains	14
C69	Middens/Ovens	Near Smiths Road	RS 6685	Outer Plains	2
C70	Ovens/Middens etc	Near McEvedys Road	Farm 6 DP 287	Outer Plains	2
C71	Ovens	Near McEvedys Road	RS 3786	Outer Plains	2
C72	Burial Ground	Near Gullivers Road	Res 878 Lot 22	Outer Plains	2
C73	Ovens	Near Gullivers Road	Res 878, Lot 22	Outer Plains	2
C74	Ovens	Near Gullivers Road	Res 878, Lot 22	Outer Plains	2
C75	Burials	Near Gullivers Road	Res 878, Lot 22	Outer Plains	2
C76	Adze Cache	Near Gullivers Road, Lakeside	Lot 1 DP 56518	Outer Plains	2
C77	Pa	Near Gullivers, Lakeside	Adjacent to Res 878 Lot 18	Outer Plains	2,4
C78	Artefacts	Near Pohau Road, Lakeside	Sec 7B2 Res 889	Outer Plains	2,4
C79	Pa	Near Pohau Road, Lakeside	Lot 2 DP 68592	Outer Plains	2,4
C80	Occupation	Near Poahu Road, Fishermans Point	Res 889 Lot 6B	Outer Plains	2,4
C81	Pits	Near Poahu Road, Fishermans Point	Pt Res 806	Outer Plains	2,4
C82	Gravel Pits	Near Southbridge Sedgemere Road, Lakeside	Lot 3 DP 3743	Outer Plains	4
C83	Ovens	Near McConnells Road	Lot 2 DP 79824	Outer Plains	4
C84	Ovens	Near Lakeside Ridge Road	Pt Lot 3 DP 5320	Outer Plains	4
C85	Kumara Pits	Taumutu	Pt RS 9459	Outer Plains	4

WĀHI TAONGA MANAGEMENT AREAS

Site No.	Description	Location	Legal Description	Zone	Map No.
C17		Rakaia Island	Res 2040, RS 19033, RS 19032, Res 2039, RS 19031, RS 19030, RS 19029, RS 19028	Outer Plains	1
C39(a)	Rakaia River Moa Hunter Site Archaeological Site	Selwyn District Council Camping Ground and land immediately east of Rakaia Huts Township	Lot 1 DP 55293, Lot 2 DP 55293 and the 8.56417hectares of Lot 1 DP 74178 as indicated on Planning Map 133	Outer Plains	133
C48		Rural Outer Plains Surrounding Rakaia Huts Township	Lot 2 DP 74178, PT Lot 1 DP 75540, Lot 1 DP 4439, PT Reserve 3047, PT Rural Section 18213, PT Reserve 4363, and the 4.37045 hectares of LOT 1 DP 74178 as indicated on Planning Map 133	Outer Plains and Living 1	133
C66		Beach from Rakaia River to Fishermans Point – Seaward of the Coastal Hazard 1 Line		Outer Plains	1,2,4
C90		Selwyn River/Waikirikiri and 20m setback for those properties adjoining the Selwyn River/Waikirikiri		Outer Plains and Malvern Hills	7,8,11, 12,13, 15,16, 17,20, 21,22
C91		Taumutu Road	Pt Lot 2 DP 6299, Pt Lot 2 DP 4745, Pt Lot 3 DP 4745, Lot 1 DP 71251, Lot 4 DP 25359, Res 879, and RS 11117, Lot 4 DP 14196, Lots 1 and 2 DP 75905, Pt RS 9459, Res 806, 878, 889, and 901 and RS 10480	Outer Plains	2,4
C93		Waikekewai Creek and 20 metres either side of Waikeke Creek		Outer Plains	4

MAHINGA KAI SITES

Site No.	Location	Legal Description	Zone	Map No.
C95	Near Lake Road	Secs 3, 4 and 5 Res 207	Outer Plains	4
C67	Near Leeston -Taumutu Road	Pt Lot 2 DP 6299, Pt Lot 2 DP 47451, Pt Lot 3 DP 4745	Outer Plains	2

SILENT FILE AREAS

Site No.	Location	Legal Description	Zone	Map No.

C1	Irwell Creek and 20 metres either side of Irwell Creek	Lot 1 DP 2746, Lot 1 DP 72561, Lots 1 and 2 DP 50821, Lot 4 DP 20813, Lot 5 DP 20813, Pt RS 3845, 3858, 3992, RS 3784, RS 19841, RS 4060, RS 19841, Pt RS 3350, Pt RS 3603, RS 31790, Res 352, Lot 1 DP 4587, Lot 1 DP 4587, Pt Lot 3 DP 1619, Lot 1 DP 12938, Pt Lot 3 DP 1619, Lot 3 DP 82918, Lot 5 and 6 DP 73065, Lots 6,7, and 8 DP 2058, Lot 3 DP 74752, Lot 2 DP 7585, Lot 7 DP 2412, Lots 5 and 6 DP 2412, Lot 1 DP 1861, Pt Lot 2 DP 1861, Lot 2 DP 30151, Lots 1 and 3 DP 47406, Pt Lot 2 DP 1861, Lot 1 DP 6007, Lots 2 and 3 DP 2058, Pt RS 3953, Pt RS 3305, 4456, Pt RS 3615, Lots 1 and 2 DP 16292, Pt Lots 4 and 5 DP 563, Lots 1 and 3 DP 44921, Lot 3 DP 20616, Lot 1 DP 41008, Pt Lot 1 DP 4869, Lot 2 DP 41008, Pt Lot 7 DP 563, Lots 4 and 5 DP 59722, Sec 49 Res 959, Sec 1 SO 18675, Sec 35 and 36 Res 959	Outer Plains	8
C68	Near Leeston Taumutu Road	Lot 1 DP 71251, Lot 4 DP 25359, Res 879, and RS 11117	Outer Plains	4
C42	Youngs Creek and Coopers Lagoon/Muriwai and 20 metres either side of Youngs Creek	RS 12202, Lots 1 and 3 DP 6299, Lot 3 DP 23044, RS 11065, Lot 5 DP 1617, Pt RS 5969, Pt RS 4064, Lots 5 and 6 DP 76317, RS 3786 and Lot 1 DP 76317; and Coopers Lagoon/Muriwai – RS 39775	Outer Plains	2
C43	Near Smiths Road	Pt Lot 4 DP 3431 and RS 6685	Outer Plains	2
C96	Lake Road South	Res 5121, Pt Sec 10 Res 684, Sec 9 Res 208	Outer Plains	4
C97	Selwyn Lake Road	Secs 34,35 and 49 Res 959 and Sec 1 SO 18675	Outer Plains	4, 8
C98	Old Bridge Road	Lots 1, 2 and 3 DP 69058, Lot 1 DP 9279, Lot 1DP 30885, Lots 1 and 4 DP 53634; Lot 1 DP 30855, RS 39538, Lot 3 DP 7957, Pt RS 3596, 5884	Outer Plains	8
C99	Duck Pond Road	Pt RSD 2443	Outer Plains	9
C100	Ahuriri Lagoon	Pt Res 3598, Res 5088, Lot 3 DP 59977, Lots 1 and 2 DP 74122, Sec 3 SO 10737, Lots 1, 2 and 6 DP 30859, Lots 1 and 3 DP 52917, RS 37634 and Ahuriri Lagoon	Outer Plains	9
C101	Coopers Knob	Lot 5 DP 70453, Lot 1 DP 76974, Pt RS 1183, Pt RS 36787, Pt RS 1182, Res 5005	Port Hills	9
C102	Cass Peak	Pt Res 3735A, Res 4773, Res 3923, Lot 5 DP 79401, Lot 1 DP 70111, Res 3921	Port Hills	14

The following numbers have not been allocated: C 86-90, 92 and 94

NOTE: Works affecting any archaeological site require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 “Archaeological Sites”).

PART E

APPENDIX 6

PROTOCOLS ON ACCIDENTAL DISCOVERY OF ARCHAEOLOGICAL SITES

If any archaeological site(s) are uncovered during physical works Selwyn District Council will advise the person(s) undertaking the work of the following protocol.Evidence of archaeological sites can include oven stones, charcoal, shell middens, ditches, banks, and pits, building foundations, artefacts of Māori and Non-Māori origin or human burials.

1	Work shall cease immediately at that place.
2	The person(s) must shut down all machinery, secure the area and advise the supervisor (i.e. the person who is responsible for overseeing the work) and/or the landowner.
3	The supervisor or landowner shall notify the New Zealand Historic Places Trust Pouhere Taonga and if necessary the appropriate consent process shall be initiated.
4	The supervisor or landowner shall notify Te Rūnanga o Ngai Tāhu to determine what further actions are appropriate to safeguard the site or its contents.
5	If skeletal remains are uncovered the supervisor or landowner shall advise the Police.
6	Works on the site shall not resume until the New Zealand Historic Places Trust Pouhere Taonga, the Police (if skeletal remains are involved) and Te Rūnanga o Ngāi Tahu have each given approval for work to continue.

PART E

APPENDIX 7

PAPAKAINGA HOUSING

Papakainga housing is defined in Part D of the Plan. It is the provision of housing for members of the same iwi or hāpu, on tribal land. The District Plan recognises Taumutu as the ancestral home of Ngai Te Ruahikihiki and provides for Papakainga housing and other facilities associated with Māori settlement, in this area. Making provision for such housing is part of the Council's duties under section 6(e) of the RMA.

NOTE: On-site effluent treatment and disposal must comply with the Transitional Regional Plan – contact Environment Canterbury. A larger site area than that specified under Rule 1.6 may be required.

Permitted Activities

1	The establishment of papakainga housing is a permitted activity if all of the following conditions are met:
1.1	All of the rules listed in Rules 1.3 to 1.11 below;
1.2	All other rules of the Rural Volume of the District Plan, unless the rule states that it does not apply to Papakainga housing;
1.3	Papakainga housing is only established within that area shown on the Planning Maps as Taumutu;
1.4	Any land used to erect papakainga housing is Māori land within the meaning of Section 129 of Te Ture Whenua Māori Act 1993;
1.5	Papakainga housing is used to house members of the same iwi or hapū which owns the land on which the dwelling(s) are erected;
1.6	Each dwelling has a notional site of at least 800m^2 in area and no dwelling is erected on an allotment of less than 800m^2 in area;
1.7	Each dwelling is separated by sufficient distance to comply with Rule 3.13.1.3 – Recession Planes for buildings;
1.8	The maximum light spill from any dwelling within the notional site area of any other dwelling is 3-lux spill;
1.9	The maximum site coverage for each dwelling on a notional site of 800m^2 is 25%;
1.10	Each dwelling complies with Rule 4.6.1 for carparking spaces;
1.11	If the density of Papakainga housing is greater than 1 dwelling per 4ha on any allotment, each dwelling on that allotment is serviced with a reticulated water supply.

Other Activities

2.1	Papakainga housing which does not comply with any of Rules 1.3 to 1.6 shall be a non-complying activity.
3.1	Papakainga housing which does not comply with any of Rules 1.7 to 1.11 shall be a discretionary activity.

Reasons For Rules

Papakainga housing provides for a traditional form of Māori settlement on tribal land. Specific sites are needed to provide for this form of settlement because Māori land is owned by iwi or hapū, not individuals and cannot be subdivided or sold out of the family. Therefore, the conventional standard of 1 dwelling per allotment is not applicable.

The Plan recognises that Taumutu is one of the oldest settlements in the District, as well as the ancestral home for Ngāi Te Ruahikihiki. Therefore, the Plan provisions allow for papakainga housing at densities greater than that for the Rural zone, generally. This provision is necessary to implement the Council's duty to recognise and protect the relationship of Māori with their ancestral lands under section 6(e) of the Act. The rules only apply to a specific area, in specific cases, so there is unlikely to be any precedent or cumulative effects on residential density.

The rules provide for the land which can be used for Papakainga housing, and the conditions under which it can be erected. The conditions are intended to provide each iwi or hapū with choice over how they design and manage Papakainga housing, while ensuring each dwelling has adequate space and sunlight for a pleasant living environment, and a healthy water supply.

The rules in the District Plan which apply at the boundaries of properties, to manage effects on surrounding properties, apply at the boundaries of allotments used for papakainga housing. Similarly, rules to safeguard other parts of the environment also apply to papakainga housing. The only rules which differ, for papakainga housing, are those which manage residential density in the Rural zone.

PART E

APPENDIX 8

AREAS RECOGNISED UNDER THE NGĀI TAHU CLAIMS SETTLEMENT ACT 1998

STATUTORY ACKNOWLEDGEMENTS

Site No.	Description	Legal Description	Planning Map
ST1	Kura Tawhiti (Castle Hill)	RS 40839, RS 40840, and Lot 2 DP 43207	29
ST2	Moanarua (Lake Pearson)		33
ST3	Whakamatau (Lake Coleridge)		24
	Te Tai o Mahaanui (Selwyn-Banks Peninsula Coastal Marine Area		

NOHOANGA SITE

Site No.	Description	Legal Description	Planning Map
ST5	Rakaia River	Pt Res 3047	01

NOTES: There are areas of statutory acknowledgements and nohoanga sites in Selwyn District set out in the Ngāi Tahu Claims Settlement Act 1998.

In addition, that Act returned the ownership of the bed of Te Waihora/Lake Ellesmere and some surrounding sites to Ngāi Tahu.

PART E

APPENDIX 9

ROAD HIERARCHY

Road Name	To	From	Classification	Location	Volume
Aylesbury Road	Bealey Road	Main South Road (SH1)	Arterial		Township
Bangor Road (SH77)	Darfield	Homebush Road (SH77)	State Highway	Includes Darfield	Township/ Rural
Barker Street	West Belt	new road south	Collector	Lincoln - links to new urban areas	Township
Bealey Road	West Coast Road (SH73)	Hororata Road	Arterial	Includes Hororata	Township/ Rural
Birchs Road	Springs Road	James Street	Collector	Prebbleton to Lincoln	Township/ Rural
Blakes Road	Shands Road	Springs Road	Collector	Prebbleton	Township
Boundary Road	James Street	Lincoln Rolleston Road	Collector	Lincoln	Township/ Rural
Bray Street	South Terrace (SH73)	Cardale Street	Arterial	Darfield	Township
Bridge Street	Hororata Road	Homebush Road (SH77)	Arterial	Coalgate	Township
Brookside Road	Byron Street	Dunns Crossing Road	Collector	Rolleston	Township
Browns Road	Hororata Dunsandel Road	Main South Road (SH1)	Collector	Dunsdandel	Township
Browns Road	Main South Road (SH1)	Tramway Road	Collector	Dunsdandel	Township
Burnham Road	Main South Road (SH1)	Ellesmere Junction Road	Arterial		Rural
Byron Street	Brookside Road	Tennyson Street	Collector	Rolleston	Township
Cardale Street	Bray Street	Telegraph Road	Arterial	Darfield	Township
Cardale Street	Mathias Street	Bray Street	Collector	Darfield	Township
Cardale Street	Telegraph Road	Greendale Road	Collector	Darfield	Township
Chattertons Road (Shared District Boundary Road)	Old West Coast Road	West Coast Road (SH73)	Arterial		
Christchurch Akaroa Road (SH75)	District Boundary (Halswell)	District Boundary (Motukarara)	State Highway	Includes Tai Tapu, Motukarara	Township/ Rural
Coaltrack Road	Bridge Street	Homebush Road (SH77)	Collector	Coalgate	Township
Coleridge Road	Rakaia Gorge Road (SH77)	Acheron Avenue	Collector	Includes Coleridge	Township/ Rural
Cordys Road	Hororata Road	Milnes Road	Arterial	Includes Hororata	Township/ Rural
Courtenay Road	Old West Coast Road	West Coast Road (SH73)	Collector	Includes Kirwee	Township/ Rural
Cunningham Street	Pound Road	High Street	Collector	Leeston	Township
Dawsons Road (Shared District Boundary Road)	Main South Road (SH1)	West Coast Road (SH73)	Arterial		Rural
Deans Road	West Coast Road (SH73)	Homebush Road (SH77)	Arterial		Rural
Derretts Road	Dunsandel Road	Bealey Road	Arterial		Rural
Dryden Avenue	Rolleston Drive	Overbury Crescent	Collector	Rolleston	Township
Dunns Crossing Road	Lowes Road	Main South Road (SH1)	Arterial	Rolleston	Township
Dunsandel Road	Hororata Dunsandel Road	Derretts Road	Arterial		Rural
East Maddisons Road	Brookside Road	Oak Tree Lane	Collector	Rolleston	Township
Edward Street	Gerald Street	Ellesmere Road	Arterial	Lincoln	Township/ Rural
Ellesmere Junction Road	Burnham Road	Gerald Street	Arterial		Township/ Rural
Ellesmere Road	Edward Street	Trices Road	Arterial	Lincoln to Halswell	Township/ Rural
Feredays Road	High Street	Southbridge Rakaia Road	Arterial	Includes Leeston	Township/ Rural
Gerald Street	Edward Street	Springs Road	Arterial	Lincoln	Township
Goulds Road	Lowes Road	Oak Tree Lane	Collector	Rolleston	Township

Greendale Road	McLaughlins Road	Cardale Street	Collector	Darfield	Township
Hamptons Road	Waterholes Road	Springs Road	Arterial		Rural
High Street (Leeston)	Station Street	Feredays Road	Collector	Leeston	Township
High Street (Southbridge)	Southbridge Leeston Road	Brook Street	Collector	Southbridge	Township
Homebush Road (SH77)	Bangor Road (SH77)	Wairiri Road (SH77)	State Highway	Includes Coalgate, Glentunnel	Township/ Rural
Hororata Dunsandel Road	Main South Road (SH1)	Highfield Road	Collector	Dunsdandel	Township
Hororata Dunsandel Road	Highfield Road	Dunsandel Road	Arterial	Iincludes Dunsdandel	Township/ Rural
Hororata Road	Bealey Road	Bridge Street	Arterial	Hororata	Township/ Rural
Hoskyns Road	West Coast Road (SH73)	Main South Road (SH1)	Arterial	Includes access to Izone Industrial	Township/ Rural
Izone Drive	Jones Road	Illinois Road	Collector	Rolleston	Township
James Street	Birchs Road	Gerald Street	Collector	Lincoln	Township
Jones Road	Weedons Ross Road	Two Chain Road	Arterial	Includes access to Izone Industrial	Township/ Rural
Kidman Street	Tennyson Street	Rolleston Drive	Collector	Rolleston	Township
Kimberley Road	Kowhai Drive	North Terrace	Collector	Darfield	Township
Leaches Road	Milnes Road	Rakaia Gorge Road (SH77)	Arterial		Rural
Leeston Dunsandel Road	Tramway Road	Irvines Road	Collector	Dunsdandel	Township
Leeston Dunsandel Road	Irvines Road	Market Street	Arterial	Dunsandel to Leeston	Township/ Rural
Leeston Lake Road	Station Street	High Street	Arterial	Leeston	Township
Leeston Road	Ellesmere Junction Road	Station Street	Arterial	Springston to Leeston	Township/ Rural
Levi Road	Weedons Road	Lowes Road	Arterial	Rolleston	Township/ Rural
Lincoln Rolleston Road	Masefield Drive	Selwyn Road	Arterial	Includes Rolleston	Township/ Rural
Lincoln Rolleston Road	Selwyn Road	Boundary Road	Collector		Rural
Lincoln Tai Tapu Road	Ellesmere Road	Christchurch Akaroa Highway (SH75)	Arterial	Lincoln to Tai Tapu	Township/ Rural
Lowes Road	Levi Road	Dunns Crossing Road	Arterial	Rolleston	Township
Main Rakaia Road	Southbridge Rakaia Road	Main South Road (SH1)	Arterial		Rural
Main South Road (SH1)	District Boundary (Templeton)	District Boundary (Rakaia River)	State Highway	Includes Templeton, Rolleston, Dunsandel	Township/ Rural
Market Street	High Street	Pound Road	Collector	Leeston	Township
Masefield Drive	Rolleston Drive	Lincoln Rolleston Road	Collector	Rolleston	Township
Mathias Street	North Terrace	West Coast Road (SH73)	Collector	Darfield	Township
Mathias Street	West Coast Road (SH73)	Cardale Street	Collector	Darfield	Township
McLaughlins Road	Bangor Road (SH77)	Cressy Place	Collector	Darfield	Township
McMillan Street	North Terrace	West Coast Road (SH73)	Collector	Darfield	Township
Milnes Road	Cordys Road	Leaches Road	Arterial		Rural
North Belt	West Belt	James Street	Collector		Township
North Terrace	Kimberley Road	Mathias Street	Collector	Darfield	Township
Old West Coast Road	District Boundary (Chattertons Road)	Waimakariri Gorge Road	Arterial		Rural
Pound Road	Market Street	Cunningham Street	Collector	Leeston	Township
Rakaia Gorge Road (SH77)	Windwhistle Road (SH77)	District Boundary (Rakaia River)	State Highway	Includes Windwhistle	Township/ Rural
Rembrandt Drive	Rolleston Drive	Lowes Road	Collector	Rolleston	Township
Rolleston Drive	Main South Road (SH1 north)	Tennyson Street	Collector	Rolleston	Township
Rolleston Drive	Tennyson Street	Main South Road (SH1 south)	Collector	Rolleston	Township

Selwyn Road	Lincoln Rolleston Road	Shands Road	Arterial		Rural
Shands Road	District Boundary (Marshs Road)	Ellesmere Junction Road	Arterial		Rural
Southbridge Leeston Road	Feredays Road	High Street (Southbridge)	Arterial	Includes Southbridge	Township/ Rural
Southbridge Rakaia Road	Feredays Road	Main Rakaia Road	Arterial		Rural
Southfield Drive	Edward Street	Ryelands Drive	Collector	Lincoln	Township
Springs Road	District Boundary (Marshs Road)	Gerald Street	Arterial	Prebbleton to Lincoln	Township/ Rural
Springs Road	Gerald Street	800 metres North of Collins Road	Collector	Lincoln	Township
Springston Rolleston Road	Lowes Road	Shands Road	Arterial	Includes Rolleston	Township/ Rural
Station Street	Leeston Road	Leeston Lake Road	Arterial	Leeston	Township
Telegraph Road	Cardale Street	Main South Road (SH1)	Arterial	Darfield	Township/ Rural
Tennyson Street	Main South Road (SH1)	Lowes Road	Collector	Rolleston	Township
Tosswill Road	Springs Road	Trices Road	Collector	Prebbleton	Township
Tramway Road	Browns Road	Leeston Dunsandel Road	Collector	Dunsdandel	Township
Trices Road	Springs Road	District Boundary (Sabys Road)	Arterial	Includes Prebbleton	Township/ Rural
Two Chain Road	Jones Road	Walkers Road	Arterial		Rural
Waimakariri Gorge Road	West Coast Road (SH73)	District Boundary (Waimakariri River)	Arterial	Includes Waddington	Township/ Rural
Wairiri Road (SH77)	Homebush Road (SH77)	Windwhistle Road (SH77)	State Highway		Rural
Walkers Road	Main South Road (SH1)	Two Chain Road	Arterial		Rural
Waterholes Road	Hamptons Road	Main South Road (SH1)	Arterial		Rural
Waterholes Road	Ellesmere Junction Road	Springston Rolleston Road	Collector		Rural
Weedons Road	Main South Road (SH1)	Ellesmere Junction Road	Arterial		Rural
Weedons Ross Road	Old West Coast Road	Main South Road (SH1)	Arterial	Includes West Melton	Township/ Rural
West Belt	North Belt	Barker Street	Collector	Lincoln	Township
West Coast Road (SH73)	District Boundary (Yaldhurst)	District Boundary (Arthurs Pass)	State Highway	Includes West Melton, Darfield, Waddington Sheffield, Springfield, Arthurs Pass	Township/ Rural
Whitecliffs Road	Homebush Road (SH77)	Farr Street	Collector	Glentunnel to Whitecliffs	Township/ Rural
Windwhistle Road (SH77)	Wairiri Road (SH77)	Rakaia Gorge Road (SH77)	State Highway	Includes Windwhistle	Township/ Rural

PART E

APPENDIX 10

E10.1 - PARKING REQUIREMENTS

E10.1.1 Surface of Parking and Loading Spaces

E10.1.1.1 Any on-site car parking or loading space located between the road frontage and the main entrance of any educational facility or any activity involving the retailing of goods and services to the public shall not have a metalled surface.

Notes:

(a) The reason for Rule E10.1.1.1 is to avoid the potential for stones to "fly up" from the tyres of vehicles, which may create a danger to school children and the public in general.

(b) Table E10.1 below provides a guide for the marking out of car parking spaces in the case of the developer or landowner wishing to provide a parking surface which is formed and sealed.

(c) The discharge of storm water from a large sealed area may require a discharge consent from Environment Canterbury.

Table E10.1 - Minimum Car Park Dimensions

Type of User	Parking Angle	Stall Width [2] (m)	Aisle [4]	Stall Depth [3] (m)
Long Term (includes tenant, employee, commuter and university parking)	90^0 (Perpendicular) 450 300 600	2.4 2.4 2.4 2.1	6.2 4.9 3.9 3.1	5.4 5.4 5.4 5.4
Medium Term (includes long term, town centre parking, sports facilities, entertainment centres, hotels, motels)	900 600 450 300	2.5 2.5 2.5 2.3	5.8 4.6 3.7 3.0	5.4 5.4 5.4 5.4
Short Term (includes shopping centres, supermarkets, hospitals, medical centres)	900 600 450 300	2.6 2.6 2.6 2.5	5.4 4.3 3.5 2.9 8.0	5.4 5.4 5.4 5.4 5.4
Disabled Parking ([1])	All	3.2	as above	5.4
All Users	Parallel	2.5	5.5 (two way)	5.4

Refer to Diagram E10.F for car parking space layout.

Notes on Table 10.1

1 Car parking spaces for people with disabilities shall be as close as practicable to the building entrance. The spaces shall be on a level surface and be clearly signed.

2 Stall widths shall be increased by 300mm where they abut obstructions such as a wall, column or other permanent obstruction.

3 5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas.

4 Aisle widths are given for one way operation with forward entry to spaces. Two way aisles shall be 5.5m minimum. For two way operation only 90° parking will be permitted.

In addition design guidance for parking areas in buildings may be obtained from the New Zealand Building Code D1: Access Routes or Australian Standard Off-street Parking, Part 1: Car Parking Facilities, AS 2890.1-1993.

E10.1.2 Availability of Parking and Loading Spaces

E10.1.2.1 Any area required for on-site parking or loading, other than for a residential activity, shall be available at all times for staff and visitors during the hours of operation of the activity and shall not be diminished by any subsequent erection of any structure, storage of goods, or any other use.

E10.1.3 Parking Spaces for Residential Activities

E10.1.2.2 Garageable parking spaces for any residential activity shall have the following minimum internal dimensions:

	Width	Depth
Single	3.1m	5.5m
Double	5.6m	5.5m

E10.1.3.2 The minimum width of the entrance to a single garage shall be 2.4 metres.

E10.1.3.3 Any other parking space for any residential activity shall have the following minimum dimensions:

Width	2.5m
Depth	5m

E10.1.4 Gradient of Parking and Loading Spaces

E10.1.4.1 The gradient of any on-site parking or loading area for any non-residential activity, shall be no more than:

(a) At 90° to the angle of parking - 1:16; or

(b) Parallel to the angle of parking - 1:20

E10.1.5 Carpark and loading spaces – Manoeuvring areas

E10.1.5.1 The manoeuvring area to and from any parking space shall be designed to accommodate at least the design motor car as set out in the Council's Engineering Code of Practice.

E10.1.5.2 The manoeuvring area to and from any loading space shall be designed to accommodate at least the design truck as set out in the Council's Engineering Code of Practice.

E10.1.5.3 No loading space shall obstruct any on-site car parking space or any vehicle or pedestrian access.

E10.1.5.4 No vehicle shall be required to reverse out of any site onto a road.

E10.2 – Vehicle Accessways and Crossings

E10.2.1 Private Vehicle Accessways

E10.2.1.1 The minimum requirements for any shared private vehicle accessway for a site(s) shall be in accordance with Table E10.2.

Table E10.2 – Minimum Requirements for any Shared Private Vehicle Accessway

Potential No. of Sites	Length (m)	Legal Width (m)	Carriageway Width (m)	Turning Area	Passing Bay
2-3	Any length	4.5	3.0	Required	Optional
4-6	0-50	5.0	3.5	Required	Optional
4-6	Over 50	6.5	5.0	Required	Required

Note: *The legal width is greater than the carriageway width to ensure that there is space for suitable on-site stormwater management.*

E10.2.1.2 Where Table E10.2 requires turning areas, turning within the shared accessway may be facilitated through the use of a hammerhead arrangement. Note: refer to the Council's Code of Practice for the design standard required.

E10.2.2 Distances of Vehicle Crossings from Road Intersections

E10.2.2.1 No part of any vehicle crossing shall be located closer to the intersection of any road than the minimum distances specified in Table E10.3 except that where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with the above distances, a single vehicle crossing may be constructed in the position which most nearly complies with the provisions of Table E10.3. (the Road Hierarchy for the District is set out in Appendix 9).

E10.2.2.2 No part of any vehicle crossing shall be located closer than 30 metres to the intersection of any railway line as measured from the nearest edge of the vehicle crossing to the limit line at the level rail crossing.

Table E10.3 – Minimum Distances of any Vehicle Crossing from Road Intersections

		Intersecting Road Type Distances in Metres			
Vehicle Crossing Joins to	**Posted speed Km/hr**	**State Highway**	**Arterial**	**Collector**	**Local**
State Highway	> 50	100	100	100	100
	≤50	30	30	30	30
Arterial	> 50	100	100	100	100
	≤50	30	30	30	30
Collector	> 50	75	75	60	60
	≤50	30	30	30	25
Local	> 50	75	75	60	60
	≤50	25	25	25	10

E10.2.2.3 The distance between any vehicle crossing and road intersection shall be measured along the centre line of the frontage road:

(a) From the point where the centre lines of the two roads intersect;

(b) To the point where the centre lines of the vehicle crossing and the frontage road intersect.

Refer to Diagram E10.A2.

E10.2.2.4 Notwithstanding Rule E10.2.2.1 above, for any:

(a) service station; or

(b) truck stop; or

(c) any activity which generates more than 40 vehicle movements in any one day;

No part of any vehicle crossing onto any State Highway road or arterial road shall be located closer than:

(d) 60m to the departure side of any intersection; and/or

(e) 30m to the approach side of any intersection.

The distance shall be measured in accordance with Rule E10.2.2.3.

E10.2.3 Sight distances from Vehicle Crossings

E10.2.3.1 Vehicle crossings onto roads must provide the required minimum sight distances in Table E10.4 and Diagram E10.A1.

Table E10.4 – Minimum Sight Distances

Posted (Legal) Speed Limit (km/h)	State Highway, Arterial and Collector roads Required Sight Distances (m)
50	113
60	140

70	170
80	203
90	240
100	282

Notes: *There shall be no more than 5 individual crossings along any 1 km section of State Highway and Arterial Road (on both sides), measured 500m either side of a proposed access. Refer to the NZTA Planning and Policy Manual and the Selwyn District Council Code of Practice.*

Note that where traffic generation exceeds 100 ecm/d on a State Highway the activity is a restricted discretionary activity (refer Rule 4.5.2).

Consent must be sought from New Zealand Transport Agency before any work is carried out within the State Highway reserve in relation to access construction.

E10.2.4 Vehicle Crossings - Design and Siting

E10.2.4.1 Vehicle access to any site from any road or service lane shall be by way of a vehicle crossing constructed at the owner's or the developer's expense.

E10.2.4.2 The maximum number of residential vehicle crossings shall not exceed 1 per road frontage.

E10.2.4.3 Vehicle crossings to any site shall be constructed in accordance with:

E10.2.4.3.1 Diagram E10.B1 if the vehicle crossing is to provide access to a property from a State Highway with less than 30 equivalent car movements per day; or

E10.2.4.3.2 Diagram E10.B2 if the vehicle crossing is to provide access to a property from a State Highway with between 30 and 100 equivalent car movements per day; or

E10.2.4.3.3 Diagram E10.C1 if the vehicle crossing is to provide access to a dwelling and is to a local road; or

E10.2.4.4.4 Diagram E10.C2 if the vehicle crossing is to provide access to a dwelling and is to an arterial road or provides access to any activity and is to a collector road; or

E10.2.4.4.5 Diagram E10.D if the vehicle crossing is to provide access to a commercial activity or is a heavy vehicle access, other than State Highways.

E10.3 Road Standards

E10.3.1 Roads

E10.3.1.1 Any new road shall be laid out and vested in the Council in accordance with the standards contained in Table E10.5.

E10.3.1.2 For determining the carriageway width in Table E10.5, the minimum carriageway widths shall be measured from the edge of seal to edge of seal.

Table E10.5 – Road Standards

Type of Road	Road Reserve Width (m)		Carriageway Width (m)	
	Min	Max	Min	Max
State Highways	20	-	-	-
Arterial and Collector Roads	20	20	7.5	9
Local Roads (including cul de sacs up to 150m long)	15	20	6.7	7

E10.3.1.3 The carriageway of any new road laid out and vested in accordance with the above shall be formed and sealed.

E10.3.1.4 Any cul-de-sac shall be constructed with a turning head of 26m diameter measured kerb face to kerb face.

Notes: *The Engineering Code of Practice includes more detail on the design requirements of roads and vehicle accessways.*

Approval must be sought from New Zealand Transport Agency (NZTA) before any work is carried out within the State Highway reserve in relation to road construction.

Rule E10.3.1 does not apply to works to existing roads undertaken by Council pursuant to the Local Government Act (in accordance with Rule 4.4.1).

E10.3.2 Road Intersection Spacing (all roads)

E10.3.2.1 The spacing between road intersections shall comply with Table E10.6 below.

E10.3.2.2 In determining intersection spacing's from Table E10.6 in accordance with E10.3.2.1, where new roads are proposed as part of any Outline Development Plan, the intersection spacing's can be designed for the proposed (future) speed limit (typically 50km/hr if within the urban limits) within the Outline Development Plan area and on immediately adjoining roads.

E10.3.2.3 The distance between any two road intersections shall be measured along the centre line of the road which has both the intersections:

(a) From the point where the centre lines of two of the roads intersect;

(b) To the point where the centre lines of the other two roads intersect.

Table E10.6– Minimum Distance between Intersections

Posted (Legal) Speed Limit (km/hr)	Distance (m)
100	800
90	248
80	214
70	181

60	151
50	123

DIAGRAMS

Diagram E10.A1 – Sight Distances Measurement and State Highway/Arterial sight distance values

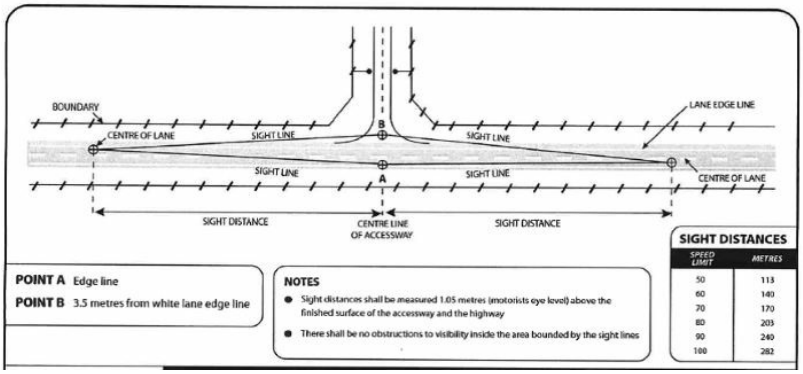


Diagram E10.A2 – Access Separation From Intersections

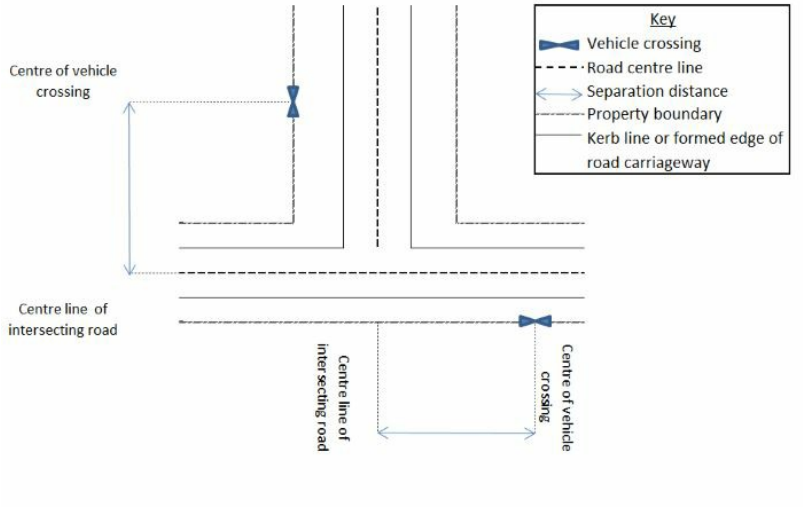


Diagram E10.B1 – State Highways - Low Use Access Standard (up to 30 ecm/day)

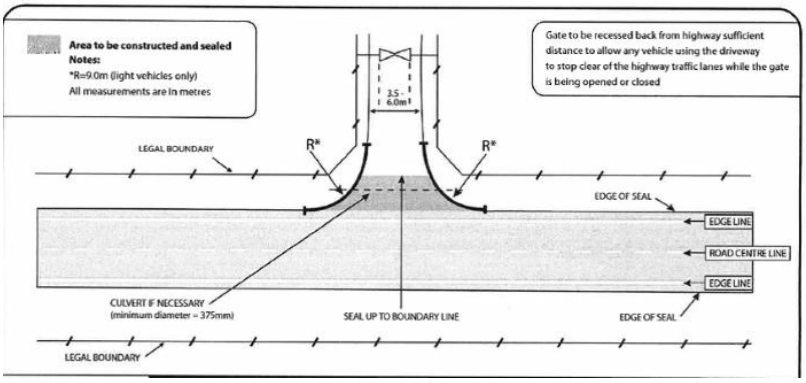


Diagram E10.B2 – State Highways - Moderate Use Access Standard (31-100 ecm/day)

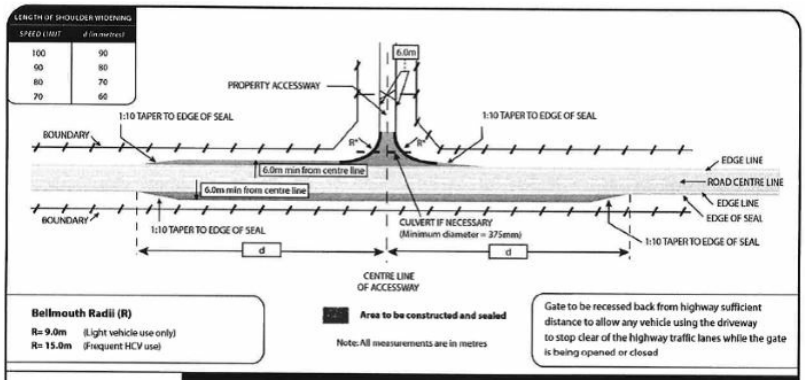


Diagram E10.C1 – Vehicle Crossing – Residential access standard for local roads

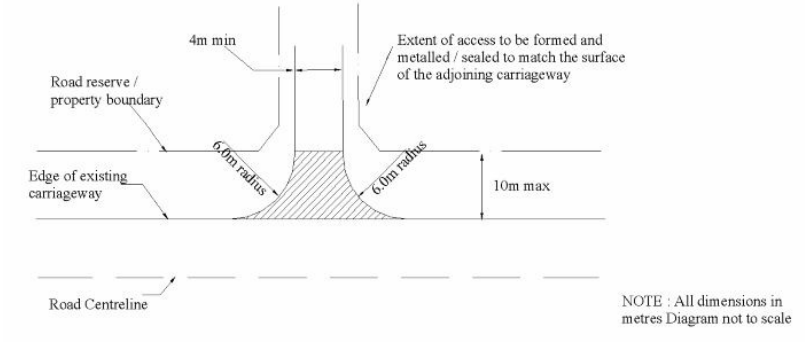


Diagram E10.C2 – Vehicle Crossing - Residential access standard for arterial and collector roads

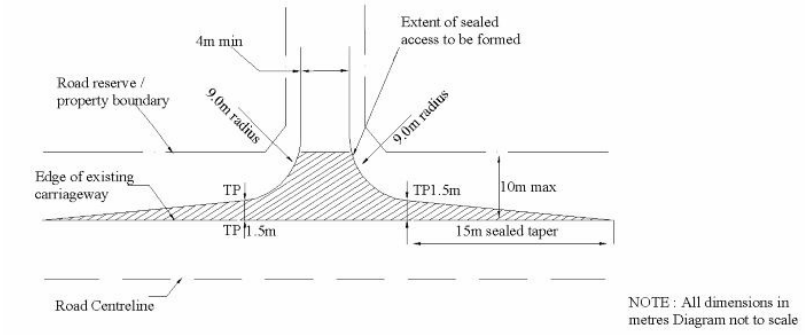


Diagram E10.D – Vehicle Crossing – Commercial and heavy vehicle access standard for all roads

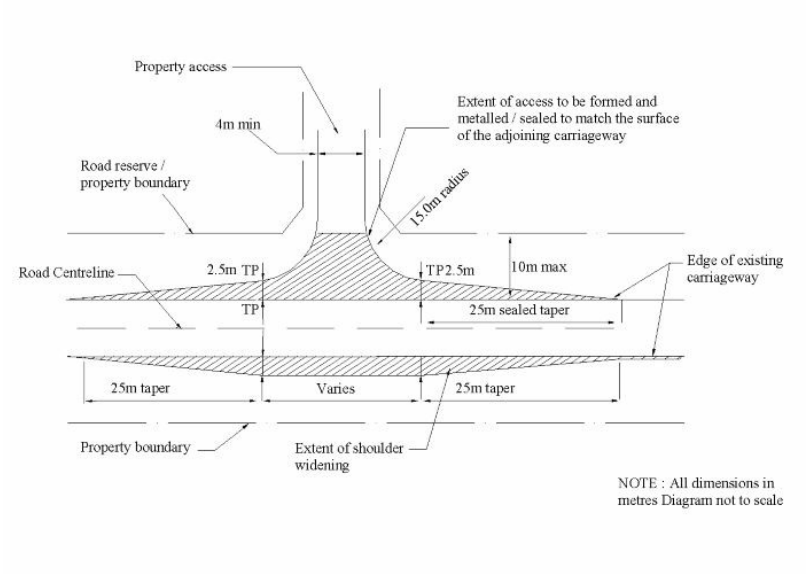
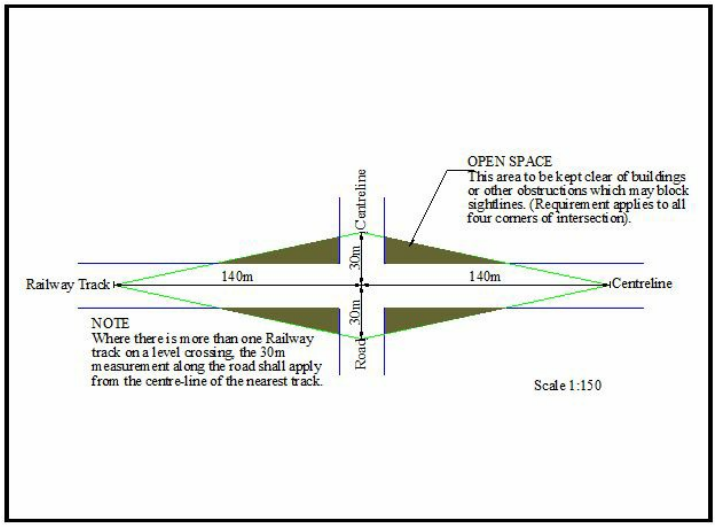
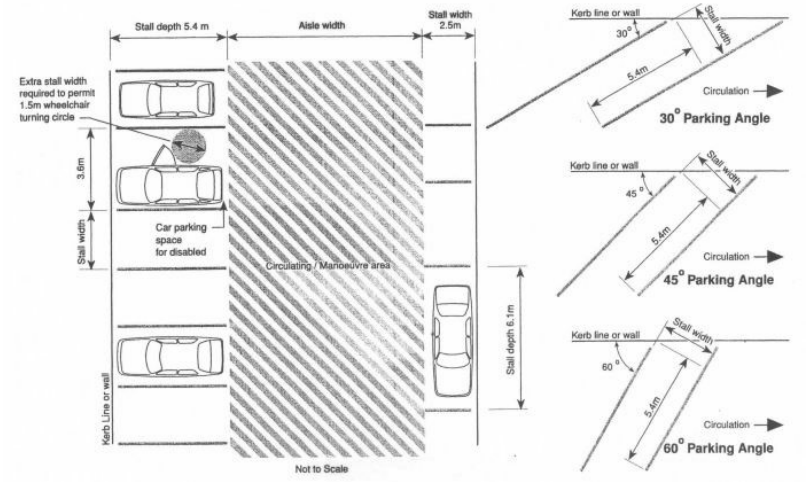


Diagram E10.E – Sight distance at railway lines



Note: Diagram E10E relates to Rule C4.7

Diagram E10.F – Car parking

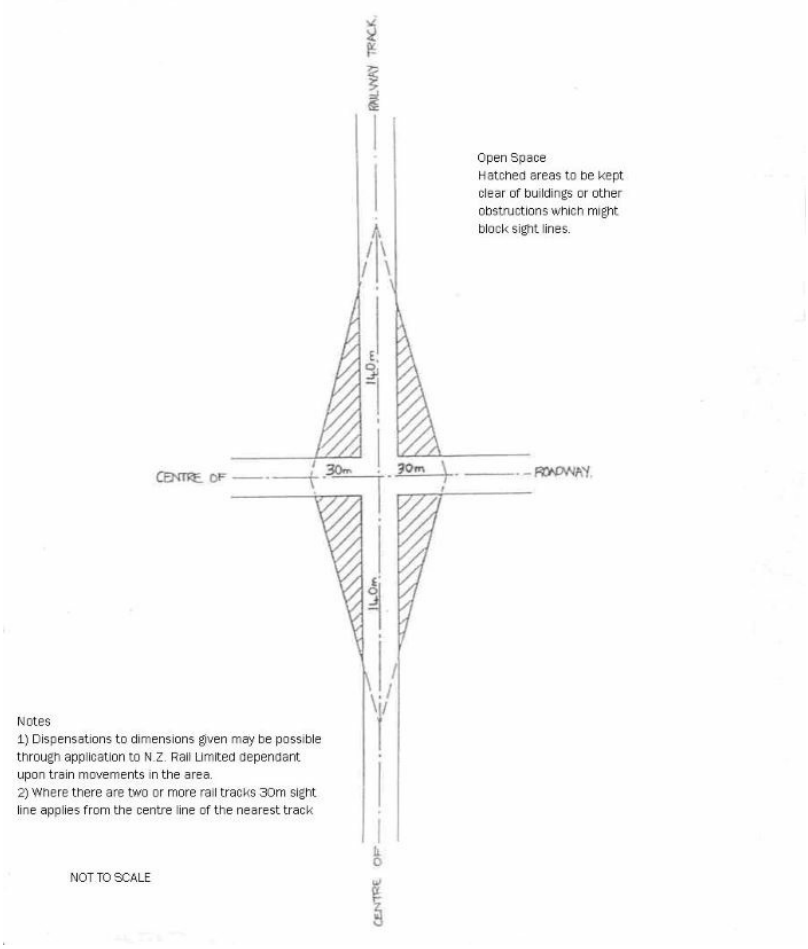


PART E

APPENDIX 11

TRAFFIC SIGHT LINES

Road/Rail Level Crossings



PART E

APPENDIX 12

PROCESS AND CRITERIA FOR IDENTIFYING SIGNIFICANT SITES

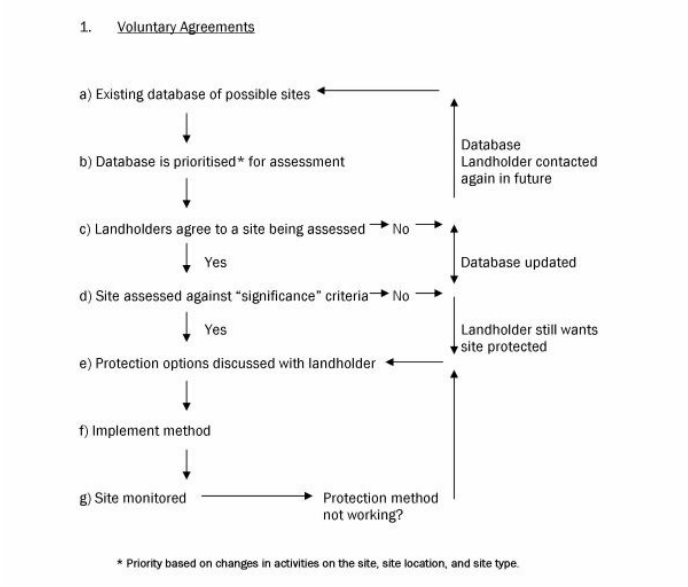
Introduction

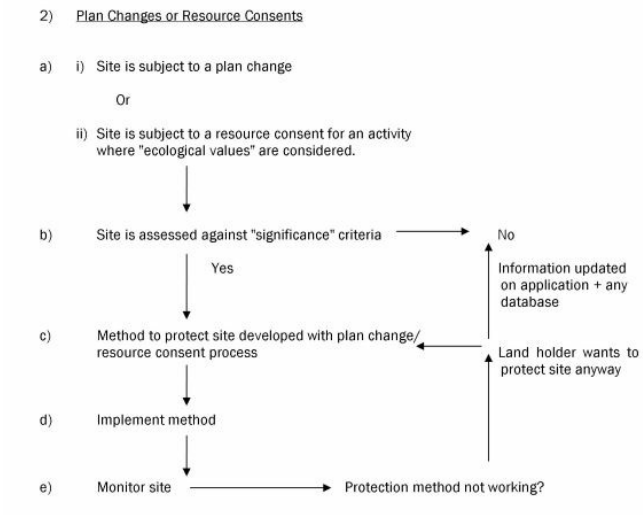
Appendix 12 outlines the process the Council will use to identify whether a site is a “significant area of indigenous vegetation or habitat of indigenous fauna”, under section 6 (c) of the Act.

The appendix describes:

- the processes used to identify possible sites;
- the criteria used to assess if these sites are “significant”; and
- the process for protecting “significant” sites.

Identifying Sites





Significant Criteria

- A site is assessed to see if it is “significant” under section 6(c) of the Act, using the seven criteria listed in Table E12.1.
- Each site is ranked “high”, “medium”, or “low” on each criterion.

- As a guide a site that has one or more “high” rankings, or five or more “medium rankings among the primary criteria will be considered for protection. A site that has four “medium” rankings among the primary criteria will be considered for protection if it ranks highly for the secondary criteria.

For example, a site that has one “high” ranking and six “lows” may be “significant” if the “high” ranking is for “rarity or special features”. It may be less “significant” if the “high” ranking is for “surrounding land uses and conditions.”

A site with four “mediums”, three “lows” and a willing landholder may be protected before a similar site with five “mediums”, two “lows” and an unwilling landholder.

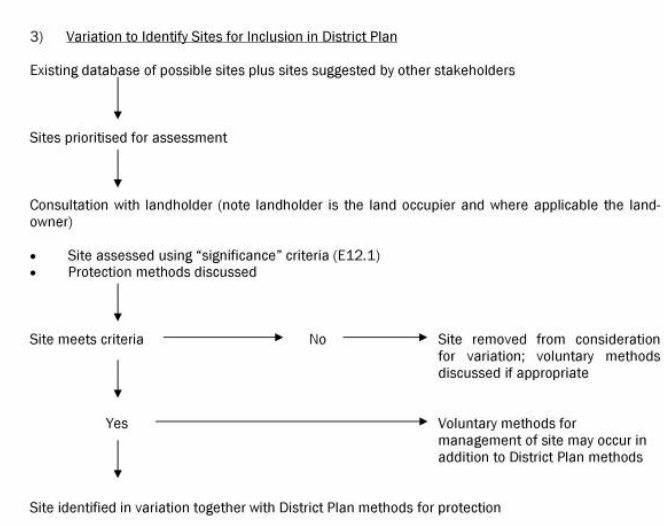


Table E12.1 — Criteria for Assessment of Areas of Significant Indigenous Vegetation

Primary Criteria	Description
Representativeness	The degree to which current vegetation and fauna is representative of that which formerly occupied Selwyn District, measured at the scale of ecological districts. This identifies the ecosystems that have suffered the greatest impact from human activities. It can be assessed at two baseline levels, (1) at the time of European settlement or (2) prior to human arrival. The extent to which the LENZ environment(s) of the site are represented within the protected natural area should also be assessed. This criterion places a site which is poorly represented within an ecological district at a higher ranking than a site which is represented in proportion to its original extent. This is because Selwyn District Council wants to concentrate their initial efforts on vegetation types that have suffered the greatest impact from human activities
Examples	
High	Podocarp forest or dry kanuka woodland on the Canterbury Plains. Bog pine/mountain toa-toa woodland of intermontane basins. Red tussock grasslands. Sand dunes dominated by indigenous species.
Medium	High country mountain beech forest.
Low	Alpine snow tussock grasslands.
Diversity and Pattern	Diversity is the number of indigenous habitats and species contained in an area. Like habitats must be compared with like because diversity differs markedly between different habitats. Pattern refers to changes in the distribution and abundance of species/habitats across the site, and is driven by underlying variation in the environment, e.g. aspect differences, natural disturbance, altitudinal change, soil characteristics. It can be represented by successional sequences and ecological gradients. High species diversity provides for greater interaction between species while habitat diversity allows ecological processes (e.g. dispersal, nutrient transfer) to operate across different ecosystems. Containing diverse habitats and strong ecological variation at a higher ranking than similar sites that are less diverse and contain only one habitat. This is because Selwyn District Council wants to concentrate their initial efforts on sites which have the greatest potential to preserve ecological processes and interactions.
Examples	
High	Sand dunes with many indigenous species. An intact gradient from wetland through shrubland forest.
Medium	Grazed shrublands with several shrub species present.
Low	A uniform patch of tussock grassland with exotic intertussock vegetation. Low-stature matagouri in rough pasture.
Rarity and Special Features	Rarity refers to the presence of threatened or naturally rare indigenous species, and the degree to which types of habitat or ecosystem have been reduced from their former extent. It should be assessed on both a national scale and on the scale of ecological districts. Special features refers to any unusual natural biotic or abiotic characteristic of the site which contributes to its value, for example distinctive landforms such as limestone outcrops or caves; the presence of unusual associations of species; species at their distribution limits. This criterion places sites which contain rare species or special features at a higher priority than sites where these features are not

	known to occur. This is because Selwyn District Council wants to concentrate their initial efforts on sites which are of greatest importance for conserving indigenous biodiversity.
Examples	
High	Site contains a species listed as 'gradual decline' or higher under the New Zealand Threat Classification System (Hitchmough 2002). Wetlands or sand dunes dominated by indigenous species. Rare plants growing on a limestone outcrop. A site containing species at their distribution limits.
Medium	Site contains a species listed as 'sparse', 'range restricted', or 'data deficient' under the New Zealand Threat Classification System (Hitchmough 2002). Vegetation is very common within the district but uncommon elsewhere.
Low	Site contains no rare or threatened species and the vegetation type is very common within the district and elsewhere.
Naturalness	The extent to which the site has been modified directly or indirectly by human activities. For most sites in Selwyn District the extent of modification by fire, habitat destruction, logging, or pest impacts will be quite evident. For some larger or less accessible sites, the indigenous character may be relatively intact compared to smaller and less isolated sites. This criterion places sites showing evidence of disturbance at a lower ranking than sites which are apparently undisturbed and predominantly indigenous in character. This is because Selwyn District Council wants to concentrate their initial efforts on the most intact sites.
Examples	
High	Ungrazed alpine snow tussock grasslands with minor occurrences of exotic species. Forest on the Port Hills with emergent podocarps and few exotic understorey species
Medium	Secondary forest without podocarps. Montane tussock grasslands where indigenous woody plants are scarce
Low	Scattered indigenous shrubs and trees in stands of gorse or broom. Dunes dominated by marram grass and other exotic species. Short tussocks in pasture on foothills.
Ecological Context	The degree to which an area of indigenous habitat or vegetation has links to other such areas or contributes to the ecological significance of the immediate vicinity. Such areas have a significant ecological function if they are within the flying distance for the majority of native birds or if they increase habitat suitability for terrestrial and aquatic fauna by providing cover, shelter, food or nesting sites, or provide a buffer from adverse impacts. The intention of this criterion is to ensure that the ecological functions of areas of indigenous vegetation are taken into consideration. The criterion places sites that are well-buffered and help to maintain ecological processes in the surrounding environment at a higher priority than sites which are poorly buffered and do not contribute to the functioning of neighbouring ecosystems. This is because Selwyn District Council wants to concentrate their initial efforts on sites that are the most important for maintenance of ecological function and linkages.
Examples	
High	Continuous riparian forest. Wetlands with links to river systems. Coastal shrublands providing nesting habitat for seabirds. Whole catchments covered by indigenous vegetation.
Medium	Stands of flax or kowhai in rough pasture that provide a seasonal food source for tui and bellbird.
Low	Kanuka woodland surrounded by pasture and crops and distant from other areas of indigenous forest.
Secondary Criteria	**Description**
Size and Shape	This criterion refers to the size of an area of vegetation or habitat and the degree to which its shape influences the viability of the site. Large sites are likely to meet the habitat requirements of a greater range of species because they contain more resources (e.g. nesting habitat; flowers and fruit) than small sites. Shape determines the ratio of 'core' to 'edge' habitat within a patch of vegetation. For a fixed patch size, a compact shape will contain more 'core' habitat than a linear patch, or a patch with irregular boundaries. Adverse effects such as exposure to wind, stock browse, and weed invasion are more important at the edges of a patch. For a given vegetation type, large, compact sites will be accorded higher priority than small sites with irregular boundaries. This is because Selwyn District Council wants to concentrate their initial efforts on sites that have the greatest chance of remaining viable.
Examples	
High	Compact areas of forest >9 ha. Large areas of alpine tussock grassland.
Medium	Linear remnants of riparian forest or shrubland.
Low	Scattered mountain beech trees in an area of pasture.
Fragility, Threat and Buffering	Refers to any specific threats to the site and its overall susceptibility and resilience to the effects of such threats. The degree to which the site is buffered (i.e. protected from threats) is important. This is related to surrounding vegetation and landuse and the degree of topographic protection. Threats include factors such as fire and invasion of pest plants and animals. Different vegetation types might be equally at risk but differ markedly in resilience – for example adjacent hill country forest remnants and montane tussock grasslands might be equally exposed to fire but the tussock grassland would be much more likely to recover from its effects. The nature of the threat must

	also be assessed, i.e. whether the risk can be easily reduced by a small management change or whether it is not easily mitigated. Areas of well-buffered or resilient vegetation with few or easily-mitigated threats will be accorded higher priority than highly susceptible sites exposed to chronic threats that are not easily mitigated. This is because Selwyn District Council wants to concentrate their initial efforts on sites that have the greatest chance of remaining viable.
Examples	
High	(High = more threatened , fragile)
	Mountain toatoa and bog pine stands in tussock grasslands under pastoral management.
	Sand dune communities not yet invaded by marram grass.
Medium	Unfenced forest remnants surrounded by pasture.
	Tussock grassland with scattered wilding conifers
Low	Ungrazed alpine snow tussock grasslands.
	Extensive high country mountain beech forests.

Protection Options

- Protection of “significant sites” is in partnership with landholders and other stakeholders, through either:
    - Voluntary (process 1);
    - Plan changes and resource consents (process 2); or
    - District Plan identification and rules (process 3).
- The method(s) used to protect a site is/are specific to each site, taking into account the factors listed in Table E12.2, and any other relevant matters including objectives, policies or rules in this Plan.

Table E12.2 — Factors to Consider in Protecting Significant Sites

Factor	Explanation
Landholder	Views on protecting the site. Activities they want to undertake on and around the site. Preferred options. Willing to be involved in managing or enhancing the site. Willing to have other groups involved
Site Characteristics	What work is needed to maintain or protect the site? What is the cost and feasibility of that work? How much “effort” is needed relative to its ecological “significance?” Are there other similar sites that are easier to maintain?
Options available	What “protection” options are available for that site? Is the land regulated by other statutes; e.g., Crown Pastoral Land Act 1998? Is there high demand for re-zoning and subdivision, e.g., Port Hills and around Christchurch?
Cost of various options	Relative costs of “protection” options compared with the protection levels they give. Costs of protection options compared with the “significance” of the site.
Interested parties	Are there other interested parties willing to help fund the protection of a site? Does the landholder want other parties involved? **NOTE:** The involvement of other parties does not confer any rights of access or ownership to these parties
Other values	Does the site have other values as well as being ecologically significant? For example is it an outstanding natural feature or part of an outstanding landscape; or is it a heritage site, waahi tapu site, or site of mahinga kai? Do these other values make some protection methods for the site more cost-effective?

Protection Methods

Table E12.3 provides examples of some of the options that may be used to protect sites. The list is not exhaustive. Options should be tailored to meet the specific needs of each site.

Table E12.3 — Examples of Protection Options

Option	Comments
Do nothing	The site is not under any threats from existing or proposed land uses. Other "protection" mechanisms already apply to the land. The land holder is already contemplating protection through another process; e.g., tenure review. The general (interim) rules for indigenous vegetation will apply through the District Plan in any case.
Tenure Review	If a landholder is contemplating tenure review, assessing the "significance" of sites may assist in establishing their value to be "traded".
Covenants	Legal protection of the site. Landholder retains ownership and may be able to negotiate some "use" rights or conditions. Good for small sites; or sites scattered amongst a large property; or where land owner is reluctant to have a site change ownership.
Management Options	Can be voluntary or incorporated into District Plan (legally enforceable). Good where owner wants to continue some use of the site or may want to undertake an activity in the future which may not be allowed if he/she allows the site to be protected or enhanced now.
Purchase	Council may consider purchasing a very special site. Other private organisations may purchase sites. Need to be large enough to be self-sustaining, have access for maintenance. Council may not purchase sites unless there are recreational benefits for ratepayers.

PART E

APPENDIX 13

SCHEDULE OF THREATENED AND UNCOMMON PLANTS

Schedule of Threatened and Uncommon Plants (based on de Lange et al. 1999, N.Z.J. Bot. 37(4): 603-629)

Beech forest	Alepis flavida
Beech forest	Peraxilla colensoi
Beech forest	Peraxilla tetrapetala
Beech forest and sub-alpine shrublands	Pittosporum patulum
Bluffs	Ischnocarpus novae-zelandiae
Bluffs Port Hills	Myosotis australis var. lytteltonensis
Bluffs Port Hills	Anogramma leptophylla
Foot hills forest	Melicytus flexuosus
Foot hills forests	Coprosma obconica sens. Str.
Foot hills forests	Coprosma pedicellata
Foot hills bluffs	Carmichaelia torulosa
Grey (small leaved) shrubland – Montane	Helichrysum dimorphum
Grey (small leaved) shrubland – Montane	Hebe cupressoides
Grey (small leaved) shrubland – Montane	Coprosma intertexta
Grey (small leaved) shrubland – Montane/Port Hills	Olearia fimbriata
Grey (small leaved) shrubland – Montane	Carmichaelia crassicaule
Grey (small leaved) shrubland – Montane	Carmichaelia kirkii
Grey (small leaved) shrubland – Montane	Coprosma wallii
Lake and tarn margins	*Carmichaelia juncea
Limestone bluffs	Carex inopinata
Limestone bluffs	Australopyrum calcis subsp. Optatum
Limestone bluffs	Myosotis colensoi
Lowland forest	Ileostylus micranthus
Lowland forest	Teucridium parvifolium
Lowland forest	Tupeia Antarctica
Lowland forest	Brachyglottis sciadophila
Lowland forest and shrublands	Olearia fragrantissima
Lowland forest and shrublands	Anemanthele lessoniana
Lowland shrubland	Muehlenbeckia astonii
Lowland shrublands	Senecio dunedinensis
Lowland wetlands	Urtica linearifolia
Lowland/montane forest	Pseudopanax ferox
Lowland/montane forest and shrublands	Korthalsella salicornioides
Montane and subalpine shrublands	Hebe armstrongii
Montane wetlands	Amphibromus fluitans
River beds	Muehlenbeckia ephedroides
Saline wetlands	Sebaea ovata
Short tussock grassland	Brachyscome pinnata
Short tussock grassland	Chenopodium detestans
Short tussock grassland	Lepidium sisymbrioides subsp.Sisymbrioides
Snow tussock grassland	Montigena novae-zelandiae
Snow tussock grassland	Euchiton nitidulus
Tarn margins	Crassula peduncularis
Tarn margins	Gratiola nana
Tarn margins	Iphigenia novae-zelandiae
Tarn margins	Isolepis basilaris
Tarn margins	Cardamine (a) (CHR 312947; Tarn")
Tarn margins/river beds	Luzula celata
Tarn/lake margins	Gnaphalium luteo-album var.compactum
Wetlands	*Juncus holoschoenus var. Holoschoenus
Wetlands	Carex tenuiculmis
Wetlands	Deschampsia caespitosa var.macrantha
Wetlands	Uncinia strictissima

Wetlands	Plantago obconica

*Presumed extinct in Canterbury

PART E

APPENDIX 14

SCHEDULE OF REGIONALLY SIGNIFICANT PLANTS ON THE CANTERBURY PLAINS

Species	Common name	Plant type	Information Source
Aciphylla subflabellata	Speargrass	Dicot herb	Plains survey
Austrofestuca littoralis	Sand tussock	Grass	Johnson 1992
Carmichaelia australis	Native broom	Shrub	Heenan 1996
Carmichaelia monroi	Native broom	Shrub	Heenan 1995
Chionochloa rubra	Red tussock	Grass	Plains survey
Dacrycarpus dacrydioides	Kahikatea	Tree	Plains survey
Dacrydium cupressinum	Rimu	Tree	Plains survey
Daucus glochidiatus		Dicot herb	Heenan1
Desmoschoenus spiralis	Pingao	Sedge	Johnson 1992
Discaria toumatou	Matagouri	Shrub	Plains survey
Eleocharis neozelandica*	Sand spike sedge	Rush	Dopson et al. 1999
Kunzea ericoides	Kanuka	Tree	Plains survey
Melicytus alpinus	Porcupine shrub	Shrub	Plains survey
Olearia adenocarpa		Shrub	Heenan & Molloy 2004
Prumnopitys taxifolia	Matai	Tree	Plains survey
Pseudopanax ferox	Fierce lancewood	Tree	Shanks et al. 1990
Ranunculus ternatifolius		Dicot herb	Heenan pers. comm.
Sophora microphylla	Kowhai	Tree	Plains survey
Sophora prostrata	Prostrate kowhai	Shrub	Plains survey

* Presumed extinct in Canterbury

PART E

APPENDIX 15

HAZARDOUS SUBSTANCES

The Tables in this Appendix are intended only for defining the status of a proposed land use activity under the Resource Management Act, and not for any purpose under HSNO or other legislation.

The full description of HSNO classes, sub-classes and categories as well as explanations of terms used are contained in the Hazardous Substances Regulations. Detailed information on the application of the HSNO classification system to individual substances is available from the Environmental Risk Management Authority (ERMA).

Substances being evaluated against the Tables should be identified in the first instance by reference to container labelling, Safety Data Sheets (SDS) or information published by ERMA. Substances not assigned a HSNO classification may need to be identified by their UN Class, however HSNO classes and categories do not always correspond perfectly with the UN Classification. Consultation with the supplier or manufacturer of the substance may be necessary.

It is important to note that:

- A number of HSNO classes or sub-classes that do not have a significant hazard rating in the land-use planning context are omitted from the Tables.
- Where a substance has more than one HSNO subclass applied the quantity limit for storage as a permitted activity will be based on the most restrictive threshold for that substance in Table E15.2.
- Examples of common substances are given only as an indication of substances with hazardous characteristics that may be associated with land use in the District.

Table E15.1 — Classification of Hazardous Substances

Hazardous Substance Type	**HSNO Class/ Category**	**Description**	**Health and Safety Hazard**(Source: Land use Planning Guide for Hazardous Facilities Appendix A: HFSP Rating Criteria for Hazardous Substances, Ministry for the Environment)
Explosive Substances	1.1	Substances and articles that have a mass explosion hazard.	Fire/explosion (High hazard)
	1.2	Substances and articles that have a projection hazard but not a mass explosion hazard.	Fire/explosion (Medium hazard)
	1.3	Substances and articles that have a fire hazard and either a minor blast hazard or a minor projection hazard or both.	Fire/explosion (Low hazard)
	1.5	Very insensitive substances that have a mass explosion hazard.	Fire/explosion (Low hazard)
Flammable gases	2.1.1A	a) Ignitable when in a mixture of 13% or less by volume with air; or b) Has a flammable range with air of at least 12%, regardless of the lower flammability limit.	Fire/explosion (High hazard)
	2.1.2A Flammable Aerosols	An aerosol comprising 45% or more by mass of flammable ingredients.	Fire/explosion (High hazard)
	LPG		Fire/explosion (Medium hazard)
Flammable liquids	3.1A	A flash point of less than 23°C and an initial boiling point of less than or equal to 35°C.	Fire/explosion (Very high hazard)
	3.1B	A flash point of less than 23°C and an initial boiling point of greater than 35°C.	Fire/explosion (Medium hazard)
	3.1C	A flash point of greater than or equal to 23°C but less than or equal to 60°C.	Fire/explosion (Medium hazard)
	3.1D	A flash point of greater than 60°C but less than or equal to 93°C.	Fire/explosion (Low hazard)
Liquid desensitised explosives	3.2A 3.2B 3.2C	a) A substance that: (i) is listed as a liquid desensitized explosive and is assigned Packing Group I, II or III in the UN Model Regulations; or b) A liquid desensitised explosive that: (i) is formed from an explosive of Class I by adding a desensitizing agent to form a liquid that no longer meets the threshold for Class I; and (ii) is not listed in the UN Model Regulations and is not assigned a Packing Group.	Fire/explosion (High hazard)
Flammable solids – readily combustible solids and solids that may cause fire through friction	4.1.1A	A substance that burns rapidly or the reaction spreads rapidly or may cause fire through low friction in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (Medium hazard)
	4.1.1B	A substance that has lower ratings than 4.1.1A in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (Low hazard)
Self-reactive	4.1.2A 4.1.2B	A thermally unstable substance that propagates a	Fire/explosion (High hazard)

substances		detonation or rapid deflagration or violent effect or thermal explosion in the relevant tests of the UN Manual of Tests and Criteria.	
	4.1.2C 4.1.2D	A substance with lower ratings than the above two categories in the relevant tests.	Fire/explosion (Medium hazard)
	4.1.2E 4.1.2F 4.1.2G	A substance with even lower ratings than the above two categories in the relevant tests.	Fire/explosion (Low hazard)
Solid desensitised explosives	4.1.3A 4.1.3B 4.1.3C	a) A substance with one of the specified UN serial numbers listed in the UN Model Regulations; or b) A solid desensitised explosive that is formed from an explosive of Class I by adding a desensitising agent to form a solid substance that no longer meets the threshold for Class I.	Fire/explosion (High hazard)
Spontaneously combustible substances	4.2A Spontaneously combustible and pyrophoric substances	a) A solid substance that does not meet the criteria for subclass 4.1.2, but ignites within 5 minutes on contact with air under the relevant test conditions in the UN Manual of Tests and Criteria; or b) A substance that does not meet the criteria for subclass 4.1.2, but is a liquid which ignites or chars the filter paper under the relevant test conditions.	Fire/explosion (High hazard)
	4.2B Spontaneously combustible and self-heating substances	A substance that does not meet the criteria for subclass 4.1.2 but meets specified criteria under the relevant test conditions.	Fire/explosion (High hazard)
	4.2C Spontaneously combustible and self-heating substances	A substance that does not meet the criteria for subclass 4.1.2, which, depending on quantity, meets specified criteria under the relevant test conditions.	A substance that does not meet the criteria for subclass 4.1.2, which, depending on quantity, meets specified criteria under the relevant test conditions.
Solids that emit flammable gas when in contact with water	4.3A	a) A substance that emits a gas that ignites when a small quantity of the substance is brought into contact with water; or b) A substance that reacts readily with water at ambient temperatures such that the rate of evolution of flammable gas is >10 litres/kg over any 1 minute.	Fire/explosion (High hazard)
	4.3B	A substance that reacts readily with water at ambient temperatures such that the maximum rate of evolution is >20 litres/kg per hour.	Fire/explosion (High hazard)
	4.3C	A substance that reacts slowly with water at ambient temperatures so that the maximum rate of evolution of flammable gas is >1 litre/kg per hour.	Fire/explosion (Medium hazard)
Oxidising substances – liquids or solids	5.1.1A	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group I; or b) A solid that when mixed with dry cellulose either spontaneously ignites or exhibits a mean burning time less than that of a specified reference material; or c) A liquid that when mixed with dry cellulose forms a mixture that either spontaneously ignites or exhibits a mean pressure rise time less than that of a specified reference material.	Fire/explosion (High hazard)
	5.1.1B	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group II; or b) A solid that does not meet the criteria of 5.1.1A and that when mixed with dry cellulose forms a mixture that exhibits a mean burning time equal to or less than a specified reference material; or c) A liquid that does not meet the criteria of 5.1.1A and that when mixed with dry cellulose forms a mixture that exhibits a mean pressure rise time less than or equal to that of a specified reference material.	Fire/explosion (High hazard)
	5.1.1C	a) A substance listed as 5.1 in the UN Model Regulations and assigned Packing Group III; or b) A solid that does not meet the criteria of 5.1.1A or B and that when mixed with dry cellulose forms a mixture that exhibits a mean burning time equal to or less than that of a specific reference material; or c) A liquid that does not meet the criteria of 5.1.1A or B and that when mixed with dry cellulose forms a mixture that exhibits a mean pressure rise time less than or equal to that of a specified reference material.	Fire/explosion (Medium hazard)
Oxidising substances – gases	5.1.2A	a) A gas that is listed as 5.1 in the UN Model Regulations; or b) A gas that causes or contributes to combustion of other	Fire/explosion (High hazard)

		material at a faster rate than air.	
Organic Peroxides	5.2A 5.2B	A substance that propagates a detonation or rapid deflagration or violent effect or thermal explosion in the relevant tests of the UN Manual of Tests and Criteria.	Fire/explosion (High hazard)
	5.2C 5.2D	A substance with lower ratings than 5.2A or B in the relevant tests.	Fire/explosion (Medium hazard)
Toxic substances	6.1A	Oral toxicity: LD50 of less than or equal to 5 mg/kg Dermal toxicity: LD50 of less than or equal to 50 mg/kg Inhalation toxicity (gas): LC50 of less than or equal to 100 ppm Inhalation toxicity (vapour): LC50 of less than or equal to 0.5 mg/l Inhalation toxicity (dust/mist): LC50 of less than or equal to 0.05 mg/l	Human health (High hazard)
	6.1B	Oral toxicity: LD50 of greater than 5 mg/kg but less than or equal to 50 mg/kg Dermal toxicity: LD50 of greater than 50 mg/kg but less than or equal to 200 mg/kg Inhalation toxicity (gas): LC50 of greater than 100 ppm but less than or equal to 500 ppm Inhalation toxicity (vapour) LC50 of greater than 0.5 mg/l but less than or equal to 2.0 mg/l Inhalation toxicity (dust/mist) LC50 of greater than 0.05 mg/l but less than or equal to 0.5 mg/l	Human health (High hazard)
	6.1C	Oral toxicity: LD50 of greater than 50 mg/kg but less than or equal to 300 mg/kg Dermal toxicity: LD50 of greater than 200 mg/kg but less than or equal to 1000 mg/kg Inhalation toxicity (gas): LC50 of greater than 500 ppm but less than or equal to 2500 ppm Inhalation toxicity (vapour) LC50 of greater than 2.0 mg/l but less than or equal to 10.0 mg/l Inhalation toxicity (dust/mist) LC50 of greater than 0.5 mg/l but less than or equal to 1.0 mg/l	Human health (Medium hazard)
Radioactive material	N/A [1]		
Corrosive substances	8.2A	Data indicate irreversible destruction of dermal tissue following brief exposure.	Human health (High hazard)
	8.2B	Data indicate irreversible destruction of dermal tissue following moderate exposure.	Human health (Medium hazard)
	8.2C	Data indicate irreversible destruction of dermal tissue following lengthy exposure (up to four hours).	Human health (Low hazard)
Ecotoxic substances	9.1A Substances that are very ecotoxic in the aquatic environment	Acute aquatic toxicity value [2] of less than or equal to 1 mg/l	Environment (High hazard)
	9.1B Substances that are ecotoxic in the aquatic environment	Chronic aquatic toxicity[3] of less than or equal to 1 mg/l and a) acute aquatic toxicity value of greater than 1 mg/l but less than 10 mg/l; and b) not rapidly degradable or is bioaccumulative, or is not rapidly degradable and is bioaccumulative.	Environment (Medium hazard)
	9.1C Substances that are harmful in the aquatic environment	Chronic aquatic toxicity of less than or equal to 1 mg/l and: a) acute aquatic toxicity value of greater than 10 mg/l but less than 100 mg/l; and b) not rapidly degradable or is bioaccumulative or, is not rapidly degradable and is bioaccumulative.	Environment (Medium hazard)
	9.1D Substances that are slightly harmful in the aquatic environment or are otherwise designed for biocidal action	a) Acute aquatic toxicity value of greater than 1 mg/l but less than 100 mg/l, but does not meet classification criteria for 9.1A, 9.1B or 9.1C; or b) Chronic aquatic toxicity value is less than or equal to 1 mg/l but does not meet classification criteria for 9.1B or 9.1C; or c) Not rapidly degradable and is bioaccumulative but does not meet classification criteria for 9.1A, 9.1B or 9.1C.	Environment (Low hazard)

[1] Radioactive substances are controlled under the Radiation Protection Act by the National Radiation Laboratory of the Ministry of Health.

[2] Acute aquatic toxicity value' means the lowest value expressed in units of milligrams of a substance per

(a) fish LC50 data after a 96-hour exposure period; or

(b) crustacean EC50 data after a 48-hour exposure period; or

(c) algal, or other aquatic plant EC50 data after a 72-hour exposure period.

[3] 'Chronic aquatic toxicity' means the lowest value expressed in units of milligrams of a substances per litre of water from chronic fish, crustacean, algal, or other aquatic plant NOEC (no observed effect concentration) data.

Table E15.2 - Land Use Zone Quantity Limits for Classes of Hazardous Substances

HSNO classes or subclasses not listed in Table E15.2 are exempt from the quantity limit requirements of Storage of Hazardous Substances Rule 7.1.1.1.

Hazardous Substance Type	Examples (included but not limited to)	HSNO Class/ Category	Quantity Limit
Explosive substances	Nitrate mixtures, nitro compounds, chlorate mixtures, gunpowder, or nitro compound adapted and exclusively used in the preparation or manufacture of cartridges for small arms, or for flares; ammunition/detonators (excluding those purchased for personal sporting or recreational small arms use)	1.1 1.2 1.3 1.5	2.5 kg/litres 15 kg/litres 75 kg/litres 75 kg/litres
Flammable gases	LPG, acetylene, hydrogen, methane	LPG 2.1.1A 2.1.2A - Flammable Aerosols	600 kg 100 kg 100 kg
Flammable liquids	Liquid fuels, solvents, adhesives etc: Petrol, ethyl alcohol, methyl alcohol, Isopropyl alcohol, acetone, benzene, toluene, butylamine, MIBK	3.1.A, 3.1B Above ground storage[4] Underground storage	 3,000 litres 3,000 litres
	Kerosene, styrene monomer, cyclohexanene, turpentine, butyl methacrylate, chlorobenzene, ethoxyethanol	3.1C 3.1D	1,000 litres
	Diesel, petroleum oils	Aboveground storage [4] Underground storage	5,000 litres 5,000 litres
Liquid desensitised explosives	Nitroglycerine mixture/Solution Nitrocellulose solution	3.2A, 3.2B, 3.2C	30 litres
Flammable solids – readily combustible solids and solids that may cause fire through friction	Red phosphorus, ammonium picrate, picric acid, monomethylamine nitrate, nitrocellulose, trinitrobenzene, magnesium and aluminium powders Alkali metals e.g. sodium, potassium, lithium, calcium, magnesium, metal hydrides, metal carbides	4.1.1A, 4.1.1B	1 kg
Self-reactive substances	Azocarbamides, benzene sulphohydrazine, diazonium salts	4.1.2A, 4.1.2B, 4.1.2C, 4.1.2D, 4.1.2E, 4.1.2F, 4.1.2G	1 kg
Solid desensitised explosives	Nitroglycerine – solid, desensitised	4.1.3A, 4.1.3B, 4.1.3C	5 kg
Spontaneously combustible substances	A variety of metallic, organic and inorganic compounds and mixtures	4.2A Spontaneously combustible and pyrophoric substances 4.2B Spontaneously combustible and seld-heating substances 4.2CB Spontaneously combustible and seld-heating substances	25 kg 25 kg 25kg
Solids that emit flammable gas when in contact with water	Compounds derived from reactive metals e.g. compounds of aluminium, calcium, lithium, magnesium, potassium, phosphorus, sodium	4.3A, 4.3B, 4.3C	1 kg
Oxidising substances – liquids or solids	Water treatment chemicals e.g. pool chlorine granules	5.1.1A	50 kg/litres
	Chromates, bromates, chlorates, chlorites, nitrates, permanganates	5.1.1B, 5.1.1C	1 kg/litres
Oxidising substances – gases	Oxygen gas	5.1.2A	100 kg
Organic Peroxides	Any organic peroxide	5.2A, 5.2B	1 kg/litres
		5.2C, 5.2D	1 kg/litres
		5.2E, 5.2F, 5.2G	1 kg/litres
Toxic substances	A wide range of industrial and commercial chemicals including compounds derived from arsenic, cadmium, copper, chromium, lead, nickel, mercury (including amalgams), zinc. Cyanides, methyl bromide, acrylamide, phenols, chlorophenols, aniline, oxalates	6.1A, 6.1B, 6.1C, 6.1D	
	Toxic substances land use thresholds in this Table are identified in the following subgroups:	*Including the following subgroups:*	
	Toxic gases (other than gases that are HSNO 'Controlled Substances') Chlorine, ammonia	**Toxic gases** (other than gases that are HSNO 'Controlled Substances')	10 kg
	Timber treatment chemicals Compounds derived from arsenic, copper, chromium, tin, boron, light organic solvent preservatives, anti sapstain chemicals.	**Timber treatment chemicals**	20 litres
	Chlorinated hydrocarbons Any compound containing carbon, hydrogen and chlorine including Trichloroethene, tetrachloroethene, 1,1,1–trichloroethane, tetrachloromethane, bromodichloromethane, trichloromethane	**Chlorinated hydrocarbons**	20 litres

	Any other toxic substances [5]	**Any other toxic substances** (that are not otherwise Class 3 flammable liquids)	1 kg/litres
Radioactive material		N/A	10^{13} bequerel per kilogram
Corrosive substances	Acids e.g. nitric, sulphuric, hydrochloric, hydrofluoric acids; tricholoro acetic acid. Alkalis e.g. sodium, potassium and lithium hydroxides, zinc chloride, zirconium tetrachloride, sulphur chlorides, silicon tetrachloride, phosphorus pentoxide, ferric chloride, phenolsuphanic acid, hydroxlamine sulphate, hexyltrichlorosilane, ethanolamine	8.2A, 8.2B, 8.2C	10 kg/litres
Ecotoxic substances	Variety of organic and inorganic compounds, mixtures and materials that may or may not be classified in other HSNO catgeories	9.1A Substances that are very ecotoxic in the aquatic environment 9.1B Substances that are ecotoxic in the aquatic environment 9.1C Substances that are harmful in the aquatic environment 9.1D Substances that are slightly harmful in the aquatic environment or are otherwise designed for biocidal action	1,000 litres/kg 5,000 litres/kg 5,000 litres/kg 50,000 litres/kg

[4] Not applicable to fuel tanks connected to motors of road vehicles, farm machinery or locomotives.

[5] "Any other toxic substances" means any toxic substance of classes 6.1A, 6.1B, 6.1C and 6.1D that is not in any of the other subgroups of toxic substances.

Table E15.3: Land Use Quantity Limits for Agrichemicals, Fumigants and Vertebrate Toxic Agents

This table relates to substances controlled by Rule C7 – Storage Clause 7.1.1.2

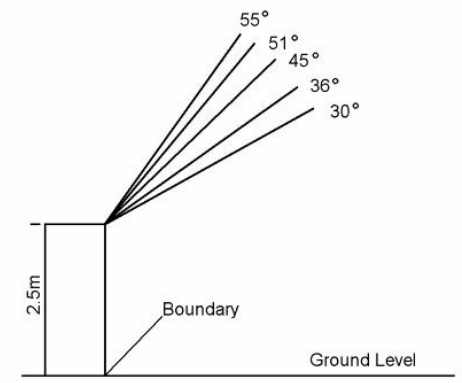
Hazradous Substance Type	Quantity Limit
Agrichemicals	3,000 kg/litres
Fumigants	100 kg
Vertebrate Toxic Agents	100 kg

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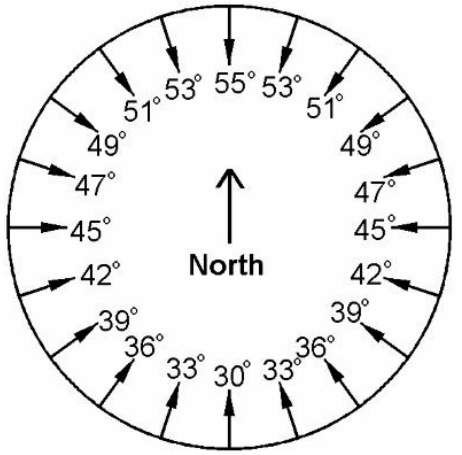
APPENDIX 16

RECESSION PLANES

Recession Plane



Recession Plane Indicator

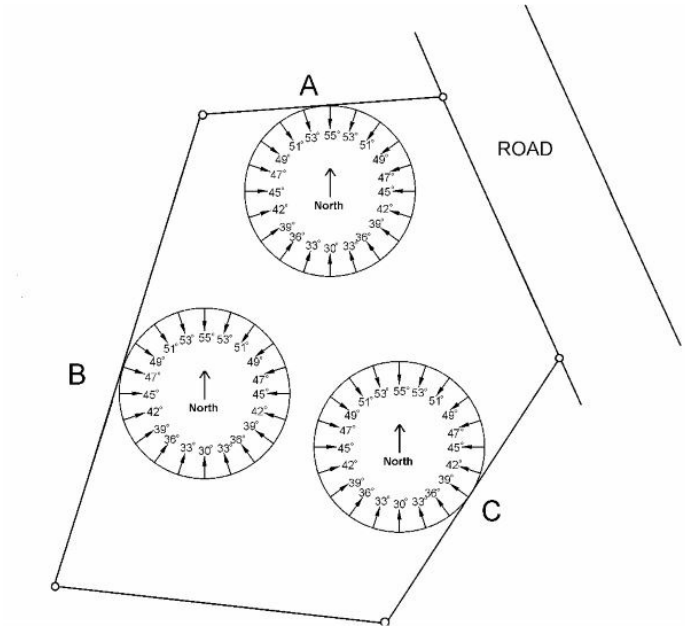


The recession plane angle shall apply to all points along the boundary and shall vary with the bearing of each boundary according to the above diagrams. The recession plane shall commence at a point of 2.5m above the property boundary.

The recession plane angle shall be calculated by orienting both the site plan and recession plane indicator to the true north. The recession plane indicator is then placed over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary. Where a recession plane falls between those indicated on the diagram, interpolations shall be made. On irregular boundaries the same principles shall apply with the recession plane operating at right angles to all boundaries.

The level of the property boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted.

The following diagram shows a worked example of the application of the recession plane indicator to a site:



Example	Recession Plane	Angle
A	54º	30’
B	47º	30’
C	39º	30’

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APPENDIX 17

LIST OF WATERBODIES FOR ESPLANADE RESERVES AND STRIPS

Introduction

Table E17.1 outlines the waterbodies on which the Council would like to create esplanade reserves or strips when land is subdivided.

- The preferred instrument (reserve or strip);
- The purpose for which it may be created; and
- The minimum width of the reserve or strip; and
- The size of the allotments which are subdivided before the reserve or strip may be created.

In using its discretion whether to create an esplanade reserve or strip in accordance with Table E17.1, the Council shall refer to Policies B1.3.11 and B2.3.5

Table E17.1 - Esplanade Reserves and Strips

Waterbody	Instrument	Public Access	Min Width	Allotment Size
Boggy Creek – (from Lake Road to Te Waihora/Lake Ellesmere)	Strip	Yes	10m	<4ha
Harts Creek – (from Hills Road to Te Waihora/Lake Ellesmere)	Strip	Yes	10m	<4ha
Halswell River – where legal road not appropriate	Strip	Yes	10m	<4ha
Hororata River – (from Windwhistle Road to Selwyn River Confluence)	Strip	Yes	10m	<4ha
Irwell River – (from Leeston Road to Te Waihora/Lake Ellesmere)	Strip	Yes	10m	<4ha
LII – within any Rural Zone	Strip	Yes	10m	<4ha
Lake Coleridge – where access is practical and legal road is inundated	Reserve	Yes	20m	<4ha
Selwyn River/Waikirikiri (from Chamberlains Ford to Selwyn Lake Road)	Reserve	Yes	20m	<4ha
Selwyn River/Waikirikiri – Chamberlains Ford to Whitecliffs	Strip	Yes	10m	<4ha
Te Waihora/Lake Ellesmere	Reserve	Yes	20m	<4ha
Waikekewae Creek (from Taumutu Marae to the Silent File Areas or Waahi Taonga sites shown on the Planning Maps)	Strip	Access restricted for local Rūnanga	10m/side	Any subdivision
Young's Creek (from Taumutu Marae to the Silent File Areas or Waahi Taonga sites shown on the Planning Maps)	Strip	Access restricted for local Rūnanga	10m/side	Any subdivision
Unnamed Drain – McLachlans Road at Taumutu (from Taumutu Marae to the Silent File Areas or Waahi Taonga sites shown on the Planning Maps)	Strip	Access restricted for local Rūnanga	10m/side	Any subdivision

Note:

1 Compensation will be payable under s237F of the Resource Management Act 1991 where esplanade strips are taken from allotments of greater than 4ha adjoining Waikekewae Creek, Young's Creek and the un-named drain at McLachlans Road, Taumutu in accordance with the above table.

2 The term "public access" in the above table refers to both the provision of public access along the river or lake, or access to the reserve or strip. Refer Rule 10.9.2.2 - access is not always compatible with conservation values.

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APPENDIX 18

INFORMATION TO BE SUBMITTED WITH A PLAN CHANGE REQUEST

In making any plan change application to rezone land for a new residential or business area, certain information is required to accompany the request. The requirements are set out in Clause 22 of the First Schedule to the Act. Clause 22 states:

"(i) A request made under Clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan.

(ii) Where environmental results are anticipated, the request shall describe those effects, taking into account the provisions of the Fourth Schedule, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement or plan."

The paragraphs below list the information which needs to be submitted with a plan change application, to enable the Council to assess the application. **The information should be treated as a guide;** and in no way a further interpretation of Clause 22 of the First Schedule to the Act. In some cases, not all the information will be required. In other cases, additional information may also be needed.

1 Legal Details

- The location of the land, legal description and owner(s).
- Copies of Certificates of Title so they can be checked for easements, consent notices, designations and other relevant conditions or notations.

2 Physical characteristics of the site

- Any water race, drain, roads or utilities running through the site.
- Any other waterbody or wetland on the site.
- Any areas of indigenous vegetation, or other stands of trees or bush on the site.
- Any buildings or structures on the site and their location, including any stopbanks or other natural hazard protection works.
- If the land contains any site or structure listed in Appendix 3 of the Plan.
- The soil types on the site.
- The depth to groundwater on the site.
- The location of any public or community water supply bores and their protection zones, in proximity to the site.
- If there are any known mineral deposits on the site.
- If the site has been subject to inundation, erosion, land slippage or any other form of land instability.
- If there are any known fault lines running through or in proximity to the site.

3 Surroundings

- The zoning of land surrounding the site.
- The land uses on land in proximity to the site, including any land uses likely to conflict with residential amenity values.

4 Past uses

- Any known past land uses on the site.
- Whether the site has been tested for contamination of the soil.

5 The proposed activity

Residential Density

- For any new Living zone, the proposed allotment sizes, number of houses per allotment.

Water and Waste

- How and to what standard the area shall be supplied with: water; effluent treatment and disposal; stormwater disposal; and solid waste disposal.
- Where any upgrade is required to the public reticulated water, sewerage or stormwater disposal system, the work which is required and a suggested method(s) to carry out the work.
- If a new public or community water supply bore is installed, the protection zone required around the bore and the method to be used to control land uses which may contaminate the water supply, within that protection zone.
- If on-site effluent treatment and disposal is being used, whether a specialist designed system is likely to be required to comply with the Transitional Regional Plan and New Zealand Building Code, and if so whether the proposed allotments are large enough to accommodate these systems.

NOTE: Irrespective of whether resource consents are required from the Regional Council for taking water, treating and disposing of effluent or disposing of stormwater; a plan change application needs to outline how these services will be supplied and the effects of any such method. The reason is so the Council is satisfied that the land rezoned can be appropriately serviced.

Roads

- The roads from which allotments will get access.
- Any effects, which the proposed rezoning and associated vehicle movements will have on roads both within the township; and the Arterial Road network between Selwyn District and Christchurch City.

NOTE: This assessment should be quantitative, not a qualitative statement. It should consider: physical effects on the road network; effects on the safety of pedestrians, cyclists, motorists and stock; and effects on the amenity values of residents when the traffic movements on local roads increase.

- Any upgrading of the road network required as a result of the rezoning and a suggested method(s) for how this upgrading may be carried out.
- Whether it is intended to provide cycle ways or walk ways, which are separate from the road. If so, the streets or facilities that these walk ways or cycle ways will link. (The layout of the walk way or cycle way may be finalised, along with roads and reserves, when the subdivision plan is approved).

Community Services and Facilities

- The effect of the new residential or business area on community services and facilities in the township: (e.g. schools, reserves and recreational facilities).
- Any consultation undertaken with people managing those services and facilities.
- Whether the services and facilities are likely to need to expand, and whether there are opportunities for them to do so on their current sites or by purchasing surrounding land.
- For any residential development, whether there is likely to be a corresponding growth in associated businesses in the township. If so, where such businesses may be able to locate (should they wish to).

Natural Hazards

- Any measures proposed to avoid or mitigate potential natural hazards, and the effects of any such measures on other people, property or the environment.

Special Sites

- The impact of any proposed residential or business activity on any site identified on the land as a ‘significant site’ under Appendix 3 or listed in Appendices 4 to 5; and how that site shall be protected.

Waterbodies

- Any building line restrictions on esplanade strips recommended to protect the natural character of any waterbody.
- Whether an esplanade reserve is required under the Plan or Section 230 of the Act (until the Plan is operative).

Other

- Any other special rules required.

- Any amendments to the Plan provisions required as part of the plan change application.

NOTE: If the developer wishes to include special conditions relating to the size of buildings, design of buildings, prohibition of relocated buildings or other rules which are different from the general rules in the District Plan, the Council prefers this to be done by another mechanism than District Plan rules, e.g. a covenant on the Certificates of Title. The reason is that these sorts of conditions relate more to personal taste in building design or neighbourhood aesthetic or amenity values.

PART E

APPENDIX 19

HEIGHT LIMITS FOR WEST MELTON AIRFIELD AND HORORATA DOMAIN

The following notes describe the approach paths to the airfield runways at West Melton Aerodrome and Hororata Domain, which are illustrated on the plans which form part of this appendix:

West Melton Airfield

Runway 04/22

(a) Approach surfaces rise at a gradient of 1 in 40 from the eastern and western ends of the runway strips 04/22 at 84.528 and 91.011 metres above mean sea level (AMSL) respectively, each for a length of 3000m;

(b) Approach surfaces splay outwards at a gradient of 1 in 10 from each corner of the eastern and western ends of the runway strips 04/22 at 84.528 and 91.011 metres AMSL, each for a length of 3000m;

(c) Transitional surfaces for runway 04/22 slope upwards and outwards at a gradient of 1 in 5 from the edge of the runway and the approach fans in (a) to a height of 10 metres, then rise vertically to meet the horizontal surface;

(d) Inner horizontal surface extend to a height of 45m above the runway strip out to a distance of 2500m from the runway centre line.

Runways 17/35 & 11/29

(e) Approach surfaces splay outwards at a gradient of 1 in 20 from the south-western end of runway 17/35 at 90.115 metres AMSL, the north-eastern end of the runway 17/35 at 90.708 AMSL, the south-eastern end of runway 11/29 at 86.841 metres AMSL and the north-western end of runway 11/29 at 89.876 metres AMSL, each for a length of 1200m;

(f) Transitional surfaces for runways 17/35 and 11/29 rise at a gradient of 1 in 4 from the edge of the runway and the approach fans in (a) to a height of 2 metres.

Hororata Domain

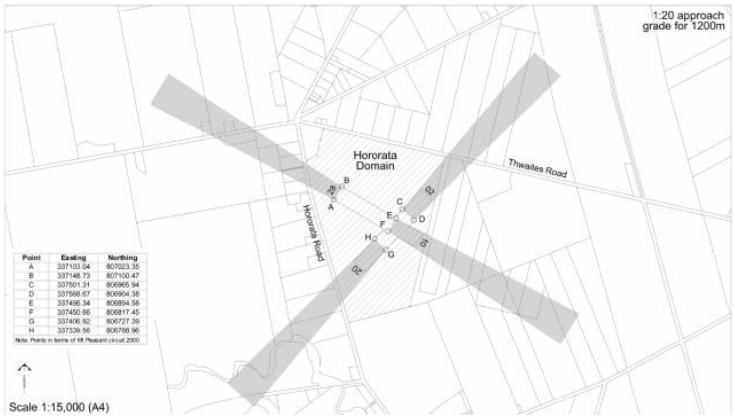
(a) Take off and approach surfaces for each runway rise at a gradient of 1 in 20 commencing within the Domain at the points indicated on the plan which forms part of this appendix. The take-off climb and approach surfaces extend outwards from these points for a horizontal distance of 1200 metres;

(b) Take-off climb and approach surfaces also splay outwards at a gradient of 1 in 20 from the points as illustrated on the plan which forms part of this appendix;

(c) In addition, transitional side surfaces for runways 02/20 and 10/28 slope upwards and outwards at a gradient of 1 in 4 from the edge of the runway strip and approach/take-off fans described in (a) and (b) to a height of 2 metres, as illustrated by the diagram which forms part of this appendix.

Height Limits for Hororata Domain

NOTE: The points shown on the plan which forms part of this appendix indicate the positions (thresholds) from which the take-off climb and approach surfaces begin. The height limits for buildings, structures and trees are to be measured from ground level relative to those surfaces.

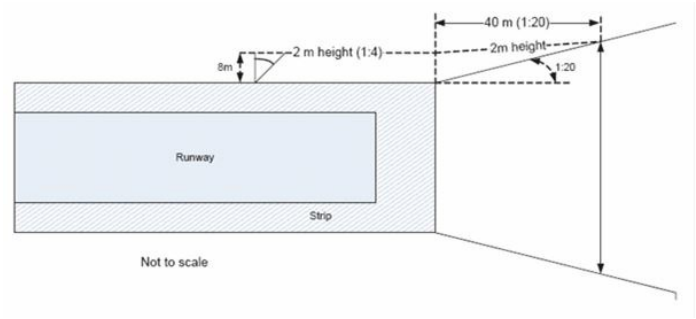


1

Point	Easting	Northing
A	337103.04	807023.35
B	337148.73	807100.47
C	337501.31	806965.94
D	337568.67	806904.38
E	337496.34	806894.58
F	337450.66	806817.45
G	337406.92	806727.39
H	337339.56	806788.96

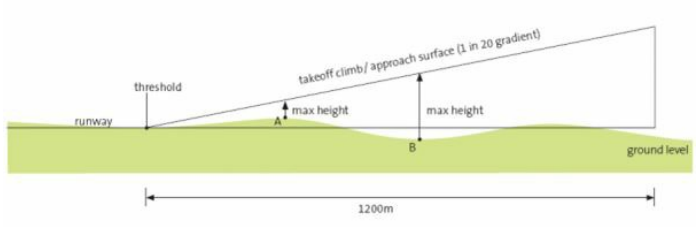
Note: Points in terms of Mt Pleasant circuit 2000

Transitional Side Surfaces

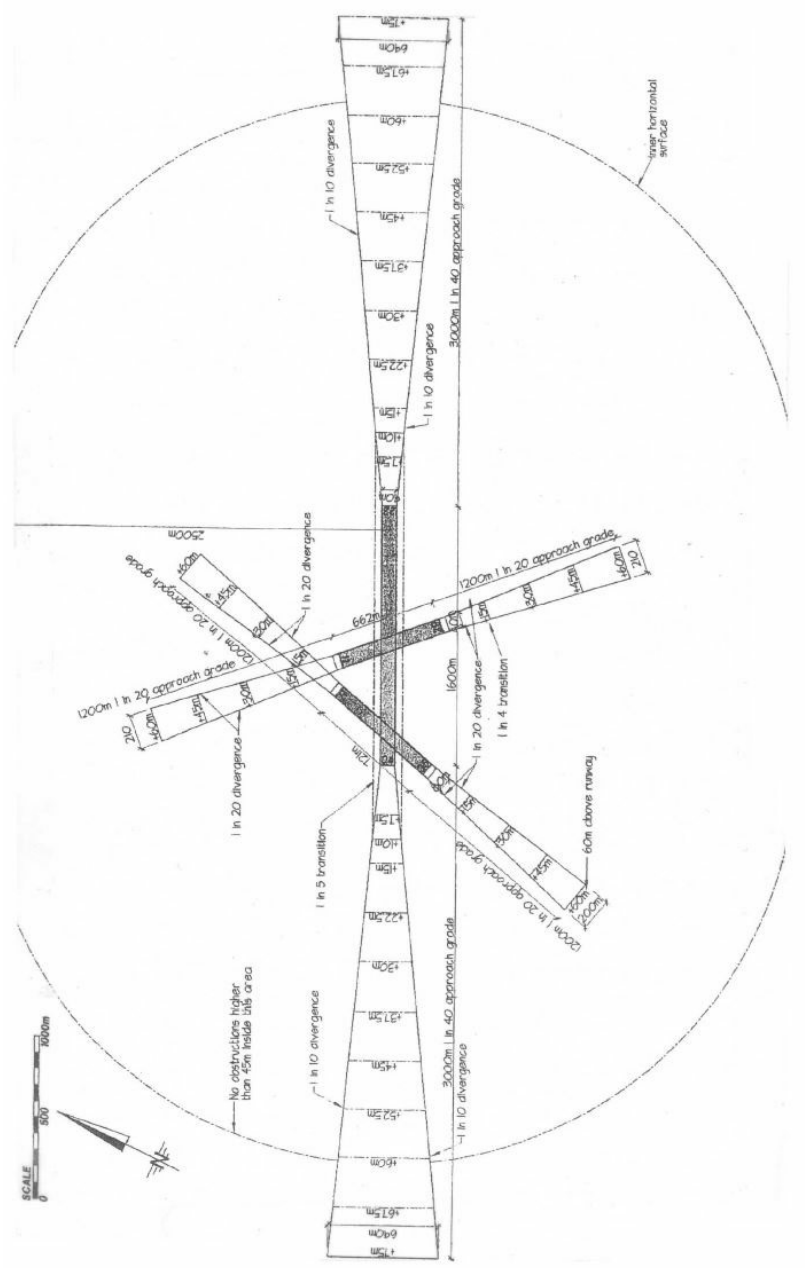


Hororata Domain

Maximum Height relative to ground level schematic



Height Limits for West Melton Airfield


inner horizontal surface
1 in 10 divergence
3000m 1 in 40 approach grade
1 in 10 divergence
1 in 20 divergence
1200m 1 in 20 approach grade
1200m 1 in 20 approach grade
1 in 20 divergence
1 in 4 transition
1 in 20 divergence
1 in 5 transition
60m above runway
1200m 1 in 20 approach grade
No obstructions higher than 45m inside this area
1 in 10 divergence
3000m 1 in 40 approach grade
1 in 10 divergence
SCALE
0
500
1000m

PART E

APPENDIX 20

AIRCRAFT NOISE EXPOSURE

The following set out the aircraft noise exposure design requirements for new buildings and addition to existing buildings located within the 55 dBA Ldn air noise contour lines (as shown on the Planning Maps).

Table E20.1 – Indoor Design Sound Levels For Buildings, Aircraft Flight Operations

Building type and activity	Indoor design sound level	
	dBA SEL	dBA Ldn
Dwelling and elderly persons housing		
Sleeping areas	65	40
Other habitable areas	75	50
Traveller's accommodation, hospitals and healthcare facilities		
Relaxing or sleeping	65	40
Conference meeting rooms	65	40
Service activities	75	60
Education activities		
Libraries, study areas	65	40
Teaching areas, assembly areas	65	40
Workshops, gymnasia	85	60
Retail activities, retail services and offices		
Conference rooms	65	40
Private offices	70	45
Drafting, open offices, exhibition spaces	75	50
Typing, data processing	80	55
Shops, supermarkets, showrooms	85	60

Indoor Design Sound Levels, Aircraft Flight Operations

1 Consent applications must contain a report detailing the calculations showing how the required sound insulation and construction methods have been determined.

2 For the purpose of sound insulation calculations, the external noise levels for a site shall be determined by application of the airport noise contours. Where a site falls within the contours, the calculation shall be determined by linear interpolation between the contours.

3 If required as part of the final building inspection, the sound transmission of the façade shall be tested in accordance with ISO 140-5 Acoustics-Measurements of sound insulation in buildings and of building elements – Part 5 Field measurements of airborne façade elements and facades, or ASTM E336-97 Standard Test Method for Measurement of Airborne Sound Insulation in Buildings to demonstrate that the required façade sound insulation performance has been achieved. A test report is to be submitted. Should the façade fail to achieve the required standard then it shall be improved to the required standard and re-tested prior to occupation.

PART E

APPENDIX 21

Note:

The legal descriptions of the land contained within the Existing Development Areas for Terrace Downs are RS's 37898, 37899, 37536 and Lot 4 DP 2683.

21.1 TERRACE DOWNS

21.1.1 Any activity undertaken within the Existing Development Area for Terrace Downs shown on Planning Map 135, which complies with Rules 21.1.3, 21.1.5, 21.1.9 or 21.1.11 as a permitted, controlled or discretionary activity, does not need to comply with any other rules in the Rural volume of the Proposed District Plan.

21.1.2 Any activity undertaken within the Existing Development Area at Terrace Downs as shown on Planning Map 135 which is not provided for in Appendix 21, shall be governed by the general rules for activities in rural areas.

Permitted Activities — Land Use

21.1.3 Erecting any facility or using any site for the following activities shall be a permitted activity in the Terrace Downs Existing Development Area if the Standards and Terms set out in 21.1.4 are complied with.

21.1.3.1 An 18 hole golf course including not more than two filming towers (in the two areas indicated the "front nine" and the "back nine" on the Outline Development Plan);

21.1.3.2 Equestrian activities, sports grounds, helicopter pad, farming activities, driving range and putting green (in the outdoor recreation and farming area);

21.1.3.3 Recreation facilities including but not limited to those for the purposes of golf, tennis, rugby, football, bowling, croquet, swimming, horse riding, squash and water recreation (in the recreation and farming area and the sports and commercial and staff facilities area);

21.1.3.4 Lakes (in the areas shown for lakes); and

21.1.3.5 Reserves (in the areas shown for covenanted reserve).

21.1.4 Standards and Terms

Location

21.1.4.1 No building or other structure is located closer than 20 metres from any boundary of the Outline Development Plan area;

21.1.4.2 Any building or use is located in the appropriate area specified for it on the Outline Development Plan which forms part of this appendix;

Height

21.1.4.3 The following maximum building heights are complied with:

(a) Hotel and conference facilities - 22 metres (incl. chimneys);

(b) Golf course clubhouse - 17 metres (incl. chimneys);

(c) Sports facility - 17 metres;

(d) Shops and offices - 12 metres;

(e) Towers for filming - 25 metres;

(f) Hunting and fishing lodge - 8 metres;

(g) All other buildings - 17 metres.

Primary Sewage Treatment

21.1.4.4 Primary sewage treatment facilities are protected from flood and snow damage or the escape of contents in the event of flooding or snow drifting for a 1 in 1000 year return period;

Site Access

21.1.4.5 Vehicle access is from the Coleridge Road;

Parking

21.1.4.6 Parking is provided for activities and buildings at the rate of:

(a) Condominiums - 1 per unit;

(b) Dwellings - 2 per unit;

(c) Hotels - 1 per room;

(d) Hunting and fishing lodges - 5 per lodge;

(e) Golf course clubhouse - 60 parks;

(f) Shops and offices - 5 per 100m^2 of commercial floor area of office space;

(g) Conference parking - 1 per 4 participants;

Note: Where provision is made for tour buses these shall be regarded as the equivalent of 5 car parking spaces;

Fire Fighting

21.1.4.7 A fire fighting reserve of water is maintained at all times, which complies with the Fire Service Code of Practice 1965;

Sewage Treatment and Disposal

21.1.4.8 All effluent disposal is reticulated and treated, then disposed to land in the areas specified on the Outline Development Plan which forms part of this appendix;

Refuse Management

21.1.4.9 There is no landfill site.

Servicing

21.1.4.10 All service lines for the conveyance of water, sewage, stormwater, telephone and electricity are located underground;

Hunting Lodge

21.1.4.11 The hunting lodge is screened from the Rakaia Walkway, either by a strip of native vegetation (at least 3 metres in width and 2 metres in height) to the north-east of the walkway, or by relocating the walkway to the south-west, down the escarpment.

Design

21.1.4.12 The theme style for any building is an historic country theme;

21.1.4.13 External cladding materials are either timber, local stone, textured cement plaster, or a combination of both;

21.1.4.14 External surfaces of any building do not exceed a maximum reflectance value of 37%;

21.1.4.15 Roofing materials are slate tiles, timber shingles or asphalt tiles or long run corrugated steel roofing;

21.1.4.16 Roof pitch is over 30 degrees;

21.1.4.17 The profile of any building is low and the height does not exceed the length.

Note: The indicative physical form of the condominiums is illustrated in the sketches which form part of this appendix.

Landscaping

21.1.4.18 A landscaping plan is submitted with each building application.

Controlled Activities — Land Use

21.1.5 Erecting any facilities or using any site for the following activities shall be a controlled activity in the Terrace Downs Existing Development Area if the Standards and Terms set out in 21.1.6 are complied with.

21.1.5.1 Residential, timeshare and quartershare condominiums (in the condominium area);

21.1.5.2 Dwellings (in the residential area);

21.1.5.3 Golf clubhouse (in the clubhouse area);

21.1.5.4 Hunting and fishing lodges (in the lodge area);

21.1.5.5 Hotel and conference facilities (in the conference, hotel and sports facilities and staff accommodation area).

21.1.6 All of Standards and Terms 21.1.4 are complied with and the activity is located within the area shown on the Outline Development Plan.

21.1.7 Any resource consent application made under Rule 21.1.5 shall not be notified and shall not require the written approval of affected parties.

Matters of Control

21.1.8 Under Rule 21.1.5. the Council shall reserve control over all of the following matters:

Landscaping

21.1.8.1 Whether the landscaping plan submitted with each building application is consistent with the following guidelines;

(a) Apart from the golf course itself, plantings are to be predominantly natives, with no flowering annuals or bedding plants. Native trees and shrubs that should be used in landscaping are:

Aristotelis serratum	makamoto - wineberry
Astelia fragrans	kahaha - bush flax
Carpodetus serratus	putaputawata – marble leaf
Coprosma lucida	karamu
Coprosma propinqua	

Coprosma robusta	karamu
Cordyline australis	ti kouka - cabbage tree
Elaeocarpus dentatus	hinau
Griselina littoralis	papauma - broad leaf
Hebe Salicifolia	koromiko
Kunzea ericoides	kanuka
Lophomyrtus obcordata	rohuta
Melicytus ramiflorus	mahoe - whiteywood
Myrsine australis	mapou or matipo
Nothofagus solandri	black beech
Olearia avicenniifolia	akeake
Olearia paniculata	golden akeake
Pittosporum eugenioides	tarata - lemonwood
Pittosporum tenuifolium	kohuhu
Podocarpus totara	totara
Prumnopitys ferruginea	miro
Pumnopitys taxiflora	matai
Pseudopanex anomalus	
Pseudopanex arboreus	whauwhaupaku - 5 finger
Pseudopanex colensoi	orihou
Pseudopanax carssifolium	lancewood
Sophora microphylla	kowhai

(b) No fences or accessory structures should be constructed between buildings and the golf course;

(c) All portions of the residential sites between buildings and the golf course are to be landscaped with species compatible with the golf course landscaping;

(d) Plantings on the back nine holes of the golf course are to continue the general theme of plantings already established on the front nine holes of the course;

(e) The escarpment above the hunting lodge terrace should be planted and maintained with native plants listed above;

(f) Buildings located in the hotel conference, sports facilities and staff accommodation area should retain a backdrop of tall shelter trees when viewed from the southern part of the site; and

(g) When considering applications for condominiums, regard shall be had to the extent to which sufficient open space is left between the groups of buildings, and the provision of plantings of native trees and shrubs listed above.

Design

21.1.8.2 All development should be compatible with a consistent theme, to international standards, and reflect the natural, rural and alpine character of the site and locality, in particular by:

(a) Protecting and enhancing those parts of the natural landscape and vegetation which have nature conservation significance;

(b) Adding native and exotic plantings for amenity purposes, which also provide improved ecological habitats;

(c) Ensuring that visual effects from the development are minimised, and that the buildings are constructed in materials that are compatible with the surrounding environment.

Monitoring

21.1.8.3 Any monitoring conditions.

Controlled Activities — Subdivision

21.1.9 Any subdivision of land within the Terrace Downs Existing Development Area shall be a controlled activity if the following standards and terms are met:

21.1.9.1 50 fee simple freehold residential allotments within the residential areas identified on the Outline Development Plan, with each having a minimum allotment area of 400 m^2;

21.1.9.2 150 fee simple, unit strata or cross-lease titles for condominiums within the condominium area identified on the Outline Development Plan; and

21.1.9.3 Fee simple, freehold, unit strata or cross-lease titles within the sports and commercial, staff accommodation, conference and hotel areas identified on the Outline Development Plan.

21.1.10 Under Rule 21.1.9, the council shall reserve control over the following matters:

Nuisance Effects

21.1.10.1 The method(s) used to avoid, remedy or mitigate any potential adverse effects on people or other parts of the environment resulting from any works associated with preparing the land for subdivision or installing associated access, utilities or landscaping; including (but not limited to) dust, noise, vibration or sediment run-off into waterbodies.

Utilities

21.1.10.2 Whether any connections to telephone, electricity, water supplies or other utilities are made to the allotment and fee simple, unit strata or cross-lease title(s) within the condominium, sports and commercial, staff accommodation, conference and hotel areas;

21.1.10.3 The mechanism to be used to alert any prospective purchaser of an allotment and/or fee simple, unit strata or cross-lease title(s) within the condominium, sports and commercial, staff accommodation, conference and hotel areas, if connections to telephone, electricity or a potable water supply are not provided to the boundary of the allotment and/or fee simple, unit strata or cross-lease title(s);

21.1.10.4 The design, siting, layout and construction of any road, reserve or other utility which will be owned or managed by, or otherwise vested, in Selwyn District Council.

Easements

21.1.10.5 Any easements required to provide legal access over the allotment created.

Monitoring

21.1.10.6 Any monitoring conditions.

Discretionary Activities — Land Use

21.1.11 Any activity listed in Rule 21.1.3 which is not located within the area shown on the Outline Development Plan shall be a discretionary activity if it complies with the following standards and terms.

21.1.11.1 All of Rules Rule 21.1.4.1 and Rule 21.1.4.5 to Rule 21.1.4.18

21.1.12 Any activity listed in Rule 21.1.5 which is not located within the area shown on the Outline Development Plan shall be a discretionary activity if it complies with the following standards and terms.

Non Complying Activities — Land Use and Subdivision

21.1.13 Any activity provided for under Rule 21.1.3 as a permitted activity or Rule 21.1.5 as a controlled activity but which does not comply with Rules 21.1.4 (Standards and Terms) for a permitted activity or Rule 21.1.6 for a controlled activity and is not a discretionary activity under Rules 21.1.11 or 21.1.9 shall be a non-complying activity.

Reasons for Rules

Terrace Downs is a tourist development which was approved as a plan change to the previous District Plan. The development is centred around a high quality 18 hole golf course with related services and facilities, including hotel and conference facilities, dwellings and condominiums. There is also provision for other facilities, such as a hunting lodge and recreation facilities for a range of sporting and recreational activities.

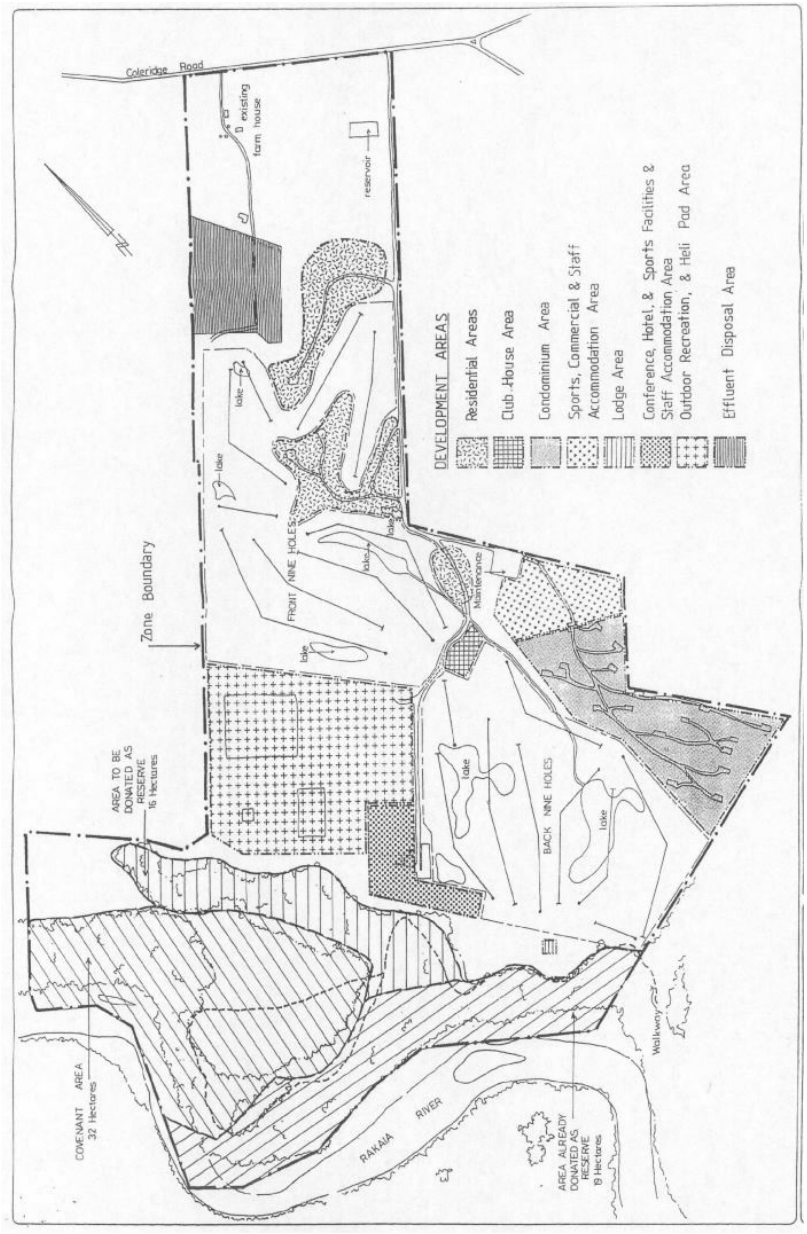
As the rural provisions of the District Plan do not provide for a tourist development of this scale, it is necessary to exempt the develpment from some of the Rural rules, so the development can be given effect to in terms of the plan change approval. Those rules are Rule 1 Earthworks (1.6.1.2), Rule 3 Buildings (3.10.1 Residential Density, 3.11.1 Site Coverage), Rule 9 Activities (9.13.1 Vehicle Movements) and Rule 10 Subdivision (10.1.1.11 Minimum Allotment Size).

In addition it is also necessary to carry over the special conditions of the plan change approval, to ensure the environmental outcomes anticipated are realised, and continue to be realised. If any of these special conditions are not complied with, the activity becomes non-complying.

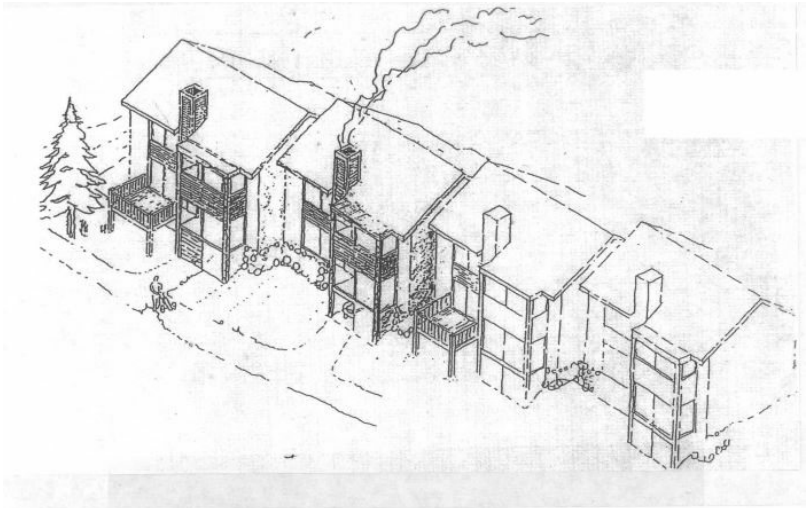
Any activity undertaken which is not an activity provided for in the Existing Development Area for Terrace Downs will be subject to all of the normal range of rules which apply to the Rural Zone under the District Plan

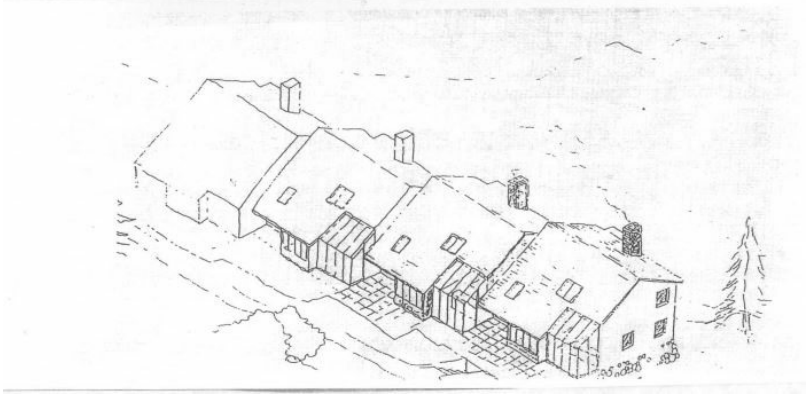
Subdivision is a controlled activity with matters of control limited to nuisance effects associated with forming sections and laying services, utilities, easements and monitoring. This is consistent with the general approach taken to subdivision in the Plan. The Terrace Downs Existing Development Area totals 256.1532 ha and the area already preserved as Crown Reserve, the proposed area to be donated as Crown Reserve, and the area subject to a covenant, totals approximately 67 ha. This represents 26% of the property. The public Rakaia Walkway, which runs through the property, is to be preserved as a public accessway, thus enhancing access to the existing reserve and proposed reserve. The Existing Development Area also provides for large open space recreation for golf, rugby and other sports as well as significant facilities for recreation purposes.

Outline Development Plan for Terrace Downs



Indicative Physical Form of Condominiums





PART E

APPENDIX 22

22.1 GRASMERE

Note:

The legal description of the land contained within the Existing Development Area for Grasmere is Pt. Lot 1 DP 60209.

22.1.1 Any activity within the Existing Development Area for Grasmere which is not provided for under Rule 22.1.2 shall comply with all of the rules in Rules 1 to 10 of the Rural Volume of the District Plan.

Controlled Activities — Land Use

22.1.2 Erecting any facility or using any site for the following activities shall be a controlled activity in the existing development area for Grassmere if all the standards and terms set out in 22.1.3 are met:

22.1.2.1 Tourist accommodation and Lodges;

22.1.2.2 Staff accommodation;

22.1.2.3 Conference facilities;

22.1.2.4 Dwellings; and

22.1.2.5 Buildings accessory to any of the above;

22.1.3 Standards & Terms

22.1.3.1 All other rules of the Rural Volume of the District Plan are complied with, unless the rule states that it does not apply to the Existing Development Area for Grasmere.

Location

22.1.3.2 No building or other structure is located closer than 8 metres to any boundary of the Area;

22.1.3.3 No building, including any accessory building, is located within the Natural Resource or Grasslands Areas identified on the Comprehensive Development Plan which forms part of this appendix;

22.1.3.4 Any building or use is located in the appropriate area specified for it on the Comprehensive Development Plan and the Landscape Development Plan which form part of this appendix;

Height

22.1.3.5 No building exceeds a maximum height of 9 metres;

Earthworks

22.1.3.6 No earthworks are carried out in the Natural Resource or Grasslands Areas identified on the Comprehensive Development Plan which forms part of this appendix;

Site Access

22.1.3.7 Vehicle access is solely from the existing legal road off State Highway 73;

Subdivision

22.1.3.8 The subdivision of the tourist accommodation complex is by unit title;

22.1.3.9 Upon the first subdivision within the Residential Area to create separate allotments, the intersection of State Highway 73 and Grasmere Road is upgraded to Transit New Zealand requirements;

Number of Dwellings

22.1.3.10 The number of dwellings in the Residential Area identified on the Comprehensive Development Plan is limited to 16;

Design

22.1.3.11 In the Tourist Accommodation Area identified on the Comprehensive Development Plan:

(a) The existing theme of single storey buildings with gabled roofs is continued in any new buildings;

(b) Roofs are pitched at a minimum angle of 30 degrees;

22.1.3.12 In the Residential Area identified on the Comprehensive Development Plan:

(a) The maximum pitch of the roof of any building is 45 degrees;

(b) Garages and other accessory buildings are designed in the same style as the dwelling situated on the site. This applies to: roof pitch, building orientation, building materials, textures and colours;

(c) The individual sites do not contain swimming pools;

(d) There are no boundary fences;

(e) External surfaces of any buildings do not exceed a maximum reflectance value of 37%;

(f) Walls and gable ends are finished in timber, rough plaster, corrugated iron and/or local stone;

(g) Foundations are covered so as to avoid the visual intrusion of piles or poles;

Landscaping

22.1.3.13 A landscape plan is submitted with each building application;

22.1.3.14 Landscaping in the Residential Area identified on the Comprehensive Development Plan is in accordance with the Landscape Development Plan which forms part of this appendix;

Telecommunications and Power

22.1.3.15 Service lines for the conveyance of telephone and electricity are located underground, in a shared trench;

Water Supply

22.1.3.16 Potable water complies with the Drinking Water Standards for New Zealand 2000;

22.1.3.17 Water supply treatment and reticulation is managed so that the supply is capable of receiving at least a Cb grade as per the Ministry of Health's water supply grading criteria;

Fire Fighting

22.1.3.18 A fire fighting reserve of water is maintained at all times, which complies with the Fire Service Code of Practice 1965;

Sewage Treatment and Disposal

22.1.3.19 All effluent disposal is reticulated;

Bond

22.1.3.20 The applicant, before commencing any construction or development, enters into a bond with the Council to the sum of $10,000 to ensure fulfilment of all conditions imposed on any consent; and

Clean Air Standards

22.1.3.21 There is no burning of coal.

22.1.4 Any resource consent application made under Rule 22.1.2 shall not be notified and shall not require the written approval of affected parties.

Matters of Control

22.1.5 Under Rule 22.1.2 the Council shall reserve control over all of the following matters:

Design

22.1.5.1 Whether any building in the Residential Area, identified on the Comprehensive Development Plan, is consistent with the following siting guidelines, as far as practicable:

(a) Buildings should be positioned generally in accordance with the Landscape Development Plan where there are changes in slope or on flat areas;

(b) Buildings should not be sited on the top of raised areas nor onto the steeper slopes;

(c) All buildings should be oriented so as to present the same aspect to the north/north-west;

(d) All buildings should be sited so as not to restrict the views from residential buildings on other sites; and

(e) Garages and carports attached or detached should be sited so as to relate to the site.

22.1.5.2 Whether any building in the Residential Area, identified on the Comprehensive Development Plan, is consistent with the following design guidelines:

(a) Buildings should relate to each other in form, the texture of materials and the colour of materials;

(b) Buildings should be designed so as to present a low appearance which blends into the landscape; and

(c) Gable ends should be triangular in elevation facing to the north/north-west. No colonial type dormer windows should be allowed.

22.1.5.3 Whether any building in the Residential Area, identified on the Comprehensive Development Plan, is consistent with the following guidelines for construction materials:

(a) Roofs should be finished in subdued earthy colours of the local landscape; and

(b) All exterior painted surfaces should be finished with dark earthy colours.

Landscaping

22.1.5.4 Whether any landscaping reinforces the existing vegetation pattern, both indigenous and introduced, and aims to reduce the visual impact of the development.

22.1.5.5 Whether the landscaping plan submitted with each building application for the Residential Area, identified on the Comprehensive Development Plan, is consistent with the following guidelines:

(a) The existing pine grove is retained until such a time as it can be replaced by the emergent beech and totara community;

(b) Exotic species may be planted in the framework vegetation as protection for the eventual native tree cover;

(c) All new plantings (with the exception of nurse crop plantings in the framework vegetation above and the establishment of grassed areas close to the dwellings) are of species representative of the range of local native species found in the Cass River catchment;

(d) No variegated or golden varieties are used; and

(e) The bulk of the plantings are positioned so as to shelter from the north-westerly and southerly winds and to reinforce the existing landforms and as indicated on the Landscape Development Plan.

22.1.5.6 At the time of any building application for the Tourist Accommodation Development Area, identified on the Comprehensive Development Plan, regard will be had to whether:

(a) The existing woody weed cover is being managed so as to encourage beech and totara forest regeneration as a replacement for the existing

broom; and

(b) The spread of shade tolerant bird and wind dispersed plants originating from Grasmere homestead, particularly rowan, contoneaster, holly and sycamore, is being controlled to limit further spread so as not to impede the regeneration of native vegetation;

Monitoring

22.1.5.7 Any monitoring conditions.

Non-Complying Activities — Land Use

22.1.6 Any activity provided for under Rule 22.1.2 which does not comply with any of Rules 22.1.3.2 to 22.1.3.21 shall be a non-complying activity.

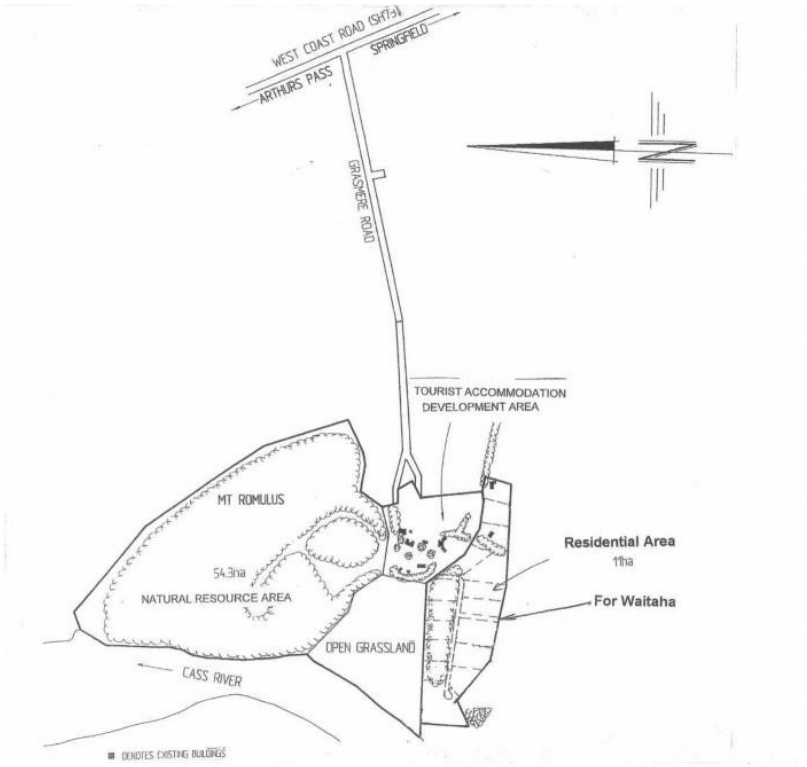
Reasons for Rules

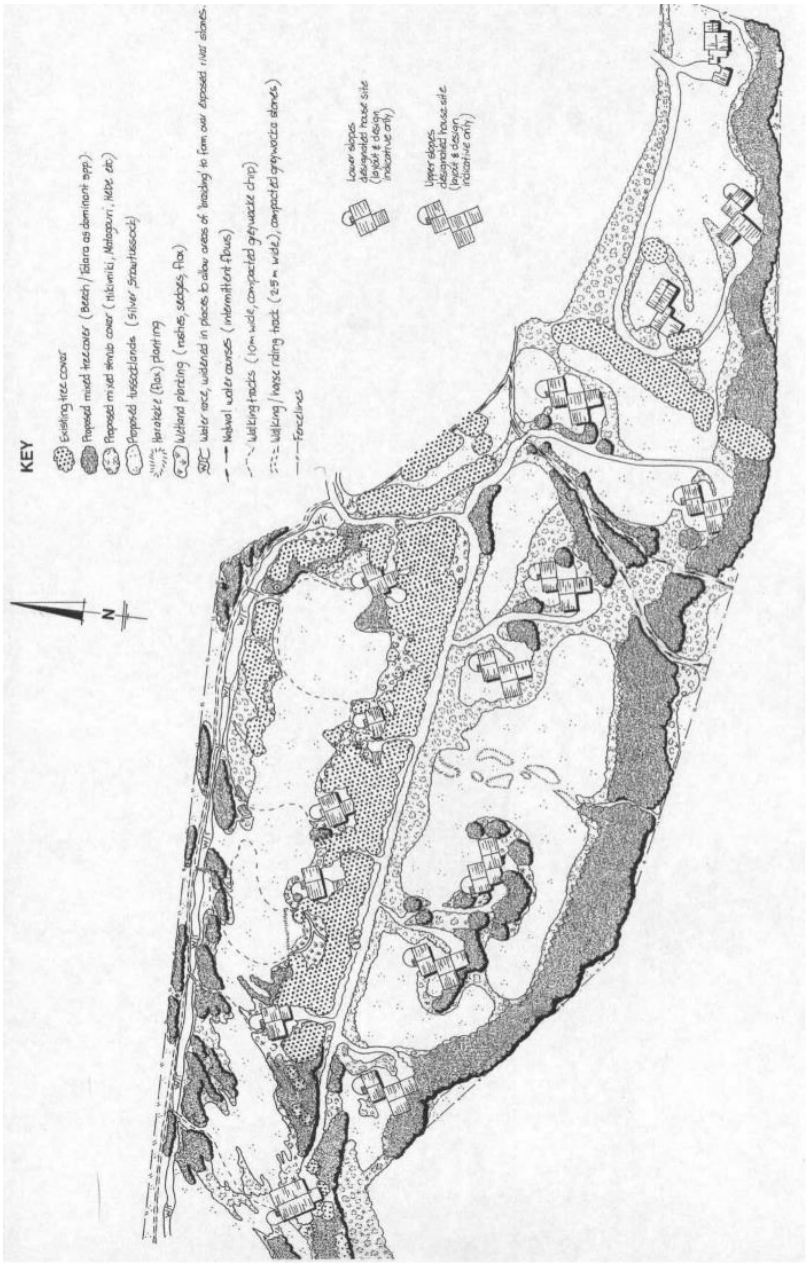
Grasmere is a tourist development which was approved as a private plan change request under the previous District Plan. The approved development is centred on the existing Grasmere Lodge and provides for increased tourist and residential accommodation for increased tourist and residential accommodation for people wishing to experience tourist and recreational activities in a High Country setting. The plan change also promoted the enhancement and protection of natural resources on the property, notably on Mount Romulus.

As the rural provisions of the District Plan do not provide for a tourist development of this scale, it is necessary to exempt the development from some of the Rural rules, so the development can be given effect to in terms of the plan change approval, it is necessary to exempt the development from some of the Rural rules, so the development can be given effect to in terms of the plan change approval. Those rules are Rule 3 Buildings (3.10.1 Residential Density, 3.11.1 Site Coverage), Rule 9 Activities (9.13.1 Vehicle Movements) and Rule 10 Subdivision (10.1.1.11 Minimum Allotment Size).

In addition, it is necessary to carry over the special conditions of the plan change approval, to ensure the environmental outcomes anticipated are realised, and continue to be realised. If any of these special conditions are not complied with, the activity becomes non-complying.

Any activity undertaken which is not an activity provided for in the Existing Development Area for Grasmere will be subject to all of the normal range of rules which apply to the Rural Zone under the District Plan.




KEY
Existing tree cover
Proposed mixed tree cover (Beech / Totara as dominant spp.)
Proposed mixed shrub cover (Mikimiki, Matagouri, Hebe etc)
Proposed tussocklands (Silver Snowtussock)
Lancelaire (Flax) planting
Wetland planting (rushes, sedges, Flax)
SDC water race, widened in places to allow areas of landing to form over exposed river stones.
Walkwell water courses (intermittent flows)
Walking tracks (1.0m wide, compacted greywacke chip)
Walking / horse riding track (2.5m wide), compacted greywacke stones)
fencelines
Lower slopes designated house site (layout & design assessment criteria)
Upper slopes designated house site (layout & design assessment criteria)
N

PART E

APPENDIX 23

23.1 ROCKLANDS

Permitted Activities — Land Use

23.1.1 Erecting any facility or using any site for the following activities shall be a permitted activity if all the conditions set out in Rule 23.1.2 are met:

23.1.1.1 Buildings for the use of the local community, including craft works;

23.1.1.2 Places of assembly including a seminar centre/retreat and base for outdoor recreational activities, including accessory accommodation limited to a bunkhouse with not more than 15 beds;

23.1.1.3 Effluent Pond;

23.1.1.4 Nursery;

23.1.1.5 Storage Ponds;

23.1.1.6 Reserves; and

23.1.1.7 Water Tanks.

23.1.2 Standards and Terms

23.1.2.1 All other rules of the Rural Volume of the District Plan are complied with; and

23.1.2.2 The activity is located in the appropriate area specified for it on the Comprehensive Development Plan which forms part of this Appendix.

Controlled Activities — Land Use

23.1.3 Erecting a dwelling shall be a controlled activity if all of the following standards and terms are met:

23.1.3.1 The dwelling is located in the appropriate area specified for it on the Comprehensive Development Plan which forms part of this Appendix.

23.1.4 Any resource consent application made under Rule 23.1.3 shall not be notified and shall not require the written approval of affected parties.

Matters of Control

23.1.5 Under Rule 23.1.3, the Council shall reserve control over the following matters:

Siting

23.1.5.1 Whether the siting of any dwelling is consistent with the following guidelines:

(a) The site of each dwelling should be very carefully defined in order that occupants may enjoy the view, aspect and privacy. In most cases careful regard for natural features such as contours, water areas and rock outcrops should contribute to site selection; and

(b) Although there will remain some flexibility in the exact positioning of each structure, the location of the dwelling should be individually defined within each of the lots on any plan of subdivision.

Design

23.1.5.2 Whether the design and appearance of any dwelling is consistent with the following guidelines:

(a) All dwellings should be energy efficient and therefore make direct use of site conditions including aspect, shelter and slope. Orientation should make use of the incoming sunlight during the winter months and both planting and built form should be used to gain shelter and reduce energy loss. In order to capture solar heat, building construction should incorporate areas of glass and dense materials such as brick, tile, rammed earth, concrete and stone. To reduce heat loss, roof, walls, windows and floors should be well insulated; and

(b) Encouragement and professional design guidance should be offered to each resident in order to construct a dwelling that relates not only to each specific site, but also to the overall cohesion of the village concept. Materials, colour, window area, roof pitch and spatial delineation of the house and garden are all major considerations.

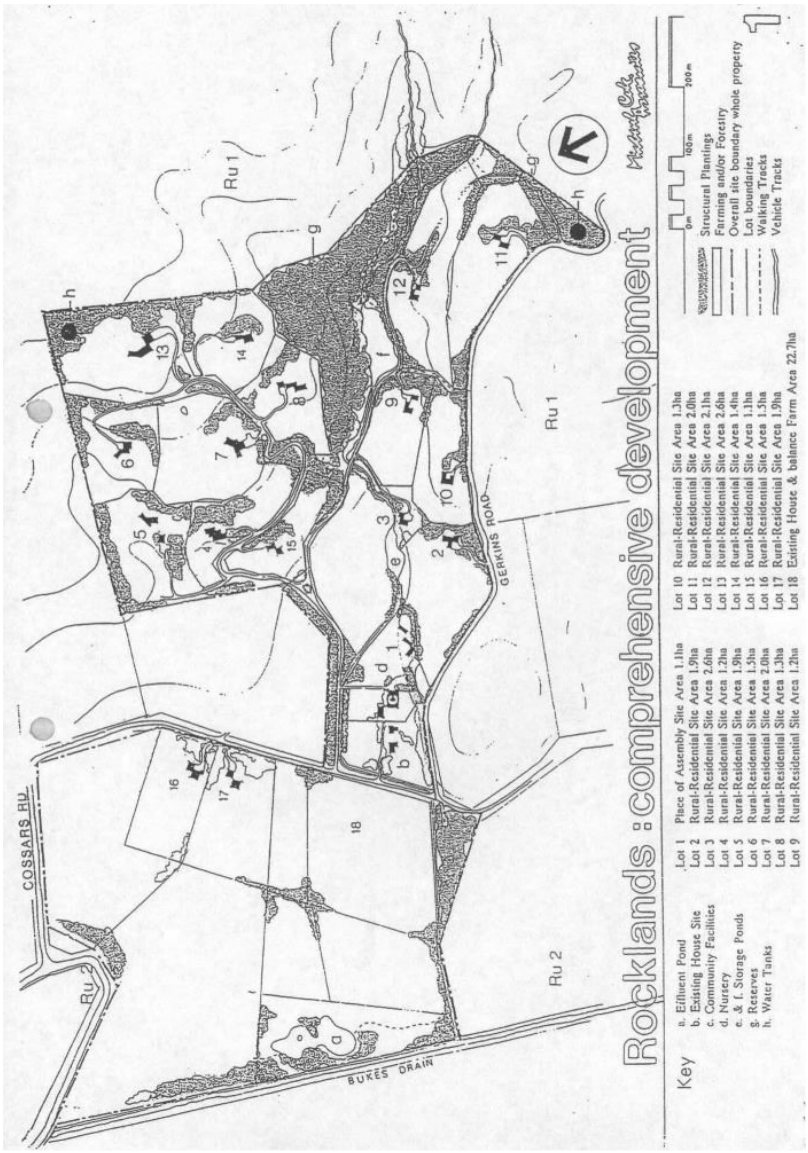
Landscaping

23.1.5.3 At the time of any building application for a dwelling, regard will be had to tree and shrub planting for shelter and visual effect. The following are species which would be suitable:

Blackwood, ash, eucalypt, larch, aspen, douglas fir, cherry, taxus, holly, wineberry, coprosma, fuchsia, cabbage tree, lacebark, ngaio, lemonwood, matipo, fivefinger, kowhai, totara, mahoe, matai kahikatea, flax, walnut, plane, oak, alder, willow, lime, birch, hazel, carob, spar-acacia.

Reasons for Rules

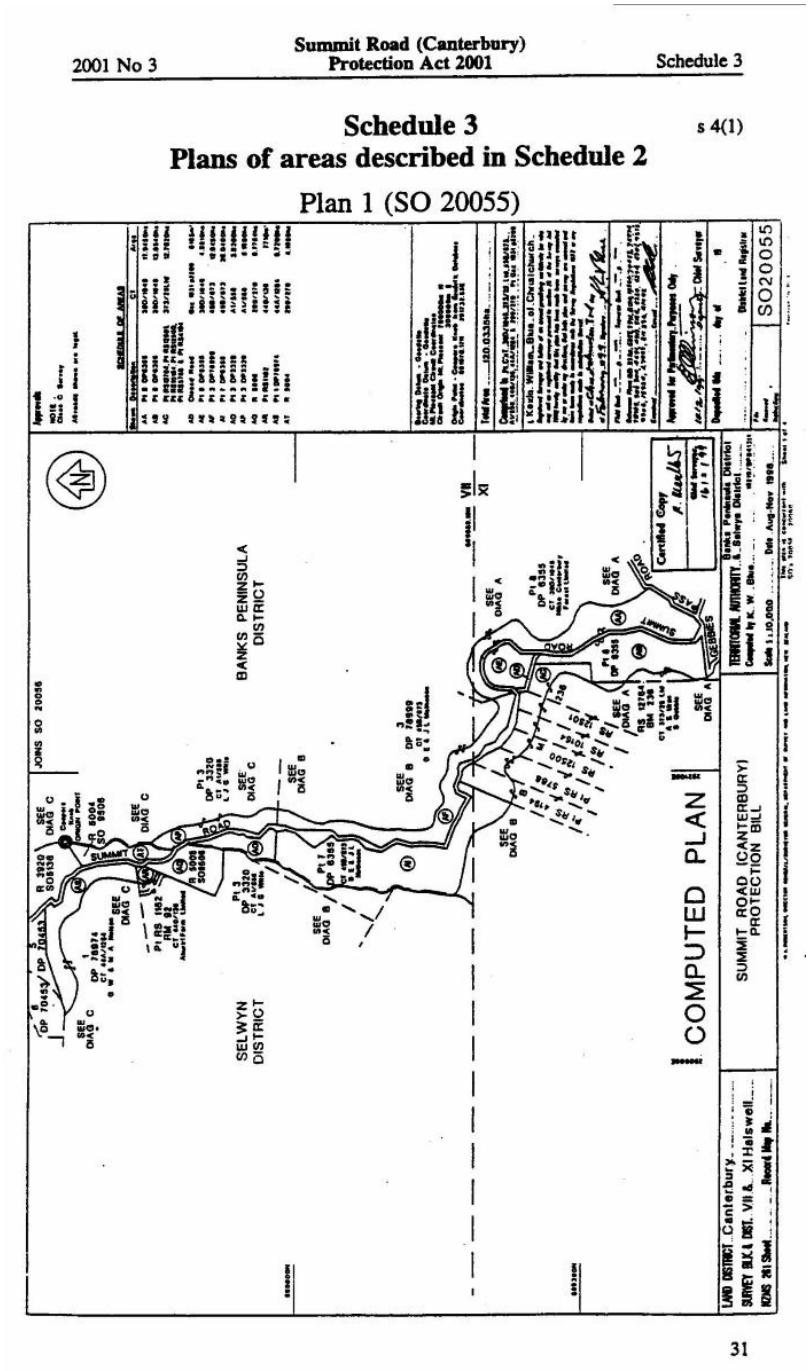
The previous District Plan provided special rules and a Comprehensive Development Plan with which development in the Rural Residential (Rocklands) Zone near Tai Tapu was required to comply with. In order to give effect to the vision of the development, it is necessary to ‘carry over’ some of the previous provisions. They apply principally to the design and siting of dwellings, in recognition of the environmental sensitivity of the location, being on the lower slopes of the Port Hills, which is a regionally significant landscape. The provisions also promote energy efficient development and the establishment of community buildings, within a ‘village’ setting with ample provision of reserve areas.


Rocklands - comprehensive development
COSSARS RD
BUKES DRAIN
GERRINS ROAD
Ru 1
Ru 2
Key
a. Effluent Pond
b. Existing House Site
c. Community Facilities
d. Nursery
e. & f. Storage Ponds
g. Reserves
h. Water Tanks
Lot 1 Place of Assembly Site Area 1.1ha
Lot 2 Rural-Residential Site Area 1.9ha
Lot 3 Rural-Residential Site Area 2.6ha
Lot 4 Rural-Residential Site Area 1.2ha
Lot 5 Rural-Residential Site Area 1.9ha
Lot 6 Rural-Residential Site Area 1.5ha
Lot 7 Rural-Residential Site Area 2.0ha
Lot 8 Rural-Residential Site Area 1.3ha
Lot 9 Rural-Residential Site Area 1.2ha
Lot 10 Rural-Residential Site Area 1.3ha
Lot 11 Rural-Residential Site Area 2.0ha
Lot 12 Rural-Residential Site Area 2.1ha
Lot 13 Rural-Residential Site Area 2.6ha
Lot 14 Rural-Residential Site Area 1.4ha
Lot 15 Rural-Residential Site Area 1.1ha
Lot 16 Rural-Residential Site Area 1.5ha
Lot 17 Rural-Residential Site Area 1.9ha
Lot 18 Existing House & ballance Farm Area 22.7ha
0m
100m
200m
Structural Plantings
Farming and/or Forestry
Overall site boundary whole property
Lot boundaries
Walking Tracks
Vehicle Tracks

PART E

APPENDIX 24

SUMMIT ROAD



2001 No 3 Summit Road (Canterbury) Protection Act 2001 Schedule 3

Schedule 3 s 4(1)

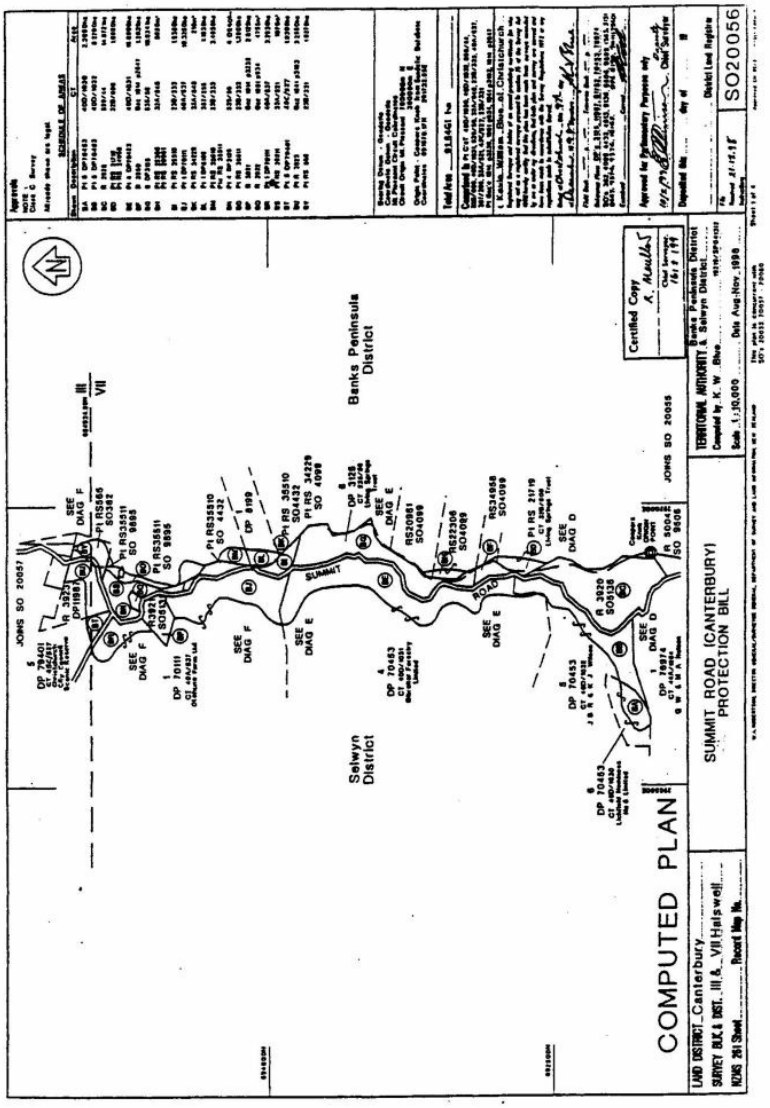
Plans of areas described in Schedule 2

Plan 1 (SO 20055)

31

Schedule 3 **Summit Road (Canterbury) Protection Act 2001** 2001 No 3

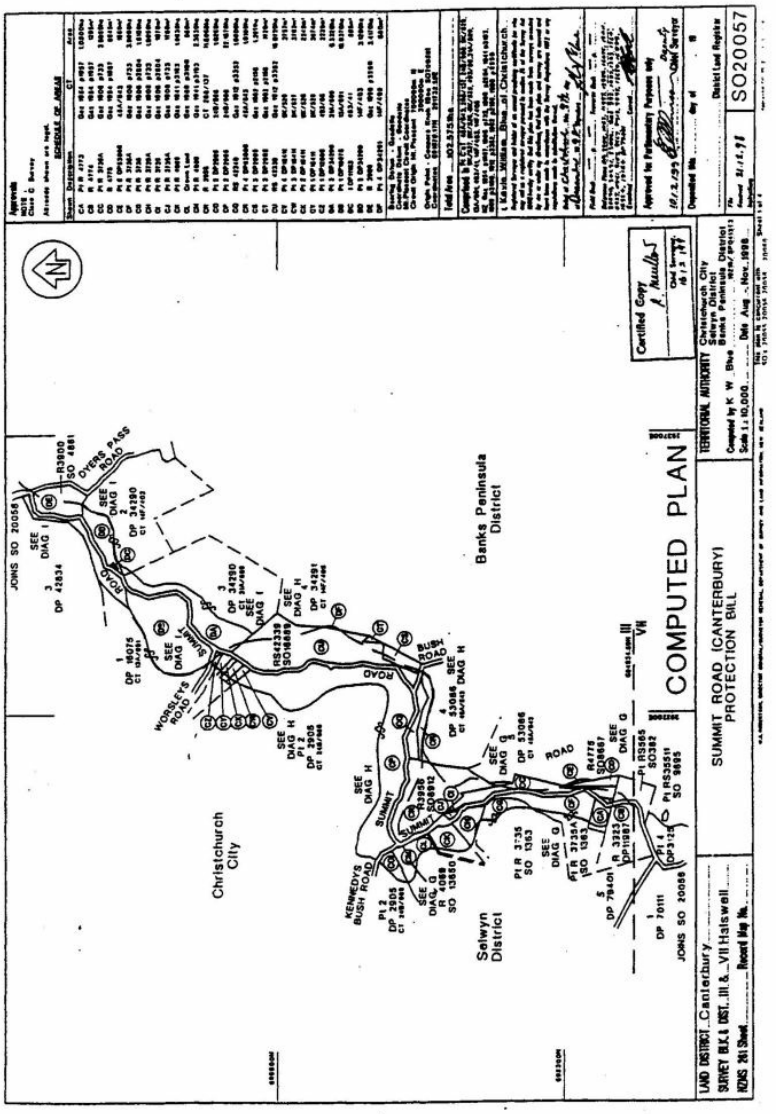
Plan 2 (SO 20056)



32

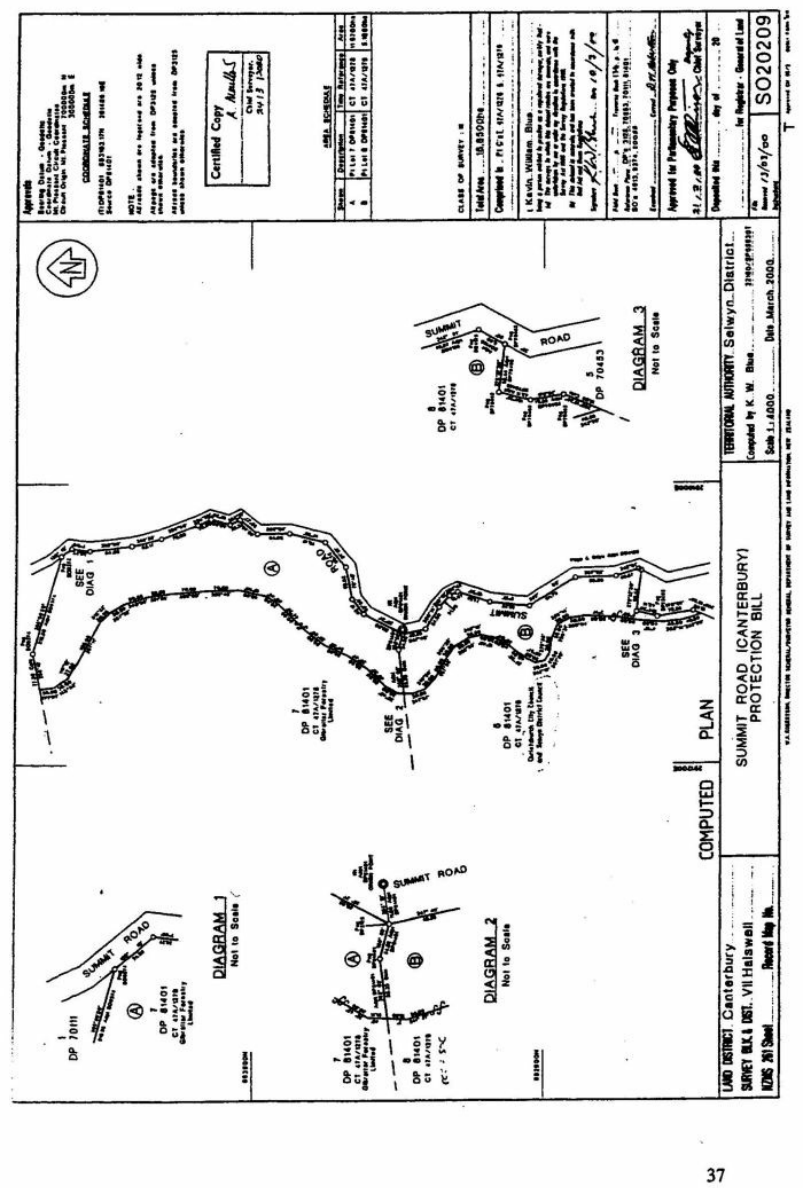
2001 No 3 **Summit Road (Canterbury) Protection Act 2001** Schedule 3

Plan 3 (SO 20057)



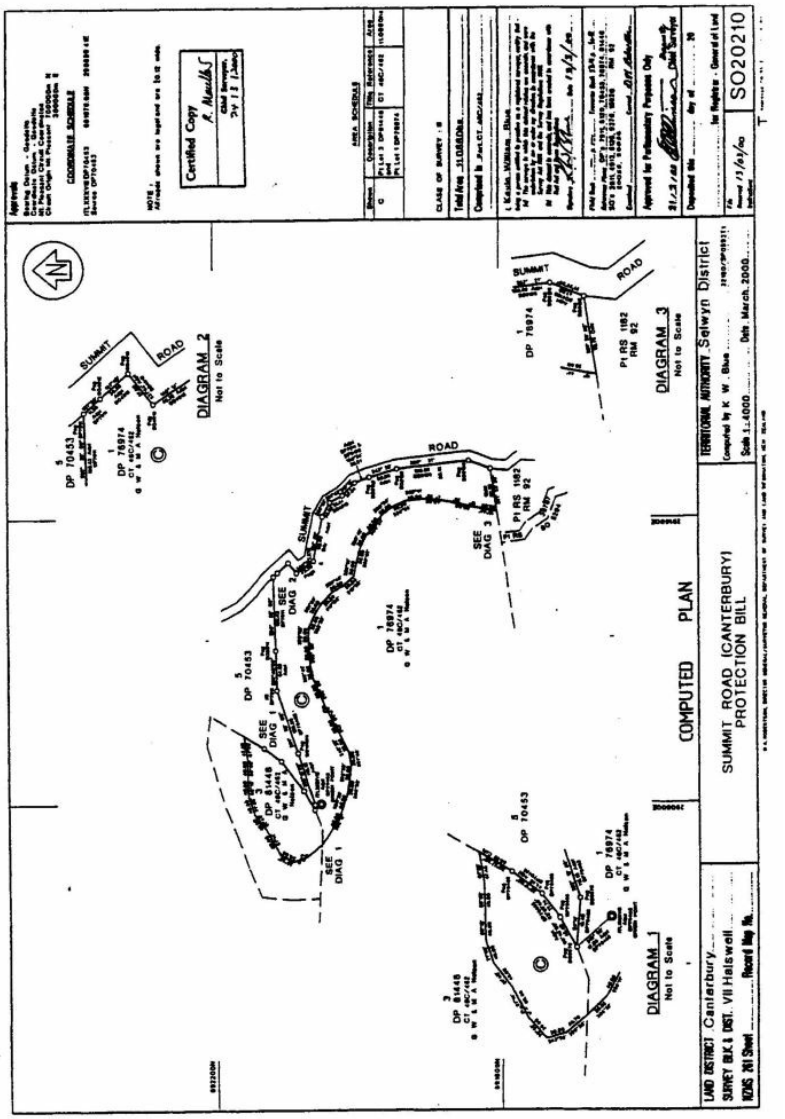
33

Plan 7 (SO 20209)



Schedule 3 **Summit Road (Canterbury) Protection Act 2001** 2001 No 3

Plan 8 (SO 20210)



38

PART E

APPENDIX 25

E25.1 PORTERS SKI AND RECREATION AREA

Note: Reference should me made to all other rules of the Rural Volume of the District Plan to confirm if compliance is required by activities, works and buildings within the Porters Ski and Recreation Area.

E25.1.1 The Porters Ski and Recreation Area shall be limited to the following activities subject to compliance with Rules E25.2 through to E25.11.

(a) Recreational facilities

(b) Facilities, buildings and activities associated with the management and operation of a Ski Area, including but not limited to:

- avalanche control
- weather stations
- pump stations
- snow-making infrastructure
- fuel storage
- snow fences
- plant nursery
- storage and maintenance
- equipment and clothing hire facilities
- ski school
- ski member facilities
- race team and competition facilities
- sports medicine and rehabilitation
- first aid, medical care and facilities
- childcare
- helicopter access and landing
- emergency access and emergency services

(c) Tourist activities – see Note below

(d) Conference activities

(e) Commercial activities and services (including retail activities) which are associated with and complementary to recreation, tourist and conference activities

(f) Visitor Accommodation

(g) Staff Accommodation

(h) Dwellings

(i) Apartments

(j) Place of Assembly

(k) Educational activities limited to education related to recreational activities and environmental and cultural values associated with the High Country.

(l) Vehicle parking (including helicopters) ancillary to recreation, tourist, commercial, conference, visitor accommodation and dwellings.

(m) Activities associated with the maintenance and repair of existing infrastructure, roads, buildings and structures.

(n) Utilities required to service the activities within the zone.

For the purpose of these rules the following definitions shall apply:

Recreational facilities – shall be in accordance with Part D Definitions

Tourist activities – shall mean the use of any land, building or structure for the primary purpose of providing entertainment, recreational and cultural experiences for visitors

Visitor Accommodation – shall include all forms of temporary residential accommodation offered for a daily tariff

Dwellings – shall be in accordance with Part D Definitions

Apartments – shall mean self-contained residential accommodation which may be occupied as a permanent or temporary residence but is part of and attached to other apartments contained within the same building.

Place of Assembly – shall be in accordance with Part D Definitions

E25.2 Controlled Activities

Earthworks

E25.2.1	Earthworks (except for earthworks listed as either a restricted discretionary or non-complying activity) located entirely within the boundary of the Porters Ski and Recreation Area and limited to the following purposes shall be a controlled activity:
E25.2.1.1.	Within the Porters Basin and the Village Base Sub-Zones as shown on Appendix 25A:
(a)	Establishing ski trails and terrain parks
(b)	Installing support structures for tows, lifts and gondolas
(c)	Establishing trails for recreational activities including mountain bike, luge and walking trails
(d)	The construction of buildings, structures and utilities.
(e)	Forming access tracks.
(f)	Forming roads in the Village Base Sub-Zone, provided that they comply with the Standards for Roads in Rule E25.8.1.1.
(g)	Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.
(h)	Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.
(i)	Ground preparation for planting of indigenous vegetation on areas greater than $5m^2$.
E25.2.1.2	Within the Northern Terrace Sub-Zone, as shown on Appendix 25A:
(a)	Installing infrastructure for wastewater disposal.
(b)	Ground preparation for planting of indigenous vegetation on areas greater than $5m^2$.
E25.2.1.3	Within the Crystal Stream Sub-Zone, as shown on Appendix 25A:
(a)	Forming of the access road/ski out trail on the general alignment shown on Appendix 25A.
E25.2.2	Under RuleE25.2.1, the Council shall reserve its control over the following matters:
E25.2.2.1	Any potential effects on ground and scree stability.
E25.2.2.2	The location, depth and length of cuts and the extent and location of fill or castings.
E25.2.2.3	The effectiveness of erosion and sediment control measures and the degree to which these conform with any Erosion and Sediment Control Plan that may have been approved by the Canterbury Regional Council for the establishment of infrastructure.
E25.2.2.4	The setback from the Porter Stream and Crystal Stream.
E25.2.2.5	Avoidance or setback from any ephemeral streams or naturally occurring seepages or wetlands.
E25.2.2.6	Terrestrial and aquatic ecological values within the area of disturbance and the potential to minimise or avoid disturbance that will affect the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (For definitions of herbfield, boulderfields and spring flush see Note below).
E25.2.2.7	The effect on landscape values and visibility from State Highway 73.
E25.2.2.8	Methodology for completing the works, including the type of machinery and equipment to be used and the measures to be taken to minimise ground disturbance.
E25.2.2.9	Measures for the control of dust emissions.
E25.2.2.10	Protocols to minimise the transfer of weed and pest species on machinery.
E25.2.2.11	Measures proposed for re-contouring and re-vegetation of the land, including the timing for re-vegetation.
E25.2.2.12	Protocols for Accidental Discovery of archaeological sites.
E25.2.2.13	Conditions requiring the preparation and implementation of a Ski and Recreation Area Environmental Management Plan that addresses the following matters for construction and operation of the Ski Area:

- Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski and Recreation Area operations and maintenance;
- Principles for management of construction activities and restoration of earthworks
- Pest and weed management
- Management of habitats and species, including Keas and riparian margins
- Enhancement of Crystal Stream
- Storage and removal of solid wastes
- Storage, management and use of hazardous wastes

Notes:

1. Rule E25.2.2.13 duplicates the requirement for an Environmental Management Plan required by Rule E25.15.2.12 at the time of subdivision application. If an Environmental Management Plan has already been prepared and approved as a condition of subdivision this provision is not applicable.

2. The following definitions are to be applied when identifying sensitive plants and communities:

Herbfield: Vegetation in which the cover of herbs in the canopy is 20-100% and in which herb cover exceeds that of any other growth form or bare ground. Herbs include all herbaceous and low-growing semi-woody plants that are not separated as ferns, tussocks, grasses, sedges, rushes, cushion plants, mosses or lichens. (Atkinson, IAE. (1985) NZJBotany 23: 361-378)

Boulderfield: Land in which the area of unconsolidated bare boulders (>200mm diameter) exceeds the area covered by any one class of plant growth-form. (Atkinson, IAE. (1985) NZJBotany 23: 361-378)

Spring flush: Areas of sloping wetlands in the mountains, where the underlying groundwater supply by a spring is supplemented by periodic pulses of surface water (e.g. from snow melt). (Adapted from Johnson P and Gerbeaux P. (2004): Wetland Types in New Zealand DOC/MfE).

Buildings

E25.2.3 All buildings (except for buildings listed as either restricted discretionary or non-complying activities) located within the Porters Ski and Recreation Area shall be a controlled activity in respect of design and appearance, relationship between buildings (physical layout on the ground) and landscape treatment, provided that they comply with the Standards for Buildings in Rules 25.3.1.1 to 25.3.1.10, except that buildings which are utilities shall comply with the Standards for Utilities in Rule 25.4.

E25.2.4 Under Rule E25.2.3, the Council shall reserve its control over the following matters:

E25.2.4.1 The extent to which the building reflects an architectural style that is consistent with and complementary to the landscape values of the Porters Ski and Recreation Area, having regard to the design principles in Appendix E25.17.

E25.2.4.2 The suitability of proposed materials having regard to the list of materials in Appendix E25.17.

E25.2.4.3 The appropriateness of the colour finish of the exterior of the building, having regard to the recommended colour palette in Appendix E25.17.

E25.2.4.4 The architectural design and profile of the roof and its visual impact. Within the Village Base Area, the design and profile of the roof should be assessed both singularly and in combination with other roofs, including the visual effects of the rooflines when viewed across the Village Base Area.

E25.2.4.5 The avoidance of excessive repetition of building forms.

E25.2.4.6 The use of architectural articulation to create a building of visual interest. Such articulation may include the use of projecting and recessed balconies, porches, sheltering colonnades, verandahs at ground level and window awnings.

E25.2.4.7 The avoidance of building facades and elevations which are visually bland or blank including the use of architectural articulation or techniques such as steps-in-plan to avoid long continuous walls.

E25.2.4.8 The reflectivity of materials to be used on the exterior of the building when viewed from beyond the zone boundary.

E25.2.4.9 The potential for the building or structure to be visible from the State Highway.

E25.2.4.10 The provision for pedestrian linkages between buildings, carparks, visitor accommodation, dwellings and the trails to Porters Ski Area and the Crystal Basin Ski Area.

E25.2.4.11 In addition to the above, within the Village Base Area 2 (Slopeside Visitor Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation) regard should also be given to the more specific guidance in Appendix E25.17:

(a) Orientation and positioning of buildings close to the road frontage and/or public spaces.

(b) Location and design of main entrances adjacent to pedestrian routes and public spaces.

(c) The creation of legible, comfortable and useable spaces for circulation and gathering within a compact Village Centre.

(d) Maintenance of prominent vistas along the village roads.

(e) Maintenance of open space and views between buildings.

(f) Layout of buildings and pedestrian routes should ensure the safe and efficient movement of people, incorporating the principles of Crime Prevention Through Environmental Design (CPTED).

(g) Screening of service areas.

(h) External accessways, mechanical, electrical and communications equipment should be integrated within the building.

(i) Avoidance of excessive light spill.

E25.2.4.12 Within Porters Basin and Crystal Basin Sub-Zones as shown on Appendix 25A:

(a) Avoidance of locating buildings and structures on ridges, except where necessary to support chairlifts, tows and gondolas or for avalanche control equipment and weather stations.

(b) Avoidance of visibility against the skyline.

(c) Minimise visibility from the state highway through location, design and colour.

(d) The use of colour for buildings and structures that will complement the landscape.

(e) The avoidance of materials and colours to finish buildings and structures with high reflectivity when viewed from beyond the Sub-Zone.

Landscape Treatment

E25.2.5 All planting for the purpose of amenity and enhancement shall be a controlled activity, provided it complies with Rules 25.10.1 and 25.10.2 for Tree Planting and Landscape Treatment. A landscape plan detailing the species, density, planting programme as well as maintenance regime shall be provided as part of this application.

E25.2.6 Under Rule E25.2.5 the Council shall reserve its control over the following matters:

E25.2.6.1 The effectiveness and quality of any landscape treatment proposed.

E25.2.6.2 The planting patterns of shrubs, tussocks and trees in areas outside the Village Centre and the extent to which this pattern of planting has a natural appearance and arrangement.

E25.2.6.3 The planting patterns of trees in the wastewater disposal area and the ridge between Village Base Areas 2 and 5 and the extent to which these reflect and harmonise with the landform.

E25.2.6.4 The extent to which the proposed landscape planting connects and is compatible with other planting and naturally occurring indigenous vegetation across the Ski and Recreation Area and at the boundary of the Ski and Recreation Area.

E25.3 Standards for Buildings

E25.3.1 The following standards shall be met for the erection of any building or any additions or alterations to, or modification of any building that is to be considered as a controlled activity.

These standards shall not apply to Utilities which shall comply with Rule E25.4 Standards for Utilities:

E25.3.1.1 All buildings shall be located in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 B.

E25.3.1.2 The total number of dwellings in the Porters Ski and Recreation Area shall not exceed 45 and there shall be no more than one dwelling located on a residential allotment. There shall be no family flats.

E25.3.1.3 The number of dwellings and buildings permitted in each of the identified Village Base Areas shown in the Porters Ski and Recreation Area Outline Development Plan (Appendix 25 B) shall not exceed:

(a) Village Base Area 1 (Porters Chalets) 12

(b) Village Base Area 2 (Slopeside Visitors Accommodation) 10

(c) Village Base Area 3 (Village Centre) 18

(d) Village Base Area 4 (Hotel and Visitor Accommodation) 8

(e) Village Base Area 5 (Crystal Chalets) 33

Except that:

(a) No buildings or structures (including lifts and tows) shall be erected until:

(i) A covenant is secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

(ii) An Emergency Management and Response Plan for the Ski and Recreation Area has been prepared.

(iii) A Hazard Risk Assessment is completed to the Council's satisfaction. This shall include an avalanche control programme and proposed measures to reduce rock fall.

(b) Only half of the buildings numbered in Village Base Areas 1, 2, 3 and 4 (excluding the Crystal Chalets in Village Base Area 5 which must comply with (c) below) may be constructed and occupied until such time as the following infrastructure is established within the Crystal Basin Ski Area:

(i) Formation of an access track linking the Porters Basin to Crystal Basin; and

(ii) Construction and commissioning of a snowmaking reservoir; and

(iii) Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and

(iv) Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and

(v) A Day Lodge; and

(vi) Ski trails with a daily capacity for up to 1,500 skiers.

(c) The Crystal Chalets in Village Base Area 5 may only be constructed and occupied once:

(i) The three T-bar lifts existing in Porters Ski Area as at 19 October 2012 have been upgraded; and

(ii) The ski access road between the Village and Porters Ski Area has been decommissioned for private vehicle use; and

(iii) A minimum of four buildings in the Village Base Area 3 (Village Centre) have been erected.

E25.3.1.4 There shall be no provision for buildings associated with accommodation for visitors or residents within the Crystal Basin, Crystal Stream, Porters Basin, Porters Slopes and Northern Terrace Sub-Zones as shown in the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.3.1.5 The maximum building footprint shall not exceed:

Village Base Area 1 (Porters Chalets)	300m^2 excluding decks
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building up to 1320m^2
	1 building up to 990m^2
	3 buildings up to 880m^2
	All other buildings up to 440m^2
Village Base Area 3 (Village Centre)	2 buildings up to 925m^2
	5 buildings up to 730m^2
	4 buildings up to 600m^2
	3 buildings up to 530m^2
	All other buildings up to 330m^2
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 2475m^2
	1 building up to 1320m^2
	3 buildings up to 660m^2

	All other buildings up to 350m^2
Village Base Area 5 (Crystal Chalets)	200m^2 excluding decks
Crystal Basin Ski Area and Porters Ski Area	1000m^2 excluding decks

E25.3.1.6 The maximum height of buildings (excluding carpark buildings, support structures and terminals for gondolas, lifts and tows) shall not exceed:

Village Base Area 1 (Porters Chalets)	13m
Village Base Area 2 (Slopeside Visitors Accommodation)	1 building of 26.5m
	2 buildings at 22m
	4 buildings at 16m
	3 buildings up to 13m
Village Base Area 3 (Village Centre)	6 buildings at 24m
	5 buildings at 19m
	6 buildings up to a maximum of 13m (to be measured from the finished level of the carpark base where buildings are to be erected over a carpark building)
Village Base Area 4 (Hotel and Visitor Accommodation)	1 building up to 19m with 7 buildings a maximum of 13m
Village Base Area 5 (Crystal Chalets)	8m
Crystal Basin Ski Area	16m
Porters Ski Area	16m

E25.3.1.7 Fences in Village Base Areas 1 to 5 shall be limited to:

(a) Fences constructed in greywacke boulders

(b) Temporary fences required for construction purposes

(c) Fences for the protection of indigenous vegetation. Where permanent, these shall be constructed in greywacke boulders.

E25.3.1.8 All buildings (excluding bridges) within the Village Base Sub-Zone shall be limited to a minimum setback of 5m from the banks of the Porter Stream.

Note: This setback is to be measured in accordance with the definition in section 2 of the Act as "the space of land which the waters of the river cover at its fullest flow, without overtopping its banks."

(See Rule E25.5.4 for setback for activities from the Porter Stream).

E25.3.1.9 No buildings or hardstand areas shall be located within the Red Tussock Gully as shown on the Porters Ski and Recreation Area Outline Development Plan Appendix 25 B.

E25.3.1.10 All roofing materials and fixtures shall exclude copper, zinc, zincalum, lead and clay tiles.

E25.4 Standards for Utilities

E25.4.1 Utilities located within, and required to service the Ski and Recreation Sub-Zone (Porters), excluding telecommunications towers, shall not exceed:

(a) Maximum Height - 12m

(b) Maximum building footprint - 50m^2

(c) Reflectance value - 37%

E25.4.2 Utilities shall not be located on a ridge or break the ridgeline when viewed from State Highway 73.

E25.5 Standards for Activities - General

E25.5.1 Activities in the Porters Ski and Recreation Area shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.5.2 Construction or earthwork activities in the Crystal Basin or Village Base Sub-Zones shall only commence on:

(a) Completion of works which achieve the NZTA standard for sight-lines at the intersection of State Highway 73 and the Ski Area Access Road as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and provides at the same intersection seal widening sufficient for a right turn lane and left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.

(b) The requirements of rule E25.3.1.3(a)(i) have been fulfilled.

E25.5.3 No recreational activities shall be commenced in the Crystal Basin Sub-Zone unless the requirements of Rule E25.3.1.3 (a) (i) to (iii) inclusive have been met in full.

E25.5.4 All Ski Area and Recreation activities, buildings and earthworks located within the Porters Lower Slopes Sub-Zone (as shown on Appendix 25 A) shall be setback 15m from the banks of the Porter Stream. (See Rule E25.3.1.8 for definition of setback measurement).

E25.5.5 All earthworks and buildings within Village Base Area 2 shown on Appendix 25 A shall be setback 5m from the banks of that portion of the Porter Stream identified as "Porter Stream setback" on Appendix 25A. (See Rule E25.3.1.8 for definition of setback measurement.)

E25.6 Standards for Activities - Scale

E25.6.1 The total number of beds for visitor accommodation within the Village Base Sub-Zone shall be limited as follows. For the purpose of this Rule visitor beds shall exclude beds in dwellings and one bed unit shall equal 1 person:

Village Base Area 2 (Slopeside Visitors Accomodation)	1100
Village Base Area 3 (Village Centre)	1600
Village Base Area 4 (Hotel and Visitor Accomodation)	500

E25.6.2 The floor area occupied by commercial activities within the Village Base Sub-Zone shall be limited as follows:

Village Base Area 2 (Slopeside Visitors Accomodation)	1610m^2
Village Base Area 3 (Village Centre)	7624m^2
Village Base Area 4 (Hotel and Visitor Accomodation)	575m^2

E25.7 Outdoor Lighting in the Village Base Sub-Zone

E25.7.1 All outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) shall comply with the following standards:

E25.7.1.1 All outdoor lighting shall be shielded from above in such a manner that the edge of the shield shall be below the whole of the light source.

E25.7.1.2 All outdoor lighting shall have a filter to filter out the blue or ultraviolet light, provided the light source would have more than 15% of the total emergent energy flux in the spectral region below 440nm. The filters used must transmit less than 10% of the light at any wavelength less than 440nm. This includes, but is not limited to, fluorescent, mercury vapour and metal halide lamps.

E25.7.1.3 No street or road lighting shall be produced by high-pressure sodium, metal halide, mercury vapour lighting or fluorescent lighting.

E25.7.1.4 There shall be no searchlights or floodlights, including floodlights used for illumination of buildings for aesthetic purposes.

E25.7.1.5 All fixed lighting shall be directed inwards away from the Ski and Recreation Area boundary.

E25.8 Standards for Roading

E25.8.1 The following standard shall be met for the formation and establishment of any road that involves earthworks as a Controlled Activity:

E25.8.1.1 In the Ski and Recreation Area the formation of any road or road bridge shall be located generally in accordance with the Porters Ski and Recreation Area Outline Development Plan in Appendix 25 A.

E25.9 Standards for Vehicle Parking

E25.9.1 Any activity in the Ski and Recreation Area which provides car parking in accordance with the following standards shall be a permitted activity.

E25.9.1.1 Dwellings, and apartments occupied on a permanent basis - one on-site carparking space.

E25.9.1.2 Visitor Accommodation Hotels – one space per three guest rooms up to 60 rooms, thereafter one space per five guest rooms. In addition, one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.3 Visitor Accommodation Backpackers and Lodges – one space per five guest beds. In addition one coach park per 50 guest rooms and one staff space per 20 beds. The parks need not be located on the same site as the activity.

E25.9.1.4 Apartments managed and occupied as part of visitor accommodation – one space per 15 apartments, thereafter one per two apartments. In addition, one coach park per 50 apartments and one staff space per 20 beds.

E25.9.1.5 All car parking is to be formed to the relevant standards set out in Appendix 13 of the Townships Section of the District Plan.

E25.10 Standards for Tree Planting and Landscape Treatment

E25.10.1 All tree planting and planting for the purpose of re-vegetation, amenity or enhancement purposes shall be limited to the species listed in Appendix E25.17

E25.10.2 All planting shall generally comply with the Outline Planting Concept in Appendix E25.17. The planting provides for six plant mixes and the relative proportions of the dominant species in each planting mix shall conform with the requirements of Porters Ski and Recreation Area Outline Development Plan in Appendix 25 C.

E25.11 Aircraft Movements

E25.11.1 Aircraft movements for the purpose of the following activities shall be permitted without limitation:

(a) Ski and Recreation Area operations, including avalanche management and control.

(b) Emergency rescues and landings.

(c) Construction and earthworks activities within the boundaries of the Ski and Recreation Area.

(d) Firefighting.

(e) Pest control.

(f) The activities of the New Zealand Defence Force or Civil Defence.

E25.11.2 Aircraft movement for all other purposes shall not exceed 10 excursions on any one day from 1 June to 31 October and five excursions on any one day from 1 November to 31 May in any calendar year. For the purposes of this standard an excursion shall be defined to mean a take-off and landing within the boundaries of the Ski and Recreation Area.

E25.12 Restricted Discretionary Activities

Buildings

E25.12.1 All building works associated with constructing a gondola located in the Crystal Stream Sub-Zone shown on Appendix 25 A shall be a restricted discretionary activity. The Council shall restrict its discretion to the matters listed in Rule E25.2.4.

E25.12.2 Any building of Building Importance Category 3 or 4 (as defined below) located within the Village Base Area as shown in Appendix 25A. The Council shall restrict its discretion to consideration of:

(a) The risk of, and ability of buildings to withstand, fault rupture; and

(b) The matters listed in Rule E25.2.4.

For the purposes of E25.12.2 a building of Building Importance Category 3 or 4 shall be:

- Emergency medical and other emergency facilities not designated as critical post disaster facilities but excluding first aid facilities.
- Airport terminals, principal railway stations, schools
- Structures accommodating > 5000 people
- Public assembly buildings > 1000m^2
- Museums and art galleries > 1000m^2
- Municipal Buildings
- Grandstands > 10,000 people
- Chemical storage facilities > 500m^2
- Major infrastructure facilities
- Air traffic control installations
- Designated civilian emergency centres, medical emergency facilities, fire and police stations.

Height of Crystal Chalets

E25.12.3 Crystal Chalets which exceed 8m (Rule E25.3.1.6) but are less than 13m in height shall be a restricted discretionary activity.

E25.12.4 Under Rule E25.12.3 the Council shall restrict its discretion to consideration of:

E25.12.4.1 Those matters contained in Rule E25.2.4.

E25.12.4.2 The effect of additional building height on the views from the Village Base Sub-Zone towards Castle Hill and to the Crystal Valley.

E25.12.4.3 The architectural design and profile of the building.

E25.12.4.4 The materials and colour finish of the building.

Roading

E25.12.5 Any activity which does not comply with Rule E25.8.1 shall be a restricted discretionary activity.

E25.12.6 Under Rule E25.12.5 the Council shall restrict its discretion to consideration of:

E25.12.6.1 The effect of changing the network or alignment of roads in terms of accessibility for a range of vehicle types to the different precincts within the Village Base Sub-Zone, having regard to gradient and geometry.

E25.12.6.2 Any consequential effects of changing the road network on the layout of built development, services, infrastructure or the efficiency of inter-connecting pedestrian pathways or access trails to the Porters or Crystal Basin Ski Areas.

E25.12.6.3 The ability to effectively manage the stormwater and discharges from the road both during construction and operation and any consequential effects on land stability or other natural hazards.

E25.12.6.4 The effect of changing the road network on ecological, natural character or landscape values of the Ski and Recreation Area and land immediately adjoining the zone.

E25.12.6.5 The effects of changing the Village Road network on the safety and efficiency of the Village traffic having regard to sight distances at intersections, conflicts between vehicles which may be queuing or crossing the road and potential conflicts with pedestrians.

E25.12.6.6 The degree of difficulty for vehicles entering/exiting a site or carpark and the potential for increased on-street parking with resulting effects on traffic safety and residential amenity.

Vehicle Parking

E25.12.7 Any activity which does not comply with Rule E25.9.1 shall be a restricted discretionary activity.

E25.12.8 Under Rule E25.12.7 the Council shall restrict its discretion to consideration of:

E25.12.8.1 The extent to which car parking numbers can be reduced having regard to alternative methods of transportation that may be available within the Village Base Sub-Zone e.g., shuttles, inclinator.

E25.12.8.2 The extent to which public transport or group passenger transportation services may reduce the need for on-site carparking. This may include consideration of timetabling to coincide with Ski Area operating hours.

E25.12.8.3 Any effects on pedestrian amenity or safety from reduced car parking.

E25.12.8.4 The extent to which visitor accommodation or other activities within the Village Base Sub-Zone can demonstrate a lesser parking demand.

E25.12.8.5 Whether a reduction in carparking within the Ski and Recreation Area would lead to a parking demand outside that Area and the effects

such parking would have on the efficient use of roads and traffic safety.

Night-Lighting for Recreational Activities and Outdoor Lighting in the Village Base Sub-Zone

E25.12.9 The lighting of the Ski and Recreation Area for the purpose of facilitating night recreational activities shall be a restricted discretionary activity.

E25.12.10 Any outdoor lighting in the Village Base Sub-Zone (Areas 1 to 5 inclusive) which does not comply with Rule E25.7 shall be a restricted discretionary activity.

E25.12.11 Under Rules E25.12.9 and E25.12.10 the Council shall restrict its discretion to consideration of:

E25.12.11.1 The proposed lighting plan having regard to the number, location and spill of light.

E25.12.11.2 The effect of night lighting on ecological values.

E25.12.11.3 The effect of night lighting on rural amenity values from beyond the boundary of the Ski and Recreation Area and its visibility from State Highway 73.

Earthworks

E25.12.12 Any earthworks in the Crystal Basin and Porters Lower Slopes Sub-Zones as shown on Appendix 25 A not listed as a Non-Complying Activity, limited to the purposes of:

(a) Establishing ski trails and terrain parks.

(b) Installing support structures for tows, lifts and gondolas.

(c) Establishing trails for recreational activities including mountain biking, luge and walking trails.

(d) The construction of buildings, structures and utilities.

(e) Forming access tracks.

(f) The construction of snow making reservoirs.

(g) Installing infrastructure for stormwater, wastewater disposal, water supply, electricity and telecommunications.

(h) Establishing activities and facilities associated with the management and operation of a Ski Area in accordance with Rule E25.1.1.

E25.12.13 Under Rule E25.12.12 the Council shall restrict its discretion to consideration of:

E25.12.13.1 those matters contained in Rule E25.2.2; and

E25.12.13.2 the effectiveness of any proposed mitigation measures or environmental offset/compensation.

E25.12.14 Any earthworks associated with the construction of a gondola in the Crystal Stream Sub-Zone as shown on Appendix 25 A.

E25.12.15 Under Rule E25.12.14 the Council shall restrict its discretion to consideration of those matters contained in Rule E25.2.2.

E25.12.16 Any earthworks which do not comply with the standards in Rule E25.5.4 or Rule E25.5.5.

E25.12.17 Under Rule E25.12.16 the Council shall restrict its discretion to consideration of:

E25.12.17.1 those matters contained in Rule E25.2.2; and

E25.12.17.2 the need for earthworks to improve public access to and along Porter Stream; and

E25.12.17.3 the effects of earthworks on the natural character of Porter Stream and its margins.

E25.12.18 An application required by Rule E25.12.12, E25.12.14 or E25.12.16 shall not be notified and the written approval of any other party will not be required.

Utilities

E25.12.19 Any utility which does not comply with Rule E25.4 shall be a restricted discretionary activity.

E25.12.20 Telecommunication towers located within the Ski and Recreation Area shall be a restricted discretionary activity.

E25.12.21 Under Rules E25.12.19 and E25.12.20 the Council shall restrict its discretion to consideration of:

E25.12.21.1 The function of the utility and its importance to the health, safety and wellbeing of residents and visitors to Porters Ski and Recreation Area:

E25.12.21.2 The scale of the utility and any effects on ecological or landscape values.

E25.12.21.3 The visibility of the utility beyond the boundary of the Porters Ski and Recreation Area.

E25.12.21.4 Proposed methods of construction and the measures to avoid, remedy or mitigate construction effects on ecological, cultural and landscape values.

E25.12.21.5 The location of any telecommunication tower and its impact on the values of the Outstanding Natural Landscape.

E25.12.21.6 Alternative locations having regard to the operational requirements of the telecommunication tower and effects on landscape values.

E25.12.22 An application required by Rules E25.12.19 or E25.12.20 shall not be notified and the written approval of any other party will not be required.

Aircraft Movements

E25.12.23 Any aircraft movement which does not comply with Rule E25.11 shall be a restricted discretionary activity.

E25.12.24 Under Rule E25.12.23 the Council shall restrict its discretion to consideration of:

E25.12.24.1 Effects of aircraft movements on the wellbeing and safety of users and occupiers of the surrounding rural zoned land.

E25.12.24.2 The anticipated frequency of movements.

E25.12.24.3 The hours of the day within which the movements will occur.

Tree Planting and Landscape Treatment

E25.12.25 Any planting which does not comply with Rule E25.10.2 shall be a restricted discretionary activity.

E25.12.26 Under Rule E25.12.25 the Council shall restrict its discretion to consideration of:

E25.12.26.1 The appropriateness of the proposed mix of plants having regard to altitude and aspect which may achieve a more optimum and robust pattern of planting relative to the existing vegetation in the locality.

E25.12.26.2 The aesthetic outcome from the proposed planting mix.

E25.13 Discretionary Activities

E25.13.1 All earthworks not otherwise provided for as a controlled, restricted discretionary or non-complying activity shall be a discretionary activity.

E25.14 Non-Complying Activities

Buildings

E25.14.1 Any building which does not comply with Rules E25.3.1.1 to E25.3.1.10 shall be a non-complying activity, except for buildings in Village Base Area 5, where any building which does not comply with Rule E25.12.3 (restricted discretionary activities) shall be a non-complying activity.

Activities – General and Scale

E25.14.2 Any activity which does not comply with Rules E25.5.1 to E25.5.3 or E25.6.1 or E25.6.2 shall be a non-complying activity.

Tree Planting and Landscape Treatment

E25.14.3 Any activity which does not comply with Rule E25.10.1 shall be a non-complying activity.

Removal of Indigenous Vegetation

E25.14.4 The removal of any indigenous vegetation exceeding an area of $5m^2$ and not approved as part of a controlled activity in accordance with Rule E25.2.1 or restricted discretionary activity in accordance with Rule E25.12.12, Rule E25.12.14 or Rule E25.12.16 shall be a non-complying activity.

Earthworks Affecting Wetlands

E25.14.5 Any earthworks affecting a wetland shall be a non-complying activity.

E25.15 Subdivision

Standards for Controlled Activities

E25.15.1 Subdivision within the Porters Ski and Recreation Area which complies with the following standards shall be a Controlled Activity:

E25.15.1.1 All allotments to be used for residential, accommodation or commercial purposes shall be serviced by a reticulated supply of potable water.

E25.15.1.2 All new allotments to be used for residential, accommodation or commercial purposes shall be able to be connected to a reticulated wastewater treatment and disposal system.

E25.15.1.3 Any new allotment within the Village Base Sub-Zone shall comply with the requirements of the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509—2008.

E25.15.1.4 The layout of roads and allotments shall conform with the Porters Ski Area Outline Development Plan.

E25.15.1.5 The number of fee simple, freehold residential allotments shall be limited to:

Village Base Area 1 (Porters Chalets) - 12

Village Base Area 5 (Crystal Chalets) - 33

Note: There shall be no minimum allotment size in the Porters Ski and Recreation Area. There shall be no limits on the number of fee simple, freehold, unit, strata or cross lease titles within Village Base Area 2 (Slopeside Visitors Accommodation), Village Base Area 3 (Village Centre) and Village Base Area 4 (Hotel and Visitor Accommodation).

E25.15.1.6 Prior to the grant of resource consent for a subdivision creating any new allotments within the Village Base Sub-Zone a covenant shall be secured on the title of the Crystal Basin Ski Area that protects in perpetuity the area(s) of land identified for protection on the Porters Ski and Recreation Area Outline Development Plan.

E25.15.1.7 Erosion and sediment control measures shall conform with the Erosion and Sediment Control Plan approved by the Canterbury Regional Council for the establishment of infrastructure.

E25.15.1.8 An Emergency Management and Response plan has been prepared. This plan shall be up-dated for each subdivision application made within the Village Base Area.

E25.15.1.9 A Hazard Risk Assessment is completed. This shall include an avalanche control programme and proposed measures to reduce rock fall.

E25.15.1.10 The State Highway 73 and Ski Area Access Road intersection is upgraded to the NZTA standard for sight lines at that intersection as set out in Table App5B/1 of NZTA's Planning Policy Manual Version 1 (August 2007) and seal widening is provided at the same intersection sufficient for a right turn lane and a left turn deceleration lane as set out in Figure 3.25a of the NZTA's Manual of Traffic Signs and Markings Part 2 Section 3 (March 2011) and the left turn deceleration lane is to be marked.

E25.15.1.11 Prior to certification under section 224 of the Resource Management Act for:

(a) The 7th residential allotment within Village Base Area 1 (Porters Chalets), the following infrastructure must be established within the Crystal Basin Ski Area:

(i) Formation of an access track linking the Porters Basin to Crystal Basin; and

(ii) Construction and commissioning of a snowmaking reservoir; and

(iii) Construction and commissioning of a gondola from the Village Centre to Crystal Basin; and

(iv) Construction and commissioning of a chairlift providing access to the top of the Crystal Basin Ski Area; and

(v) A Day Lodge; and

(vi) Ski trails with a daily capacity for up to 1,500 skiers.

(b) Any allotment within Village Base Area 5 (the Crystal Chalets), the following requirements must be met in full:

(i) The replacement and up-grading of the three T-bar lifts existing in Porters Ski Area as at 19 October 2012; and

(ii) The decommissioning of the ski access road between the Village and Porters Ski Area for private vehicle use; and

(iii) The construction and occupation of four buildings in the Village Base Area 3 (Village Centre).

E25.15.2 Under Rule 25.15.1 the Council shall reserve its control over the following matters:

E25.15.2.1 Those matters contained in Rule E10.1.2

E25.15.2.2 Any effects on landscape values that may arise from the proposed layout and density of allotments.

E25.15.2.3 Any effects on ecological values that may arise from the proposed layout and density of allotments. This shall include effects on the function and integrity of plants and habitat. In particular, vegetation in herbfields, boulderfields, scree and spring flushes should be avoided in the first instance. If unable to be avoided then measures should be taken to minimise or mitigate the extent or nature of disturbance. Regard shall be given to the effectiveness of the measures to maintain the function and integrity of plants and habitats assessed. (See Rule E25.2.2 to be applied when identifying these plants and communities.)

E25.15.2.4 The boundaries of the proposed allotments in relation to natural or physical features.

E25.15.2.5 The use of conditions to require all earthworks to be subject to an Accidental Discovery Protocol, requiring contractors to be trained in the recognition of archaeological sites and artefacts.

E25.15.2.6 The use of conditions to require a construction management plan which shall set out the proposed methods and protocols for construction including:

(a) timing of works;

(b) cleaning of machinery prior to access to the Porters Ski and Recreation Area to avoid the spread of weed and pest species;

(c) protection of waterways and wetlands;

(d) protection or avoidance of areas of ecological sensitivity;

(e) management of dust emissions;

(f) management and storage of hazardous substances, including an emergency response protocol for accidental spillages;

(g) traffic management for all construction related vehicles. This shall include control of access from the state highway and management of traffic, including parking within the construction site to avoid wider ground and vegetation disturbance.

E25.15.2.7 The ability for roads, accessways and building sites to be constructed without any adverse effects on ground stability.

E25.15.2.8 The adequacy of provisions for stormwater management in relation to discharge from roads, accessways and building platforms.

E25.15.2.9 Street or road lighting and the avoidance of lighting produced by high-pressure sodium, metal halide, mercury vapour or fluorescent lighting.

E25.15.2.10 The mechanism for achieving the protection of ecological values within the riparian margin on either side of the Porter Stream from its source to the Porter River in perpetuity.

E25.15.2.11 The use of conditions to require the development and implementation of a restoration plan that shall detail how the ground is to be re-contoured, re-vegetated and maintained post-construction of roads, accessways and building platforms.

E25.15.2.12 The use of conditions to require the development and implementation of an Environmental Management Plan that achieves the following (this rule duplicates Rule E25.2.2.13 which applies to those circumstances where development proceeds without the need for a subdivision consent):

(a) Principles and monitoring regime for management of stormwater, erosion and sediment control related to Ski Area operations and maintenance;

(b) Principles for management of construction activities and restoration of earthworks

(c) Pest and weed management

(d) Management of habitats and species, including Keas and riparian margins

(e) Management of the Red Tussock Gully as shown on the Porters Ski Area Outline Development Plan in Appendix 25 B

(f) Enhancement of Crystal Stream

(g) Protection of any wetland

(h) Storage and removal of solid wastes

(i) Storage, management and use of hazardous wastes

Non-Complying Activities

E25.15.3 Any subdivision which does not comply with Rules E25.15.1.1 to E25.15.1.11 shall be a non-complying activity.

E25.16 Reasons for Rules

Buildings

The rules for buildings set the thresholds for built development beyond which further consideration and control is required. The standards require development to be located in accordance with the Outline Development Plan and set maximums for building height, number of buildings and building footprints.

These standards are intended to ensure that building mass is distributed amongst a number of individual buildings and large, monolithic structures are avoided. The separation between buildings will provide light and views with the assessment criteria encouraging greater architectural articulation and higher quality finish as well as providing space for indigenous vegetation that will provide context for the buildings and contribute to the mountain setting. The rules for building mass are further complemented by rules which cap the total number of buildings within the Village Base Sub-Zone. The Village Base Sub-Zone is in turn divided into different sub-areas within which the number and size of buildings is capped. This is to ensure that the scale and intensity of development within different parts of the Village respond to the variable landscape and ecological values across the site. Some parts of the Village Base Sub-Zone are intended to have a greater concentration and density of development while the outer edges of the Village Base Sub-Zone provide for a much reduced development pattern. This variability is in response to the sensitivity of the interface between the zone and the Outstanding Natural Landscape.

A staging plan limits the number of buildings within the Village that can be constructed and occupied until such time as the Crystal Basin has established prescribed infrastructure and is operational. This is to ensure that the Village does not develop as a stand-alone commercial and residential facility without delivering the social, recreational and economic benefits of the expanded Ski and Recreation Area. It does however enable some capital to be released for development of the Crystal Basin Ski Area.

A further limitation is placed on the Crystal Chalets (Village Base Area 5). These are not to be constructed until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road between the Village and Porters Basin is decommissioned in respect of private vehicle use and 25% of the Village Centre buildings are constructed. These chalets are the most visible from the State Highway and staging will ensure that the chalets are not constructed in isolation or without the benefits of the village centre.

There is the potential for active faults to be present in the locality. Accordingly the Council has retained discretion over buildings of high importance for public gathering and emergency purposes to enable a more thorough assessment of the location and design of the buildings relative to the risk of earthquake hazard.

A building setback from the watercourse (Porter Stream) that crosses through the Village Base Sub-Zone is required in order to protect the ecological and natural character values of the riparian margins of the stream. Similarly, a Red Tussock Gully within the Village is to be kept free of buildings and hardstand in order to protect the ecological and hydrological function of this gully.

These rules reflect the outcomes of the masterplanning process which assessed the capacity of the landscape to absorb change. Development beyond these standards therefore has the potential to adversely affect the values of the surrounding environment and the non-complying status for buildings which exceed these levels reflects a clear capping of built development.

In addition to the standards, at a minimum all buildings and structures are to be assessed as controlled activities. This process of consideration reflects the need to respond to and respect the landscape values of the surrounding Outstanding Natural Landscape. The assessment matters trigger consideration of the final form, finish and appearance of buildings as well as the layout and functioning of built development within the Village Base Sub-Zone. The Village Base Sub-Zone is an area of public congregation and social activity where considerations such as relationship to public spaces, landscape treatment, pedestrian connectivity and safety are relevant considerations.

Fencing is limited within the Village Base Sub-Zone to maintain a sense of spaciousness and views between buildings as well as ensuring that elements of suburbanisation are actively avoided. Exception is made for walls constructed of natural rock and fencing required for protecting vegetation and sediment control.

With respect to the Ski Areas, these are to be free of any accommodation activities and structures, except for essential infrastructure for access and amenity facilities for the safe operation and enjoyment of the mountain for skiing. The considerations for these structures are more focused on appropriate location e.g., avoiding ridges and skylines and ensuring that the final design, finish and colour complement the landscape as far as practicable.

Rule E25.3.1.3(a)(i) does not allow any buildings or structures to be erected in the Crystal Basin Ski Area unless a covenant has been secured for the protection, in perpetuity, of significant indigenous vegetation. It is proposed that these areas are avoided during establishment and operation of the expanded Ski Area into Crystal Basin. This rule complements the same provision which is also applied to subdivision and recreational activity.

In addition, the rules require that prior to the construction of buildings the developer must prepare an Emergency Management and Response Plan and a Hazard Risk Assessment is completed. These measures are necessary to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone has been considered.

Utilities

The standards for utilities are separate from those that apply to buildings. It is anticipated that the majority of the utilities will be located underground. Within the Village, undergrounding of services would ensure that the amenity values of the resort are high, while on the mountain, the harsh climatic conditions and functionality of the ski field would require services to be underground.

Generally, it is anticipated that utilities can be located within the Village without significant adverse effects on landscape values. Utilities are therefore deemed to be permitted activities subject to performance standards which ensure they remain at a scale which is appropriate having regard to the anticipated scale of built development. In addition, the reflectivity of the utility is to be kept to a lower level.

On the mountainside, there will be support structures associated with lifts and ski tows that will be similar in effect to a moderate scaled utility tower. However, due to the potential for a communication tower to be located at altitude it may be highly visible from a wider area. To assess the effects of such towers on landscape values a resource consent is required with Council reserving the ability to assess those impacts along with effects on ecological values during construction.

Location and Scale of Activities

Activities are required to be located in accordance with the Outline Development Plan. The Outline Development Plan generally requires buildings to be located in close proximity, minimising their outward spread. This avoids effects on the surrounding environment beyond the Ski and Recreation Area as well as encouraging a village atmosphere. This rule complements Rule E25.3.1.1 which restricts the location of buildings. It also works in combination with Rule E25.6 which limits commercial floorspace and bed numbers in particular parts of the Village Base Sub-Zone. This rule has the effect of requiring further consideration where activities may relocate and concentrate in an area that was not contemplated in the Outline Development Plan, e.g., the activities of the Village Centre move to occupy buildings in the Hotel and Accommodation Zone. Such a dispersal of activity may have traffic and pedestrian access effects that may compromise the proposed traffic circulation network and efficiency of the Village. Any increase in density of bed numbers or commercial floor area may also have the effect of increasing pressure on water supply and wastewater disposal which have been designed not to exceed a specified capacity.

Rule E25.5.3 requires that prior to any recreational activities taking place in the Crystal Basin Ski Area that a protective covenant is secured over significant indigenous vegetation. This rule complements a similar provision that applies to buildings and subdivision. The provision is applied to recreational activities as there is potential for recreation to occur without the need for a building or subdivision.

In addition, the rules require that prior to recreation activities taking place in Crystal Basin the developer must prepare an Emergency Management and Response Plan and undertake a Hazards Risk Assessment. This is to ensure that the safety and wellbeing of future residents and visitors to the Sub-Zone have been considered in advance of activities taking place.

Roading and Vehicle Parking

Rule E25.8.1.1 requires roads to be located in accordance with the Outline Development Plan. The Outline Development Plan reflects the outcome of detailed site

investigations which have considered and optimised the alignment and gradient of roads in order to efficiently and safely access the Village and Ski Areas. This has involved consideration of the requirements of coaches, trucks and cars which may all need to access the Village environment carrying residents, visitors, workers or delivering services. Any change to the road alignment shown in the Outline Development Plan must be assessed in terms of accessibility and relationship to the proposed activities and buildings. Similarly, any changes to the road alignment may have consequences for earthworks or effects on ecological or landscape values.

Rule E25.9.1 sets the standard for car parking. Car parking is a significant part of the development of a Ski Area where there is a high number of day visitors anticipated. Car parking must be located and designed to be accessible and convenient and any change to the Outline Development Plan may have consequences in respect of these matters.

Earthworks

Rule E25.2.1 provides for earthworks within parts of the Ski and Recreation Area as a controlled activity. In these sub-zones the effects of earthworks have been assessed with respect to their nature and scale. Council's considerations are therefore limited to the detail of how the earthworks are to be managed.

The matters over which Council has reserved its control are focused on how the earthworks are to be managed and requiring adverse effects on the environment to be avoided or minimised. These considerations include the maintenance of soil and ground cover, the effects on non-vegetated scree slopes, the sensitivity of in-stream values and significance of indigenous vegetation.

In those Sub-Zones where the earthworks are not provided for as controlled activities the nature and scale of the earthworks are assessed to likely be adverse to ecological features. The Council has retained discretion to require appropriate environmental compensation for such effects.

Rule E25.14.5 provides for earthworks within a wetland as a non-complying activity. This is intended to discourage earthworks in relation to these features however it is acknowledged that essential elements of a Ski Area may still require some works to be undertaken in proximate locations. Extra management and care will be required to minimise or mitigate the effects of any works or innovations in design integrated into the final proposal where possible to maintain the function of the wetland.

Tree Planting and Landscape Treatment

Rule E25.10 limits tree and landscape planting to a list of preferred species. This reflects the sensitivity of this mountainous environment and the need to ensure that the Ski and Recreation Area retains integrity in terms of plant species. In this context it is necessary that planting does not introduce uncommon plants to the locality or create any visual and ecological contrasts with the surrounding High Country.

The rule also controls the pattern and mix of plants to ensure that a natural outcome is achieved. This requires a limit to the number of species used within a planting plan to ensure there is visual continuity and consistency with the vegetation patterns in the surrounding locality.

Night and Outdoor Lighting

The night sky in the High Country is valued for its clarity and absence of light pollution, and the opportunity this provides to view the stars and the Milky Way.Light pollution is caused by excess light shining upwards and outwards. To mitigate the effects of the Village lighting on the night sky the rules require all outside lights to be covered to prevent upward spill of light and to direct lighting into the village and away from the surrounding Rural Zone. In addition, the rules require the blue and violet light to be filtered and low-pressure sodium street lighting used. These measures will also subdue or have the effect of mitigating the presence of a Ski Area Village within the setting of the Outstanding Natural Landscape.

Rule E25.12.9 makes the lighting of the Ski and Recreation Area for night-time recreational activities a restricted discretionary activity. As the Ski and Recreation Area represents a node or location where recreation is intended to be enabled it is appropriate that some provision is made for night-time activity. This contributes to efficient use of the Ski Area resources and extends the time available for recreation for visitors and the community. A resource consent process ensures that effects on ecological values and rural amenity values, including views from the State Highway can be considered in relation to a specific lighting plan.

Removal of Indigenous Vegetation

Rule E25.14.4 limits the removal of indigenous vegetation. This rule applies to any activity which may involve the removal of vegetation beyond earthworks for construction of roads, buildings and utilities. It is critical to the ecological and landscape integrity of the Ski and Recreation Area and its relationship to the adjoining High Country that an intact cover of indigenous vegetation is maintained. Removal of indigenous vegetation leaving bare earth also creates the potential for exotic plants to invade the Ski and Recreation Area and facilitate the spread to unmodified areas. Accordingly, removal of indigenous vegetation is enabled only to a very minor scale within the zone to avoid this scenario arising.

State Highway Intersection

Action is required to achieve safe sightlines at the intersection of the Porters Ski Area Access Road with the State Highway. There are potentially a number of technical remedies to the road and/or intersection that could achieve the required sight distance. Rule E25.5.2(a) requires that the sightline distance, seal widening and road marking at the intersection is remedied prior to the commencement of any construction or earthwork activities within the Crystal Basin Ski Area in the event that this work proceeds without a need for subdivision. A similar requirement is imposed on Rule E25.15.1.10 to provide certainty that in the event of subdivision the upgrade of the Porters Ski Area Access Road and State Highway 73 intersection is undertaken by a single land developer prior to the issue of titles and in a timely manner.

Aircraft Movements

The use of helicopters for Ski Area operation and maintenance such as avalanche control is a permitted activity within the zone. Helicopters also positively assist with construction activities by enabling access without access tracks and wider areas of disturbance. It is anticipated that the Area may also provide a helicopter base for emergency services, fire fighting etc.

In addition, it is acknowledged that residents of, and visitors to the Ski and Recreation Area, may wish to access recreational activities in the wider Craigieburn Range such as hiking, heliskiing, hunting and fishing. A cap has been placed on aircraft movements associated with these activities to ensure that any potential effects on the receiving environment are considered.

Subdivision

Subdivision is required to meet a number of standards requiring infrastructure and services to be available for subdivision and for allotments and roading to conform to the Outline Development Plan. The purpose of the Outline Development Plan is to manage the effects of development and it is therefore necessary and appropriate that subdivision be required to conform to this layout. In addition the number of allotments for dwellings is to be capped. This complements the rules that limit building development and activities.

Within the Crystal Basin Sub-Zone there are areas of significant indigenous vegetation that must be protected. It is therefore a pre-requisite of any subdivision within the Village Base Sub-Zone that these areas are subject to a protective covenant.

In addition, the rules require that prior to subdivision a Hazards Risk Assessment is undertaken. This Assessment should be undertaken by an engineer and inform, in greater detail, the appropriateness of particular building sites that may be created through subdivision within the zone having regard to the natural hazard risks relevant to the locality.

The developer must prepare an Emergency Management and Response Plan. This is to ensure that the safety and wellbeing of future residents and visitors to the zone has been considered in advance of activities taking place.

A staging rule is also proposed. This enables some development of Porters Chalets and the Village Centre to proceed parallel with the development of Crystal Basin Ski Area. Section 224 certificates for further subdivision for the Crystal Chalets will not however be issued until such time as further up-grading of ski infrastructure occurs in Porters Ski Area, the access road to Porters Basin is decommissioned for private vehicle use and 25% of the buildings in the Village Centre are built. The purpose of the rule is to avoid a scenario where the Village Base Sub-Zone is developed without any development of the Crystal Basin Ski Area or the up-grading of Porters Ski Area. This provides for some capital to commence works but ensures that the recreational, social and tourism benefits of the expanded Ski and Recreation Area are delivered.

E25.17: LANDSCAPE AND BUILDING DESIGN REQUIREMENTS AND PRINCIPLES

PLANT LIST

Rule E25.10.1 requires all planting to be limited to the following species:

Botanical Name	Common Name
Chionochloa macra	
Chionochloa flavescens	snow tussock
Chionochloa rubra	red tussock
Festuca novae-zelandiae	short tussock
Poa colensoi	blue tussock
Acena sp	
Anaphalioides bellidioides	
Astelia nervosa	
Blechnum penna marina	
Brachyglottis bellidiodes	
Carmichaelia monroi	
Celmisia angustifolia	
Celmisia gracilenta	
Celmisia lyallii	
Celmisia spectabilis	
Muehlenbeckia axillaris	
Parahebe odora	
Pimelea oreophila	
Polystichum richardii	
Raoulia subsericea	
Scleranthus uniflorus	
Discaria toumatou	Matagouri
Dracophyllum acerosum	
Hebe odora	
Kunzea ericoides	
Ozothamnus leptophyllus	
Podocarpus nivalis	
Notofagus solandrii var cliffortioides	mountain beech
Carmichaelia australis	native broom
Coprosma cheesemanii	
Dracophyllum uniflora	
Dracophyllum pronum	
Gaultheria crassa	
Gaultheria depressa var. novae-zelandaie	
Acrothamnus colensoi (prev.Leucopogon colensoi)	
Leptosperma scoparium	Manuka
Melicytus alpinus	
Pimelia traversii	
Olearia avicenniifolia	

OUTLINE PLANTING CONCEPT AND PLANT MIX

Rule E25.10.2 requires that all planting shall generally comply with the Outline Planting Concept. The Outline Planting Concept provides for six plant mixes. The relative proportions of the dominant species in each planting mix shall be as follows:

I.	Mountain Beech
Mountain Beech	**% by number of plants**
Notofagus solandrii var cliffortioides	30%
Dracophyllum acerosum	30%
Chionochloa flavescens	30%
Hebe odora	10%
II.	Mountain Beech / Kanuka mix

Mountain Beech / Kanuka mix	**% by number of plants**
Notofagus solandrii var cliffortioides	30%
Kunzea ericoides	20%
Dracophyllum acerosum	25%
Chionochloa flavescens	20%
Chionochloa macra	5%
lll.	Kanuka / Mountain Beech mix
Kanuka / Mountain beech mix	**% by number of plants**
Kunzea ericoides	40%
Notofagus solandrii var cliffortioides	10%
Dracophyllum acerosum	15%
Chionochloa flavescens	15%
Chionochloa macra	5%
From list	15%
IV.	Dracophyllum mix
Dracophyllum Mix	**% by number of plants**
Dracophyllum acerosum	50%
Chionochloa flavescens	30%
Chionochloa macra	10%
From list	10%
V.	Red tussock
Red Tussock	**% by number of plants**
Chionochloa rubra	70%
Chionochloa flavescens	20%
Chionochloa macra	10%
VI.	Short tussock / blue tussock mix
Short tussock / Blue tussock mix	**% by number of plants**
Poa colensoi	60%
Festuca novae-zelandiae	25%
Acena sp	15%

DESIGN PRINCIPLES FOR BUILDINGS

Material and Colours

1. Buildings that are visible from SH73 should be sited and designed to blend in with the colour and textures of the High Country environment.
2. All exterior building materials, colours and reflectances should be appropriate for the High Country environment when viewed in the summer months in the absence of snow.
3. Cladding materials considered appropriate include:

    - Concrete
    - Local stone
    - Stained timber
    - Naturally weathered timber
    - Corten steel
    - Glass

4. Roofing materials and fixtures shall exclude copper, zinc, zincalum, lead and clay tiles.
5. Metal roofs shall be finished in matt, low reflectivity tones and hues.
6. Colours for roofing and cladding materials shall be restricted to a muted colour palette of browns, greens, greys or black.
7. Brighter colours can be used to accent building elements such as doors, window frames, trim and other architectural details.
8. All buildings should be designed by registered architects.
9. Where possible, building proportions should reflect the vertical dimensions rather than flat horizontal dimension.
10. Buildings should be designed to sit comfortably in the natural landscape while making a positive contribution to the overall alpine village character and minimising the need for retaining walls.
11. A variation in the number of floors on each building as well as on adjacent buildings is encouraged.
12. Roofs are generally to be of medium pitch with reference to the angles of the mountain landforms with overhangs designed to hold snow.

13. Upper floors of buildings should be built into roof forms, using dormer windows to reduce building height.

14. Retaining structures should be planted out with indigenous vegetation.

Public Realm

1. The Village Centre should provide one focal building with an active edge which is located to the south of a Village Square.

2. The Village Square should be an attractive space with dimensions of at least 30m x 30m and should have active edges on at least three sides.

3. The height and location of the buildings enclosed in the Village Square should provide for maximising solar access at the south half of the Square in particular.

4. A network of formed “natural looking” paths linked to but not parallel to roads should provide alternative pedestrian routes.

Roading Layout and Car Parking

1. The design of roads in the Village should promote a rural character and avoid an appearance of typical suburban streets.

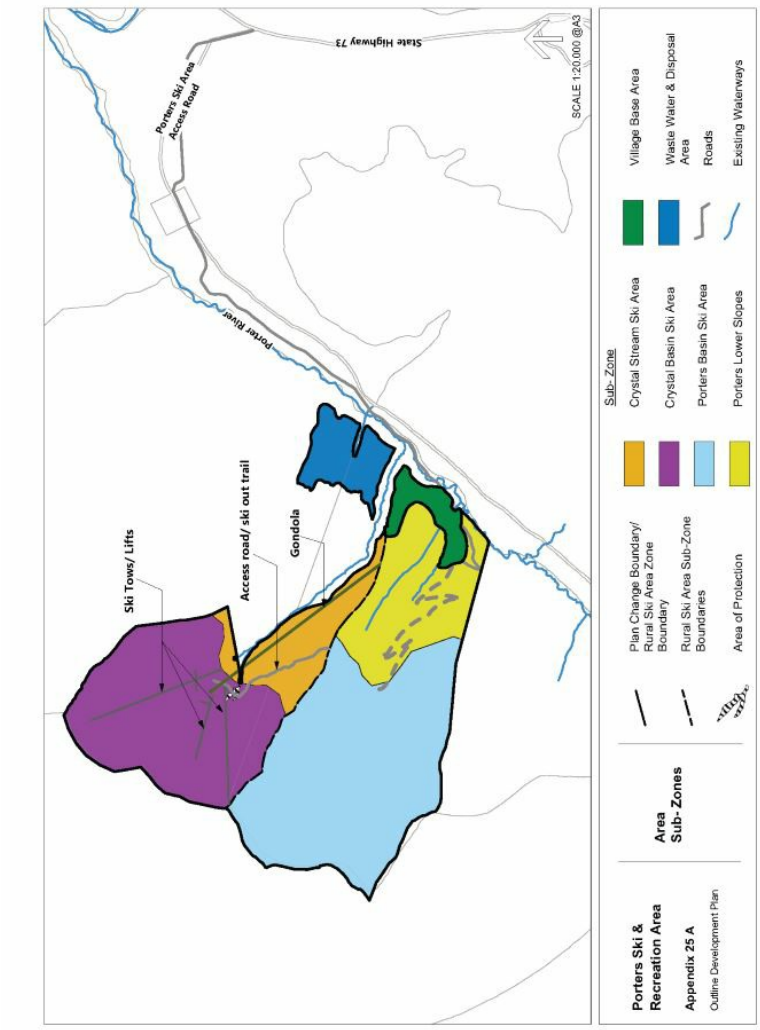
2. Car parking associated with dwellings should be provided on-site while car parking associated with visitor accommodation and day visitors should be provided in close proximity to the Village Centre.

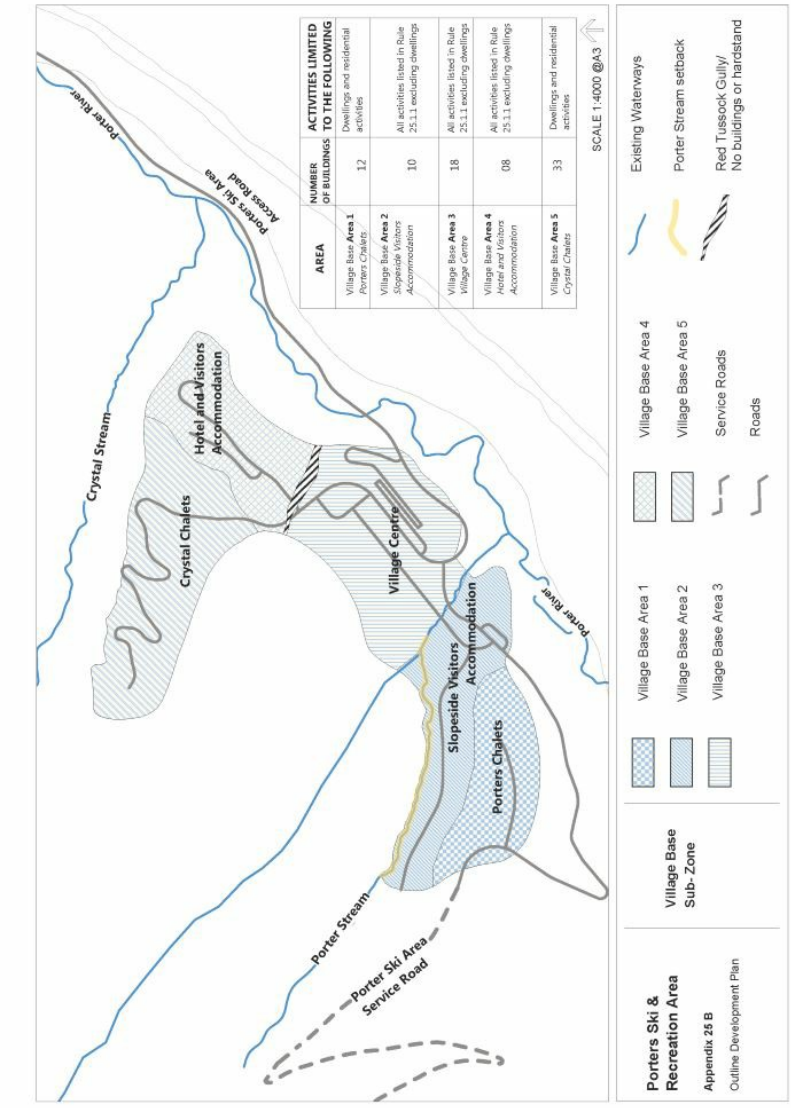
3. Visitor arrival and drop-off should be conveniently located relative to the Village Centre and accommodation facilities.

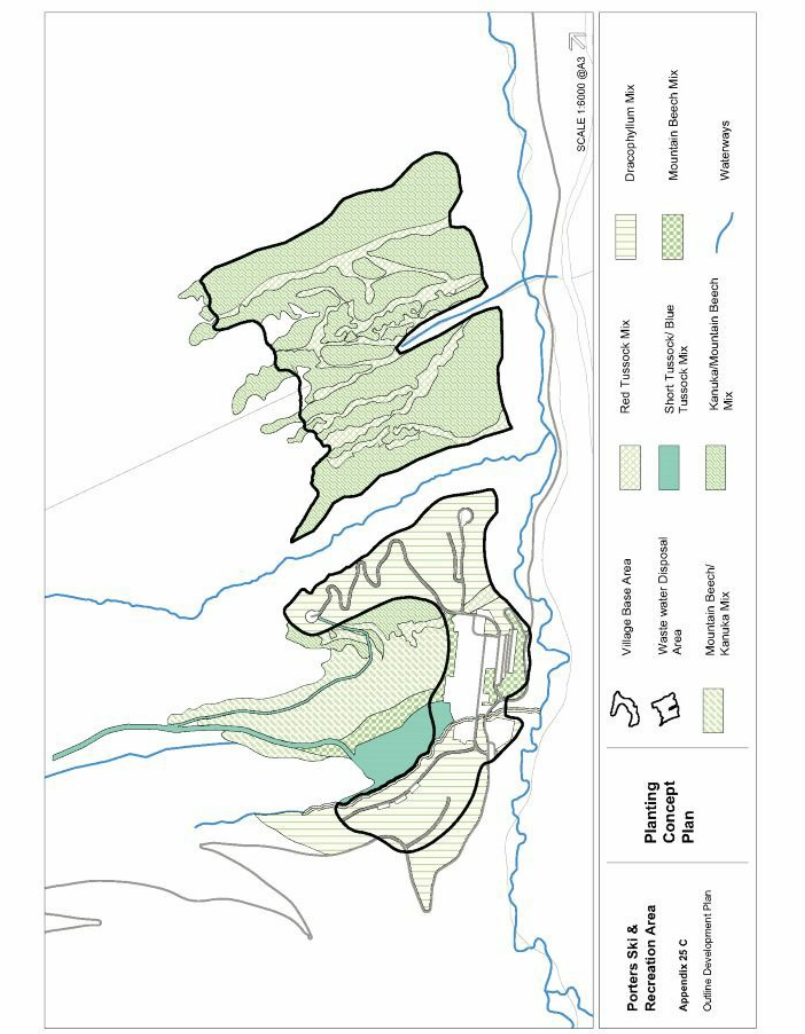
Overland Flow Paths

1. There are a number of depressions in the Village area landscape that resemble overland flow paths. Where possible, these features should be retained and enhanced with landscaping.

2. In the event that these features are disturbed by earthworks, roads or buildings, they should be recreated as close as possible to the original feature.




Porter River
Porters Ski Area Access Road
Crystal Stream
Hotel and Visitors Accommodation
Crystal Chalets
Village Centre
Slopeside Visitors Accommodation
Porters Chalets
Porter River
Porter Stream
Porter Ski Area Service Road
AREA
NUMBER OF BUILDINGS
ACTIVITIES LIMITED TO THE FOLLOWING
Village Base Area 1 Porters Chalets
12
Dwellings and residential activities
Village Base Area 2 Slopeside Visitors Accommodation
10
All activities listed in Rule 25.1.1 excluding dwellings
Village Base Area 3 Village Centre
18
All activities listed in Rule 25.1.1 excluding dwellings
Village Base Area 4 Hotel and Visitors Accommodation
08
All activities listed in Rule 25.1.1 excluding dwellings
Village Base Area 5 Crystal Chalets
33
Dwellings and residential activities
SCALE 1:4000 @A3
Porters Ski & Recreation Area
Appendix 25 B
Outline Development Plan
Village Base Sub- Zone
Village Base Area 1
Village Base Area 2
Village Base Area 3
Village Base Area 4
Village Base Area 5
Service Roads
Roads
Existing Waterways
Porter Stream setback
Red Tussock Gully/ No buildings or hardstand


SCALE 1:6000 @A3
Porters Ski & Recreation Area
Appendix 25 C
Outline Development Plan
Planting Concept Plan
Village Base Area
Waste water Disposal Area
Mountain Beech/ Kanuka Mix
Red Tussock Mix
Short Tussock/ Blue Tussock Mix
Kanuka/Mountain Beech Mix
Dracophyllum Mix
Mountain Beech Mix
Waterways

PART E

APPENDIX 26

E26.1 DAIRY PROCESSING MANAGEMENT AREA

NOTE:

All activities within the Dairy Processing Management Area shall comply with the Rules in Appendix 26.
Rules in Part C, 1 to 10 of the Rural Volume of the District Plan shall not apply to activities within the Dairy Processing Management Area, except where expressly advised in the following Rules.
All activities, including buildings, structures and earthworks, must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).

Permitted Activities - Land Use

E26.1.1 The following activities shall be a permitted activity if all of the standards in Rules 26.1.2 to 26.1.27 are met:

26.1.1.1 The processing, testing, storage, handling, packaging and distribution of milk and dairy products, dairy processing related by-products, and ancillary activities, including but not limited to:

a) Rail infrastructure, and rail activities limited to those required for the transportation of milk, dairy products and associated ingredient and package products.

b) Infrastructure for roading, rail, the management of wastewater, stormwater and the supply of water.

c) Laboratories and facilities for research and development related to the processing of milk and development of dairy products.

d) Offices and facilities required for the administration and management of the Dairy Processing Management Area, and the marketing, sales and distribution of milk and dairy products.

e) Activities which can comply as a permitted activity with the rules of the Rural (Outer Plains) Zone, except that any calculation of density or site coverage shall exclude the land within the Height Control Zone.

Note: For the purpose of interpreting Rule 26.1.1:
The processing and use of milk is the purpose of, and principal use within, the Dairy Processing Management Area.

Ancillary activities means any activity that is incidental to servicing and supporting a permitted activity on the same site and which forms an inseparable part of the permitted activity.

Requirements and Conditions for Permitted Activities

Outline Development Plan

E26.1.2 The location of all buildings, activities, and vehicle access points to the Dairy Processing Management Area, shall be in general accordance with the Outline Development Plan in Appendix 26A and Appendix 26B.

Location of Buildings and Activities

E26.1.3 All permitted activities shall be located within the Height Control Zone identified on the Outline Development Plan in Appendix 26A and Appendix 26B, with the exception of:

a) Any directional signage under 1.2m height;

b) Signage providing information at the Primary Access points;

c) Infrastructure for roading, rail, the management of wastewater, stormwater and the supply of water associated with a permitted activity; and

d) Permitted activities provided for in Rule 26.1.1.1(e)

E26.1.4 Where located within the Rural Buffer Area buildings and activities provided for in Rule 26.1.3(b) and (c) shall comply with the height rules of the Rural (Outer Plains) Zone and either the setback rules of the Rural (Outer Plains) Zone or any setback shown on the Outline Development Plan in Appendix 26A, whichever is the greater setback from the boundary.

Landscaping Planting

E26.1.5A When new buildings are to be erected that will increase the capacity for milk processing or storage within the Dairy Processing Management Area landscape planting as shown on the Outline Development Plan in Appendix 26B shall be located in general accordance with the landscape provisions of the Outline Development Plan and is to be completed in accordance with the provisions for Staging and Removal of Exotic Planting specified in Appendix 26B.

E26.1.5B Existing landscape planting as shown on the Outline Development Plan in {Appendix 26B} shall be maintained in general accordance with the landscape provisions of the that Outline Development Plan. Future screen planting' as shown on the Outline Development Plan in {Appendix 26B} shall be implemented within 12 months of the Central Plains Water Canal becoming operational through the site.

E26.1.6 Landscape planting required by Rule 26.1.5A is a controlled activity for which consent is required in accordance with Rules 26.2.1 and 26.2.2

Note: Neither Rule 26.1.5A or Rule 26.1.5B or B nor Rule 26.1.6 apply to any planting within a Dairy Processing Management Area for the purposes of amenity or enhancement and which is additional to that envisaged by the Outline Development Plan.

Building Height

E26.1.7 Buildings within the Height Control Zone shall comply with the height limits shown in the Outline Development Plans in Appendix 26A and Appendix 26B. Up to 2 Boiler stacks and 4 exhaust vents per dryer shall be exempt from height limits.

Building Colour

E26.1.8 Any building that has a finished height above 12 metres shall be finished in the following colours or equivalent colours, excluding trim, fittings,

guttering, detailing and signage:

a) Colorcote “Kestrel” [specification: 174(R),165(G), 165(B), RV34.51]

b) Colorcote Titania [specification: 213(R), 211(G);199(B), RV64.57]

c) Colorcote Ironsand [specification:84(R), 81(G),79(B), RV14.72]

d) Colorcote Grey Friars [specification:87(R), 87(G).88(B),RV 16.55]

Earthworks

E26.1.9 A maximum volume of 5000m3 of earthworks for each stage of development.

E26.1.10 The maximum cut/excavation depth of the earthworks from existing ground level shall be 5 metres and no closer than 1 metre to groundwater, whichever is the lesser

E26.1.11 The maximum height of temporary stockpiles or final landforms shall be no greater than 4m above ground level.

E26.1.12 All cut material shall be reused within the Dairy Processing Management Area.

Access Design

E26.1.13 Prior to the issue of a building consent for a new building which will increase capacity for milk processing or storage within the Dairy Processing Management Area:

a) The design of any access from the State Highway or the design of any State Highway/local road intersection, as shown on the Outline Development Plan in Appendix 26A and Appendix 26B, shall be approved in writing by the relevant Road and Rail (where applicable) controlling authorities. A copy of this approval shall be forwarded to the Council Planning Manager for Council’s records.

b) All access from a local road shall comply with the design requirements of Appendix 10.

E26.1.14 Secondary access points shown on the Outline Development Plan in Appendix 26A and Appendix 26B shall only be used for farm activities, emergency access and situations where the primary access is made temporarily unavailable by emergency services, the road or rail controlling authorities.

Parking

E26.1.15 All vehicle parking and manoeuvring areas shall be located as shown on the Outline Development Plan in Appendix 26A and comply with Appendix 10 and Appendix 26B as to layout and design.

E26.1.16 Vehicle parking and manoeuvring associated with new buildings which will increase the capacity for milk processing or storage within the Dairy Processing Management Area shall be constructed, formed and sealed (with drainage) prior to use for operational activities.

Noise

E26.1.17 Noise arising as a result of any activity within a Dairy Processing Management Area shall not exceed the following limits at the Noise Control Boundary shown on the Outline Development Plans in Appendix 26A and Appendix 26B.

Daytime (7.30am – 8.00pm) 55dB L_{Aeq} and 80 dB L_{Afmax}
Night-time (8.00pm – 7.30am) 45 dB L_{Aeq} and 70 dB L_{Afmax}

Noise shall be measured in accordance with NZS6801:2008 "Acoustics-Measurement of Environmental Sound", and assessed in accordance with NZS6802:2008 "Acoustics-Environmental Noise".

E26.1.18 Rail movements into, within and out of the Dairy Processing Management Area are excluded from compliance with the above rules, provided that for the Outline Development Plan in Appendix 26B, the number of night time rail movements do not exceed 2 per night (night is defined as being between 8.00pm and 7.30am).

Note: Rule 26.1.18 does not apply to the loading or unloading of goods.
Note: Part C3, Rural Rules - Buildings, Rule 3.13.1.6 also applies for the establishment of any new sensitive activity within the Noise Control Boundary.

Lighting

E26.1.19 Any lighting within the Dairy Processing Management Area shall be a permitted activity provided that:

a) Light spill from any activity does not exceed 3 lux on any adjoining property or any road reserve; and

b) All exterior lighting is directed away from adjacent properties and roads.

Signage

E26.1.20 All signage must be related to permitted activities undertaken on the site and be restricted to corporate logos or colours only.

E26.1.21 The sign, unless it is a temporary sign, is located entirely within the Dairy Processing Management Area and is not located on, or overhangs onto, any road reserve. (See Rule 26.1.3 for limitations on signs located outside the Height Control Area as shown on the Outline Development Plan in Appendix 26A).

E26.1.22 The sign is positioned so that it:

a) does not obstruct or impair the view for any motorist of any intersection or vehicle crossing; and

b) is at right angles to the road frontage of the site but angled off the direction of traffic by 5 degrees.

E26.1.23 The sign does not:

a) have flashing or revolving lights, sound effects, balloons or blimps or moving parts;

b) resemble a traffic sign.

E26.1.24 The height of the sign is not more than the height of the building and does not protrude beyond the framework of the building, to which it is

attached; or 6m above the ground if the sign is not attached to a building.

E26.1.25 The size of any freestanding sign is not more than 6m^2 and any sign attached to a building is not more than 50m^2.

E26.1.26 The content of the sign shall be limited to the name of the dairy processing plant, wayfinding and compliance with statutory requirements.

E26.1.27 The content of any sign within the Dairy Processing Management Area fronting a local road shall comply with the following:

a) The sign has a maximum number of 5 words or a maximum combined number of 6 words and symbols;

b) There is a minimum separation distance between any 2 outdoor signs of:

i) 70m, where the speed limit is 80km/hr; or

ii) (ii) 80m, where the speed limit is 100km/hr;

c) The sign is visible from a distance of:

i) 175m, where the speed limit is 80km/hr; or

ii) 250m where the speed limit is 100km/hr;

d) The sign has a minimum height for any letter which complies with the following values:

Speed Values	Main Message	Secondary Message
80km/hr	250mm	125mm
100km/hr	300mm	150mm

Note: The above rules do not apply to any directional, warning or other required safety or information signs required for the Dairy Processing Management Area.

E26.1.28 The position, dimensions and content of any new sign within the Dairy Processing Management Area directed at traffic on a State Highway shall be approved in writing by the NZ Transport Agency.

E26.2 CONTROLLED ACTIVITIES

Landscape Planting required by Rule 26.1.6

E26.2.1 An application for controlled activity consent under Rule 26.1.6 shall contain information showing the location of proposed planting, the proposed plant species, the proposed timing of planting, the height and spacing of plants at the time of planting and the proposed maintenance regime of the landscape planting including soil and moisture retention, irrigation, access and the replacement of any dead, diseased or dying plants and the methodology for removal of exotic planting.

E26.2.2 Under Rule 26.2.1 the Council shall restrict its control to the following matters:

a) The matters in respect of which information is required by Rule 26.2.1;

b) The extent to which the proposal meets the objectives of and outcomes intended by the landscape elements of Appendix 26A

c) The effectiveness of the proposed landscape planting to mitigate the adverse effects of proposed buildings and activities on landscape values in the locality of the Dairy Processing Management Area;

d) The use of landform to assist in mitigation of landscape effects; and

e) The effect of not removing exotic species which have achieved a uniform height of 10m on cultural values.

Earthworks

E26.2.3 Any earthworks exceeding 5000m3 (for any stage of development), or a cut/excavation depth from existing ground level of more than 5 metres, or a maximum height of temporary stockpiles or final landforms of 4m above ground level, shall be a controlled activity. Any application for earthworks shall not require the written approval of third parties and shall be non-notified.

E26.2.4 Under Rule 26.2.3 Council shall restrict its control to the following matters:

a) Management of excavations in the proximity of surface waterways to avoid sedimentation, discharges and run-off entering waterbodies.

b) Management of dust emissions.

c) The location, size and dimensions of any temporarily stock-piled material and final landform features created by fill.

d) Re-vegetation of final surfaces.

e) An Accidental Discovery Protocol as specified in the Mahaanui Iwi Management Plan.

Construction Activities

E26.2.5 Construction activities for a new building which will increase capacity for milk processing or storage within the Dairy Processing Management Area shall be a controlled activity. Any application for construction activities shall not require the written approval of third parties and shall be non-notified.

E26.2.6 Under Rule 26.2.5 Council shall restrict its control to the following matters:

a) Ensuring that the effects of construction traffic minimises disruption, delay or inconvenience on the adjoining road network.

b) Best practicable measures to avoid or mitigate the dispersal and deposition of dust and sediment.

c) Best practicable measures to avoid the accidental discharge of any fuel or other hazardous substances, including measures for dealing with accidental spills.

d) Compliance with NZS6803:1999 Acoustics – Construction Noise;

e) Compliance with NZS2631:1985-1989 Part 1-3 or equivalent standard;

f) An Accidental Discovery Protocol as specified in the Mahaanui Iwi Management Plan.

E26.3 RESTRICTED DISCRETIONARY ACTIVITIES

E26.3.1 Any activities which do not comply with the standards for Permitted Activities, and which are not listed as a controlled, discretionary or non-complying activity, shall be a restricted discretionary activity. The Council shall restrict its discretion to consideration of those matters as specified in respect of each rule:

Matters of Discretion

E26.3.2 Outline Development Plan
Any building or activity which does not comply with the following rules as shown on the Outline Development Plan shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of those matters identified:

a) Rule 26A.1 Heslerton Road Access

i) The number and type of vehicle movements.

ii) The surface, width and condition of the road.

b) Rule 26A.2 and 26.B.2Parking

i) Any effects of vehicle movements associated with parking provided for within the Rural Buffer Area on rural amenity values and the reasonable use of adjoining land.

c) Rule 26A.3 Building Free Area

i) The necessity and purpose of any structures to be located within the building free area.

ii) The scale and construction materials proposed for any building.

iii) The extent to which the proposed structure may affect the potential options for re-design and up-grading of the State Highway 1/Old South Road intersection.

Location of Buildings and Activities

E26.3.3 Any building or activity which does not comply with Rule 26.1.4 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

a) Any effects of an increase in building height or a reduced setback from internal and road boundaries on the rural amenity values in the locality and the reasonable use of adjoining land

b) Any effects of an oversized or non-directional sign on traffic safety or efficiency or on rural amenity values.

Note: Non-compliance with Rules 26.1.2 and/or Rule 26.1.3 is a full discretionary activity. See Rule 26.4 below.

Building Height

E26.3.4 Any building which does not comply with Rule 26.1.7 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

a) The individual and cumulative effect of additional building height on the landscape values in the locality of the Dairy Processing Management Area.

b) The form and function of the over-height structure.

c) The material and colour finish of the over-height structure.

d) The effectiveness of any mitigation.

Colour

E26.3.5 Any building which does not comply with Rule 26.1.8 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- Alternative colour finishes and their effectiveness to address the visibility of the proposed structure individually and cumulatively within the Height Control Zone within the Dairy Processing Management Area.

Earthworks

E26.3.6 Any earthwork which does not comply with one Rule 26.1.12 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

- The management of traffic effects created by the haulage activity.

Access

E26.3.7 Any access which does not comply with Rules 26.1.13 or 26.1.14 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:

a) The effects of any access not shown on the Outline Development Plan in Appendix 26Aand 26B, on the safety and efficiency of traffic on the road network.

b) The safety of access to and from the State Highway, including the combined effect of the State Highway intersection and the site access where applicable.

c) Intersection and road design.

Parking

E26.3.8	Any parking which does not comply with Rules 26.1.15 or 26.1.16 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
a)	The effects of vehicle parking and maneuvering not in accordance with the Outline Development Plan in Appendix 26A on rural landscape and amenity values.
b)	The effects of parking not designed to meet the standards of Appendix 10 on safety and efficiency of movement for vehicles and pedestrians within the DPMA.

Noise

E26.3.9	Any activity which does not comply with one or more of Rules 26.1.17 to 26.1.18 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
a)	Effects on rural amenity values in the immediate proximity of the Dairy Processing Management Area.
b)	Effects on the livability of any dwelling subject to increased noise effects.
c)	Measures for mitigation of noise effects.

Lighting

E26.3.10	Any activity which does not comply with Rule 26.1.19 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of the effects of any additional light spill on:
a)	rural amenity values;
b)	the reasonable use of adjoining land or dwellings; and
c)	traffic safety on adjoining roads.

Signage

E26.3.11	Any activity which does not comply with one or more of Rules 26.1.20 to 26.1.21 shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of the effects of any oversized or non-complying sign on:
a)	Traffic safety and efficiency; and
b)	Rural amenity values.
E26.3.12	Any activity which does not comply with Rule 26.1.5B shall be a restricted discretionary activity and the Council shall restrict its discretion to consideration of:
a)	The impact of the loss of planting on the amenity of adjoining properties;
b)	The effectiveness of existing landscape planting to mitigate the adverse effects of buildings and activities on landscape values in the locality of the Dairy Processing Management Area; and
c)	The use of landform to assist in mitigation of landscape effects.

E26.4 DISCRETIONARY ACTIVITIES

Buildings and activities not located in accordance with Rule 26.1.2 and/or 26.1.3 shall be a discretionary activity.

E26.5 NON-COMPLYING ACTIVITIES

Any activity not provided for as a permitted, controlled, restricted discretionary or discretionary activity shall be a non-complying activity.

E26.6 REASONS FOR RULES

The activities already undertaken at the established dairy plants in the Dairy Processing Management Areas and those which would typically be anticipated or associated with the processing of milk. Dairy processing activities can be anticipated to further develop as value is added to the range of dairy products and from processing of by-products. The list of permitted activities is intentionally limited to activities which are inseparably connected to dairy processing, including testing, storage, handling, packaging, distribution, and innovation.

Outline Development Plan, Buildings and Activities - Location and Height

The location of buildings and parking areas within the DPMA sites and in relation to the site boundaries is controlled through compliance with an Outline Development Plan (ODP). This concentrates built development and dairy processing activities in one part of the site and reflects the position of plant established through earlier resource consent processes and around which future buildings and activity are intended to grow.

Activities and buildings provided for in the Rural Buffer Area include those normally anticipated in the Rural Outer Plains Zone. In addition, low directional signage, signs located adjacent to primary access points and infrastructure servicing the DPMA such as road, rail, wastewater and stormwater utilities are enabled in the Rural Buffer Area. These are not activities involving significant built structures or intensive clustering of buildings, and are therefore considered appropriate in the Rural Buffer Area.

The setback of buildings from the state highway frontage has, in the case of Synlait, been influenced by the need to allow for a potential rail siding for trains to load/unload immediately adjacent to the drystores and to provide area for some landscape planting. To the north and south east built development is kept away from boundaries with a large area of rural open space providing an appropriate transition or buffer to the wider rural plains. The Fonterra Darfield site is provided with considerable setbacks from all boundaries to allow for landscaping and to minimise visual dominance from surrounding vantage points while also providing an appropriate transition or buffer to the wider rural plains.

The use of ODPs therefore effectively manages the extent of dairy processing activities within the DPMA. They are based upon what could be anticipated as a reasonable and optimal future development scenario and an assessment of the environmental effects of that development scenario.

The visual effects of full built development have been considered for the Management Area as a whole and addressed through landscape plans. The scale and density of future development is integrated with this landscape treatment via the ODP providing a full overview of site development achievable over time.

Building heights are similarly controlled through the ODPs. The rules acknowledge that dairy processing activities necessitate very tall built structures e.g., dryers and boiler stacks as well as very large, single span industrial buildings. Accordingly, there is provision for variable building heights, with the tallest elements purposefully located

in a more central position within the area of building development.

Where activities are proposed which are compliant with the Rural Outer Plains rules, these are provided for throughout the DPMA (whereas dairy processing activities and buildings are more constrained). The rule requires that for the purpose of site coverage and density calculations, the area of land used for the basis of the calculation is limited to the Rural Buffer Area, ensuring that the Buffer retains a density of development consistent with the wider Rural Zone.

A Noise Control Boundary is shown on the ODPs. This is complemented by a rule in Part C, 3 Rural Rules – Buildings which requires noise insulation to be incorporated within new buildings for sensitive activities. This provision is discussed further under Noise below.

A specific rule on the ODP conatined within Appendix 26A requires the up-grading of Heslerton Road prior to the commissioning of a second access. The rule ensures that the access to the plant is safe, efficient and fit for purpose. Further up-grading of the Old South Road and State Highway 1 intersection is similarly to be evaluated with substantive construction projects that increase the production and/or storage capability of the plant, to ensure that it remains safe. An area of land in the north west corner of the ODP is shown as building-free. This requirement is to avoid any capital development in an area that ultimately could be required for accommodating an up-graded State Highway/Old South Road intersection. This is discussed further under Access below. The ODP's contained within both Appendix 26A and 26B require all vehicle parking to be provided within the Height Control Area. This is described further under Parking below.

Landscape Planting

Rule 26.1.5A requires all landscape planting to be generally in accordance with the landscape plan which forms part of the ODP and in accordance with the staging specified in Appendix 26A.

Rule 26.1.6 (requiring controlled activity consent to 'landscape planting' but not otherwise affecting planting for amenity or enhancement purposes) is intended to ensure general compliance with the staging of landscape establishment on the Synlait site identified in Appendix 26A and to control details of the plant species, location, timing of planting, height, spacing and maintenance. The purpose of this rule is to ensure that the Synlait Dairy Processing Management Area has a consistent landscape theme and that planting is appropriately established and cared for, ensuring its longevity and effectiveness.

In addition, a rule requires exotic species planted on the DPMA boundaries with Appendix 26A to be removed once identified indigenous tree species, planted in accordance with the rules on the ODP, have reached a minimum height of 10m. This requirement to allow indigenous plants to dominate has been agreed with Te Taumutu Rūnanga as a way of expressing cultural values on the site.

No additional landscaping is required on the Fonterra site as it expands due to the comprehensive perimeter landscaping already established on the existing site as identified on the ODP contained within Appendix 26B. This landscaping is required to be maintained in accordance with Rule 26.1.5B. The only exception to this is if the Central Plains Water Canal is constructed through the site which will create a break in the perimeter planting. Should this occur, additional screen planting is required to be implemented in accordance with Rule 26.1.5B.

No additional landscaping is required on the Fonterra site as it expands due to the comprehensive perimeter landscaping already established on the existing site as identified on the

Building Colour

All buildings over 12m in height are required to comply with a prescribed colour palette. This is to assist with addressing the visual effects of what are potentially substantive buildings with high visibility for a period of years. The intention is to maintain a consistency in the visual qualities of the site. The colour range is informed by the finish of buildings established through resource consents prior to the DPMA.

Earthworks

The rules provide for some small scaled earthworks (<5000m^3) and stockpiling to be carried out as a permitted activity. These standards are consistent with those applied to earthworks in the wider Rural Outer Plains Zone. Where these standards are exceeded within the DPMA Rule 26.2.3 requires the activity to be considered as a controlled activity with Council's control reserved to dust, proximity to waterways, re-vegetation and accidental discovery of archaeological items. A resource consent process ensures appropriate management and environmental outcomes which can be effectively achieved and monitored through a controlled activity consent process without the need for notification or third party approvals. It is acknowledged that earthworks, even at a larger scale, can be appropriately managed in accordance with best practice. In addition, the DPMA is an established and defined site which is well understood in terms of effective management from previous construction activity.

Where material is to be transported off site however, a resource consent is required. This is specifically limited to the effects of haulage on the safety and efficiency of the road network, which may vary in effect depending on the volume of material to be transported and the particular route to be followed. This traffic effect is distinguishable from the earthwork activity itself where effects can be contained within the boundaries of the DPMA.

Access

The DPMA is a potentially significant traffic generator with a high proportion of heavy vehicles. Accordingly, it is appropriate that the access provision into and out of the sites contained within Appendix 26A and 26B is controlled to avoid multiple entrance points which may potentially affect traffic safety and efficiency on the surrounding road network. Similarly, there is a requirement that with any significant new buildings which may increase processing or storage capacity, there must be consultation with the relevant road and/or rail authority. This provides a check point for assessing if a further up-grade of existing access points onto the State Highway or any State Highway/local road intersections servicing the DPMA are required. In respect of Synlait, the State Highway 1/Old South Road intersection is the primary point of access to the DPMA. Requiring the approval of the road and rail authorities will trigger a review of the safety of the intersection over time as traffic patterns change and the DPMA develops. The ODP requires that land between the plant and Heslerton Road is to be kept free of buildings to ensure that sufficient land is retained to accommodate any future State Highway intersection up-grades that may be required.

Identifying access points into the DPMA on the ODP provides certainty to road and rail controlling authorities as well as local road users. The access points identified on the ODP which are not already formed and operational will be required to comply with the District Plan standards for design. In the case of Synlait, prior to the commissioning of the second access on Heslerton Road, the ODP requires that a further length of road is up-graded to a standard for the anticipated traffic.

Parking

All vehicle parking (tankers, employees, visitors, suppliers and contractors) is required to be provided within the Building Height Control Area of the DPMA, where an intensification of built development and activity is anticipated. Directing parking to this location ensures that the dispersal or encroachment of car parking does not occur within the Rural Buffer Area which is intended to wrap around or buffer that part of the DPMA which is to be intensively used. The layout of the parking area is to comply with Appendix 10 of the Rural Volume of the District Plan, which sets out standard dimensions for car parks and best practice guidance on the relationship between parking, pedestrian and vehicle circulation areas.

Noise

The primary noise control for the DPMA requires compliance with a Noise Control Boundary. This is defined on the Outline Development Plan and Rule 26.1.17 specifies the daytime and night-time noise standards that will apply at this boundary. The Noise Control Boundary is derived from conditions imposed on resource consents that established the plant and represents a more strict noise standard than has been applied to the Rural Outer Plains. A Noise Control Boundary is commonly used around sites such as ports, airports and large, stand-alone plant. They provide a simple method for all parties to visualise the extent of noise effects.

The Noise Control Boundary also triggers requirements for acoustic insulation to be built into new buildings for sensitive activities with the cost to be met by Fonterra for ODP 26B see Part C, Rural Rules Buildings 3.13.16. This requirement acknowledges and responds to the importance of the plant to the community and the economy. Once a company has made a significant investment in plant, it is in the districts and the community's interests that this plant is able to operate with efficiency. Accordingly, it is appropriate to ensure that encroachment of sensitive activities does not curb the plant's operations.

The Noise Control Boundary and its associated noise standards are not intended to apply to rail movements into and out of the DPMA. The measurement of rail noise as a train moves from designated land onto a rail siding within the DPMA may be extremely difficult to differentiate and measure. Unexpected noises such as wheel squeal have therefore been considered in the setting of the noise limits and layout of each site. The activity of loading and unloading trains is required to comply with the Noise Control Boundary.

Lighting

The Height Control Area within the DPMA is potentially an area of intensive activity and concentrated built development. The plant operates on a 24 hour basis requiring lighting to be provided for illumination of access points, outdoor work spaces and for security. The limitations imposed on the measurement of lux and the direction of lighting are the primary mechanisms to avoid light spill and to minimise night-lighting effects.

Signage

The rules relating to sign size are intended to provide for signs to be established which are scaled relative to the size of the plant and its function as a resource servicing a large catchment within the District. A requirement to ensure that signs visible from, even if not physically or legally fronting the State Highway, are considered by the New Zealand Transport Agency, ensures that signage does not adversely affect traffic safety and efficiency and accords with current Government guidance applicable at that time. Further to the size of the sign, the balance of the rules are the same as those applied in the wider Rural Outer Plains Zone.

Construction Activities

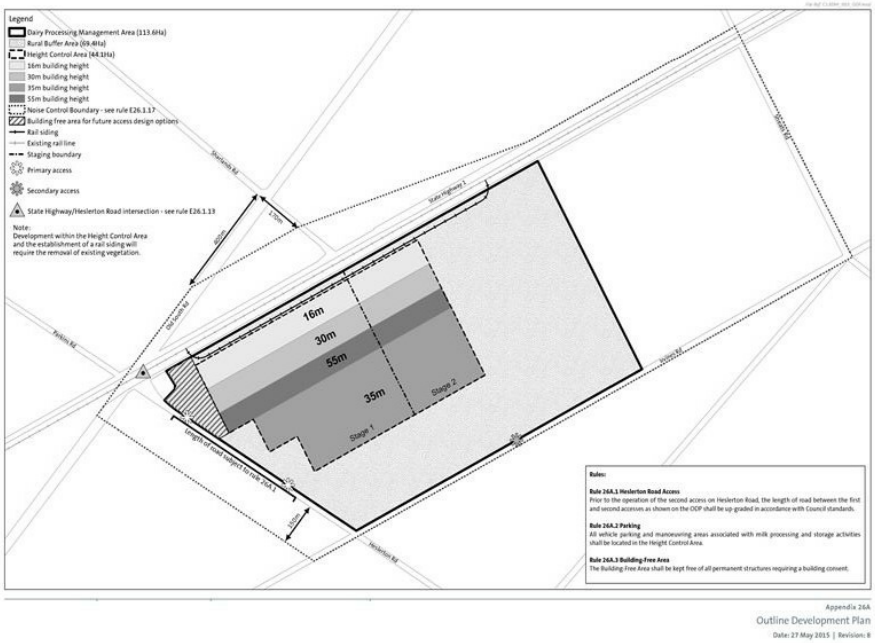
Rule 26.2.5 provides a mechanism for further control over the management of large scaled construction works through a resource consent for a controlled activity. The rule only applies to construction activities for buildings which increase milk processing or storage capacity within the DPMA, and is intended to apply to proposals of the scale of a new dryer or drystore.

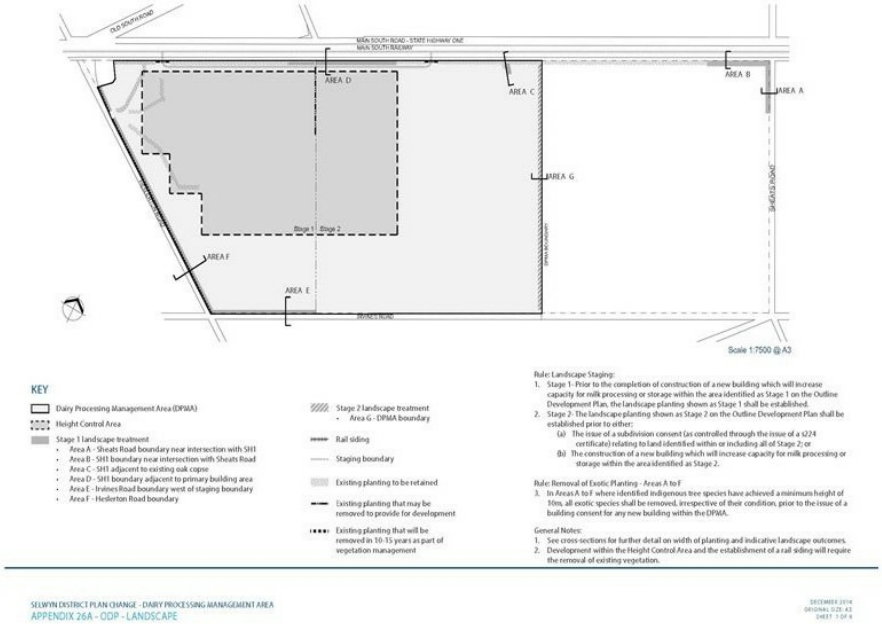
Due to the number of variables associated with construction and the desire to adopt industry best practice, a rule based on a standard measure or numerical threshold for management of construction effects is not applicable. A controlled activity consent ensures that there is a comprehensive and integrated plan for matters such as traffic management, dust control, compliance with the NZS standard for construction noise and vibration along with protocols for accidental discovery. This approach provides certainty and the flexibility to deal with construction projects which are of larger scale and potential environmental effect. The majority of the matters of control are however subject to other regulatory processes for building consent and health and safety. Accordingly, there is no requirement for third party approvals or notification of an application.

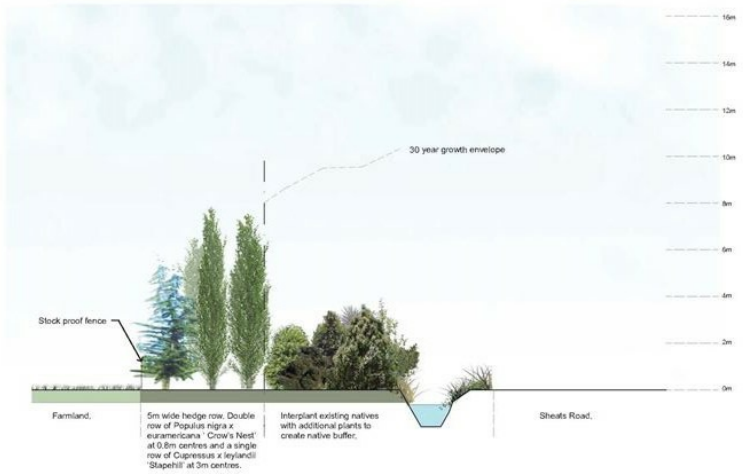
PART E

APPENDIX 26A

SYNLAIT DAIRY PROCESSING MANAGEMENT AREA - ODP



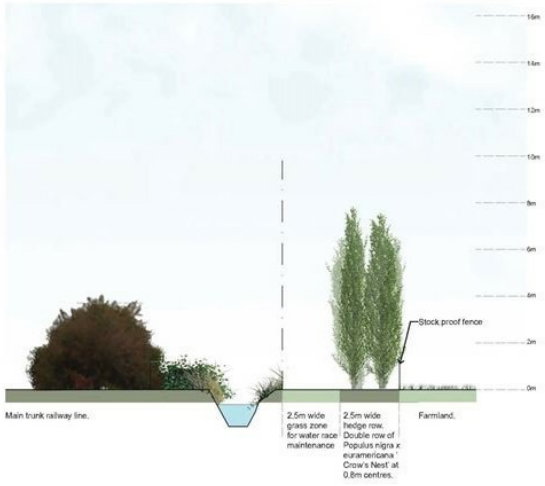




AREA A - SHEATS ROAD BOUNDARY NEAR INTERSECTION WITH SH1
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

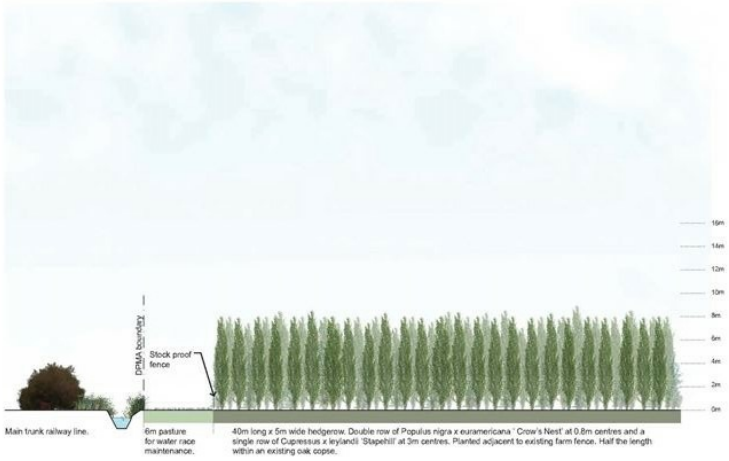
MAY 2014
ORIGINAL SIZE: A3
SHEET 2 OF 3



AREA B - SH1 BOUNDARY NEAR INTERSECTION WITH SHEATS ROAD
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

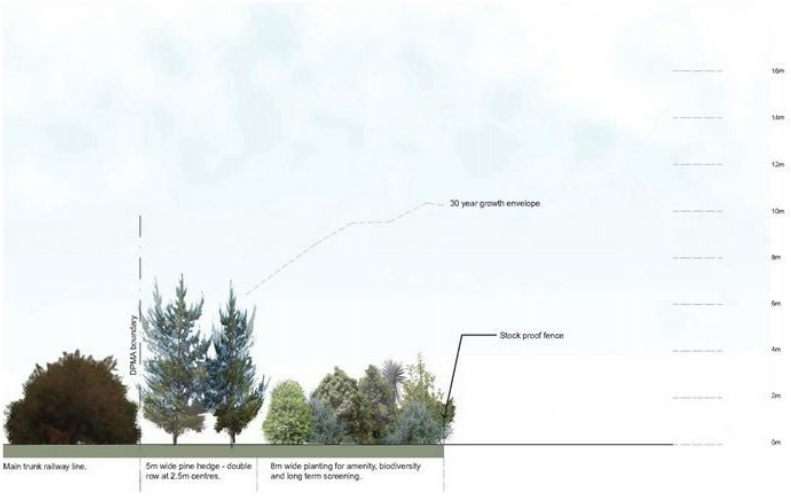
MAY 2014
ORIGINAL SIZE: A3
SHEET 3 OF 3



AREA C - SH1 ADJACENT TO EXISTING OAK COPSE
STAGE 1 LONG SECTION
Scale 1:200 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

MAY 2014
ORIGINAL SIZE: A3
SHEET 4 OF 9



AREA D - SH1 BOUNDARY ADJACENT TO PRIMARY BUILDING AREA
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

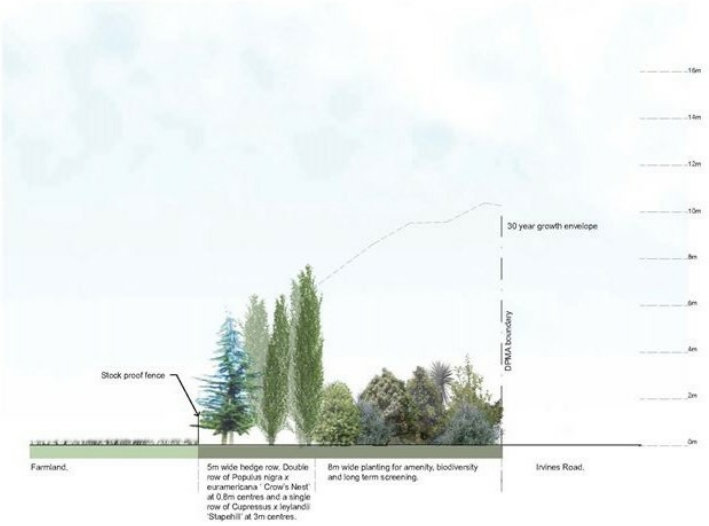
MAY 2014
ORIGINAL SIZE: A3
SHEET 5 OF 9



AREA F - HESLERTON ROAD BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

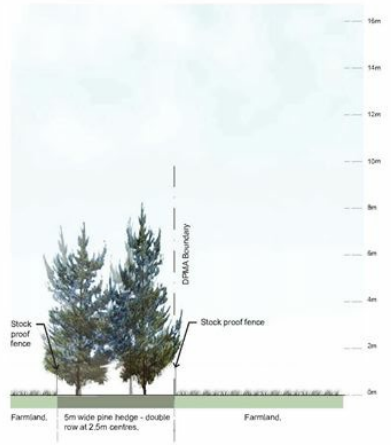
MAY 2014
ORIGINAL SIZE: A3
SHEET 7 OF 9



AREA E - IRVINES ROAD BOUNDARY WEST OF STAGING BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

MAY 2014
ORIGINAL SIZE: A3
SHEET 8 OF 9



AREA G - DPMA BOUNDARY
STAGE 2 CROSS SECTION
Scale 1:100 @ A3

PLANT LIST

SHELTER BELT SPECIES	PRIMARY SUCCESSIONAL SPECIES		SECONDARY SUCCESSIONAL SPECIES	
	Trees	Shrubs and Groundcovers	Trees and Large Shrubs	Shrubs and Groundcovers
*Pinus radiata	*Cordyline australis	Aristotelia serrata	*Podocarpus totara	Coprosma crassifolia
*Cupressus x laylandii 'Stapehill'	*Kunzea ericoides	Carmichaelia australis	Elaeocarpus dentatus	Coprosma propinqua
*Populus nigra x euromericana 'Crow's Nest'	Olearia paniculata	Clematis marata	*Prumnopitys taxifolia	Coprosma rubra
	*Pittosporum tenuifolium	*Coprosma crassifolia	Coprosma lucida	Coprosma virescens
	*Sophora microphylla	*Coprosma propinqua	Coprosma robusta	*Hebe salicifolia
		Coprosma intertexta	Cordyline australis	Helichrysum lanceolatum
		*Corokia cotoneaster	Griselinia littoralis	Teucridium parvifolium
		Discaria toumatou	Hoheria angustifolia	Acaena novae-zelandiae
		Helichrysum lanceolatum	Kunzea ericoides	Anemanthele lessoniana
		*Melicytus alpinus	Leptospermum scoparium	Asplenium bulbiferum
		*Muehlenbeckia astonii	Lophomyrtus obcordata	Blechnum penna-marina
		Olearia adenocarpa	Olearia paniculata	*Cortaderia richardii
		Ozothamnus leptophyllus	Pittosporum eugenioides	Phormium tenax
		*Sophora prostrata	Pittosporum tenuifolium	Microsorum pustulatum
		Carex comans	Plagianthus regius	*Polystichum neozelandicum
		Elymus solandri	Pseudopanax crassifolius	Blechnum discolor
		Festuca novae-zelandiae	Sophora microphylla	Pteridium esculentum
		Muehlenbeckia axillaris		
		Poa cita		
		Leptinella filiformis		

* Suitable species for the Synlait DPMA.

The publication 'Native Plant Communities of the Canterbury Plains' by the Department of Conservation has been used as a reference for native species in the above plant list.

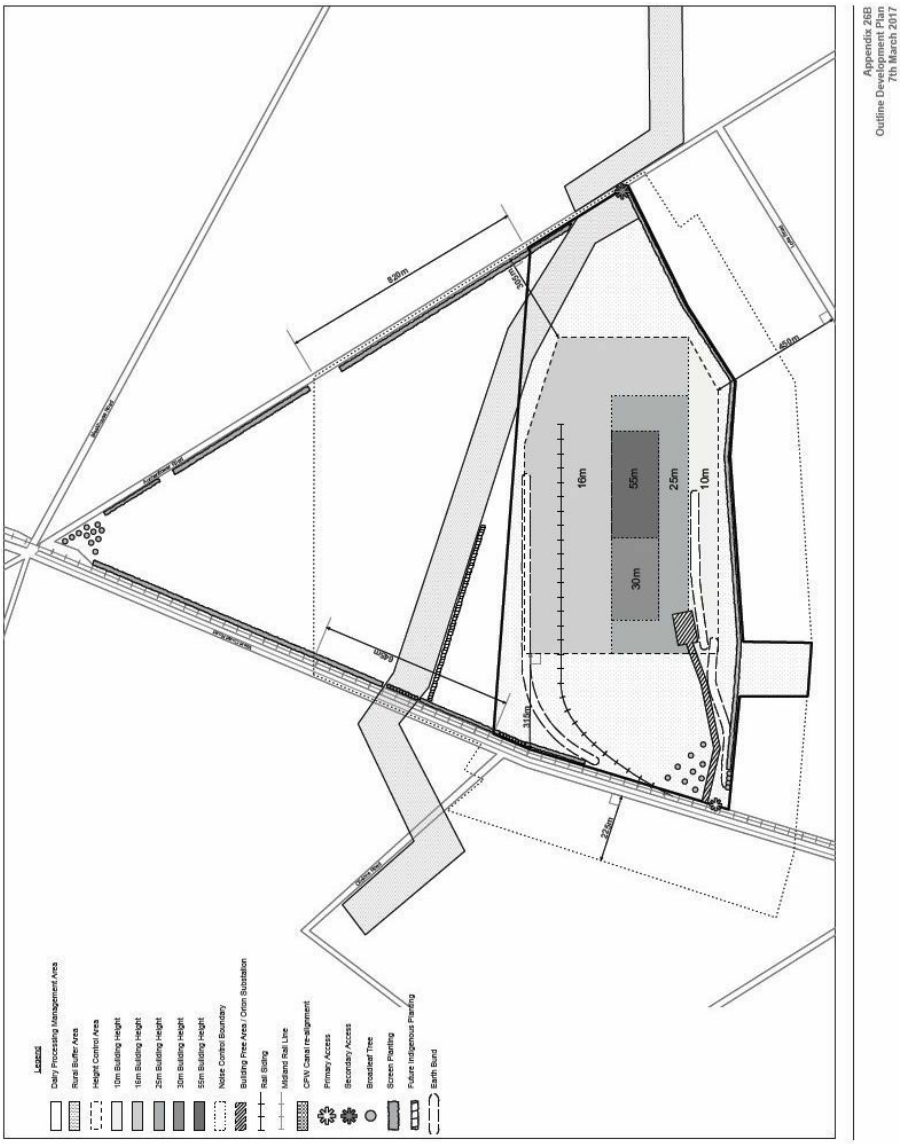
SELWYN DISTRICT PLAN CHANGE - DAIRY PROCESSING MANAGEMENT AREA
APPENDIX 26A - ODP - LANDSCAPE

Part E

APPENDIX 26B

FONTERRA DARFIELD PROCESSING MANAGEMENT AREA - ODP

Note: Refere to Appendix 26 for the Dairy Processing Managagement Area Rules. Also please refer to Rule 3.13.16 for the Noise Control Boundary Setback provisions.



Selwyn District Plan - Rural Volume / PART E - Appendix 26B E26B-001