

CERTIFICATE OF APPROVAL

The Council resolved to approve those parts of the Selwyn District Plan relating to Plan Change 28 (Denwood Trustees Living Z Zone, Lincoln) would be made operative on the 12th June 2015.

The Council resolved to approve those parts of the Selwyn District Plan relating to Plan Change 36 (Conifer Grove Living 3 Zone, Prebbleton) would be made operative on the 12th June 2015.

The Council resolved to approve those parts of the Selwyn District Plan relating to Plan Change 41 (D&S Anderson Living 3 Zone, Prebbleton) would be made operative on the 12th June 2015.

The Council resolved to approve those parts of the Selwyn District Plan relating to Plan Change 43 (Synlait Dairy Processing Management Area) would be made operative on the 12th June 2015.

Provisions which are not yet operative are detailed on the following page.

This resolution was made in accordance with Clauses 17(2) and 20 of Schedule 1 of the Resource Management Act 1991.

Sealed with the Common Seal of the Selwyn District Council

in the presence of:



Mayor
Kelvin Coe



Chief Executive
David Ward



Dated at Rolleston this 12 day of June 2015

Requiring Authority

Unresolved Designations (10 June 2008)***Refer to Appendix 2***

Telecom

Township and Rural Volumes

All Telecom designations are not operative



SCHEDULE OF AMENDMENTS

The amendments to the Selwyn District Plan are due to the following changes:

Name	Description
PLAN CHANGE 43	SYNLAIT
Clause 20A Amendments	Add appendices to Rural and Township Contents

Please amend your District Plan by updating the following pages:

Township Volume

Amendments from 5 March 2015 to 12 June 2015

Insert Pages

Front of Township Volume - Supersedes existing Certificate of Approval	Signed Certificate of Approval as of 17 December 2014
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Replace pages - Please recycle all pages removed

Part E - Appendix 38 – Rolleston ODP	E38 001 – 002
Amended ODP area 12	E38 073 – 082
Part E – Appendix 42 – Prebbleton Living Z ODP	E42 001 – 002

Rural Volume

Amendments from 5 March 2011 to 12 June 2015

Replace pages - Please recycle all pages removed

Contents	003 - 004
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Add Appendix 26 and 26A

A4 – Finding Material	A4-011 - A4-014
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Added paragraph to end of section A4.5 under The Plains heading

Added dairy processing activities and buildings to Use of Zone paragraph

B3 – Health and Safety Values

Added to B3.4

B3-035 – B3-054

Added to B3.4.2

Added to B3.4.3

Added to B3.4.4

Add new Policy B3.4.5 and renumber subsequent rules to end of 3.4

Added to B3.4.6

Added to B3.4.7

Added to B Quality of the Environment – Anticipated Environmental Results

Part C3 – Rural Rules – Buildings

C3-017 – C3-028

Add new Rule 3.13.1.6

Add New Clause 3.13.4 and 3.13.5

Part E – Appendices

Add new Appendix E26

Add whole chapter

Add new Appendix E26A

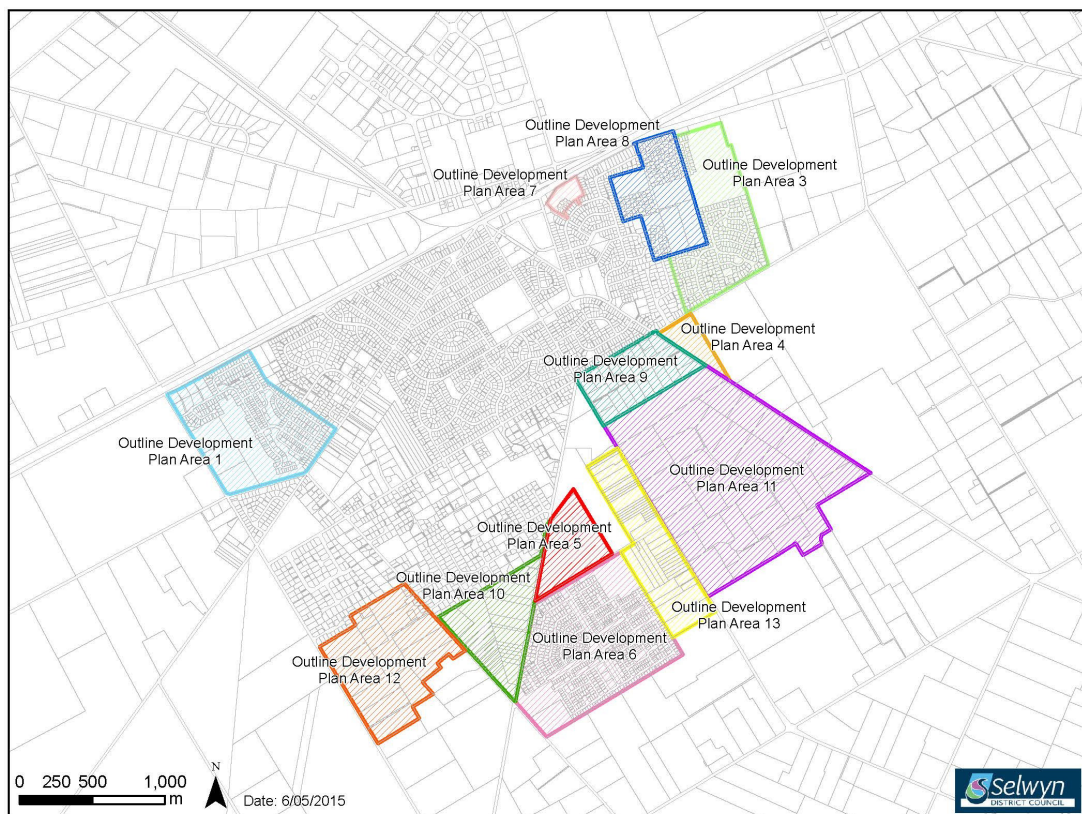
Add whole chapter

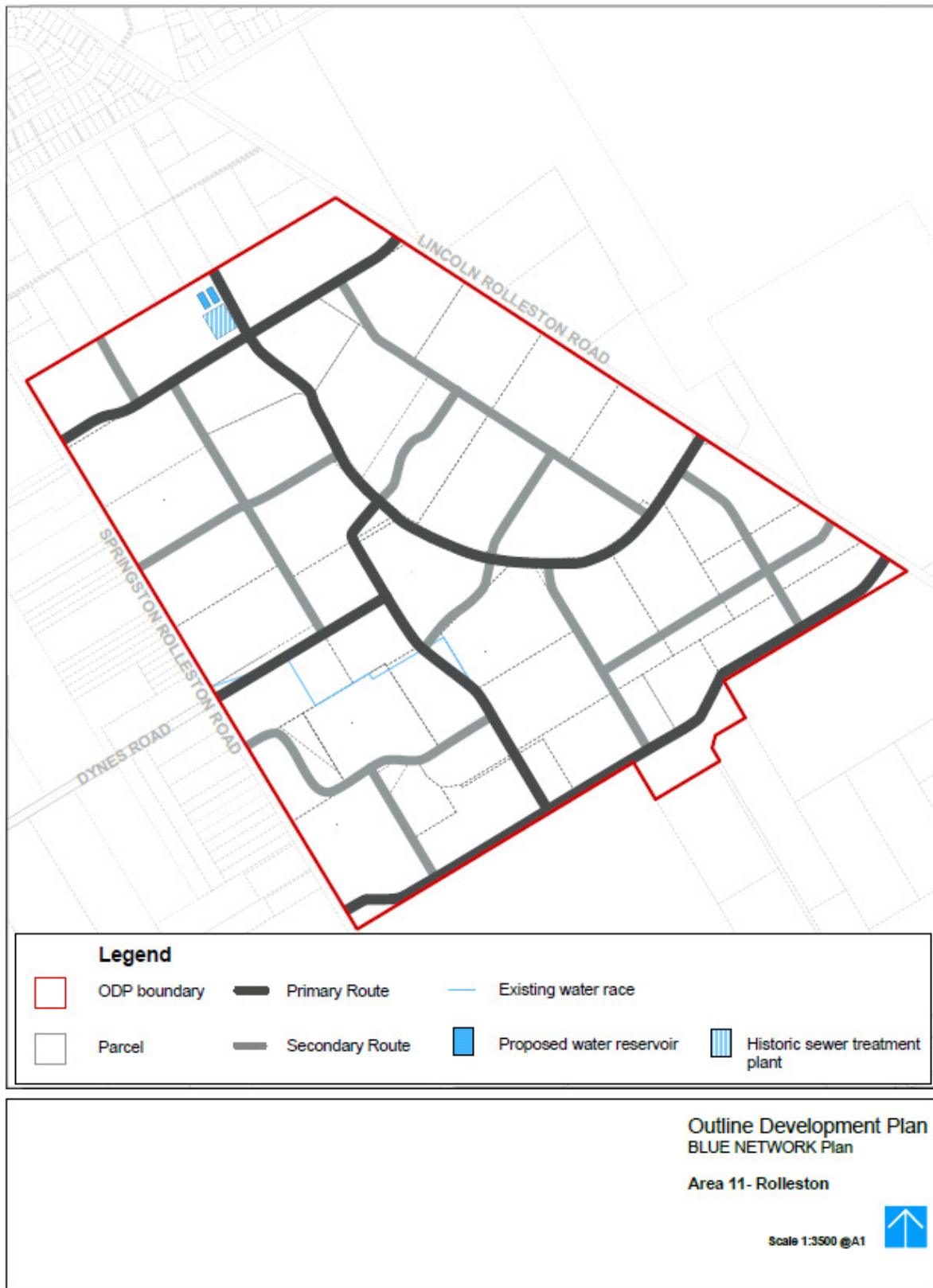
APPENDIX 38

OUTLINE DEVELOPMENT PLAN - ROLLESTON

- for locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- 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 Areas for Rolleston





W&A Response to Address Report Page 10

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 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 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 1000m² 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 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:

- Primary and Secondary Roads linking the East Maddisons Collector Road to the east, 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 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.

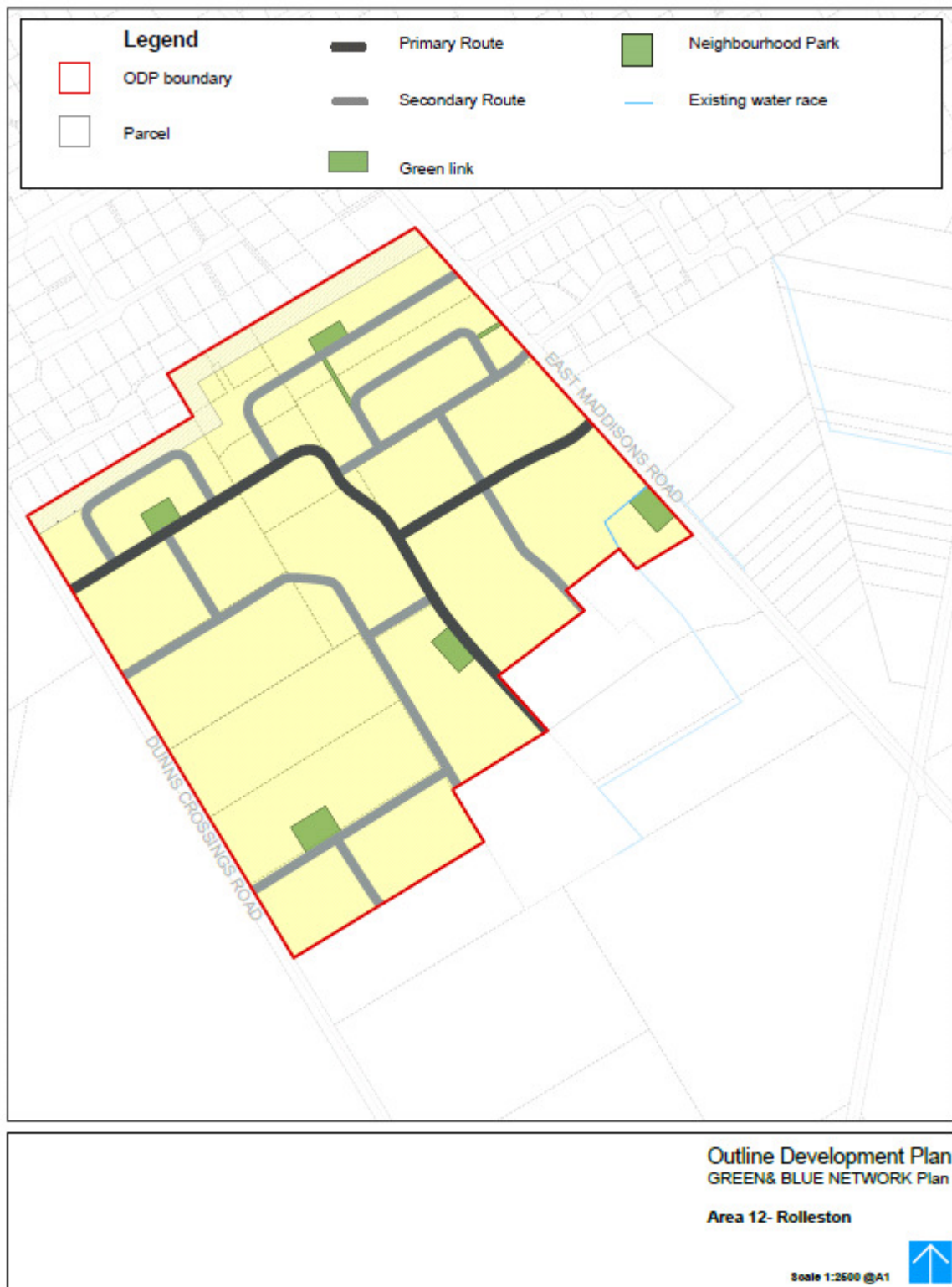
Sewer - A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. A gravity sewer connection to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road will required via a sewer connection through the adjoining Faringdon subdivision.

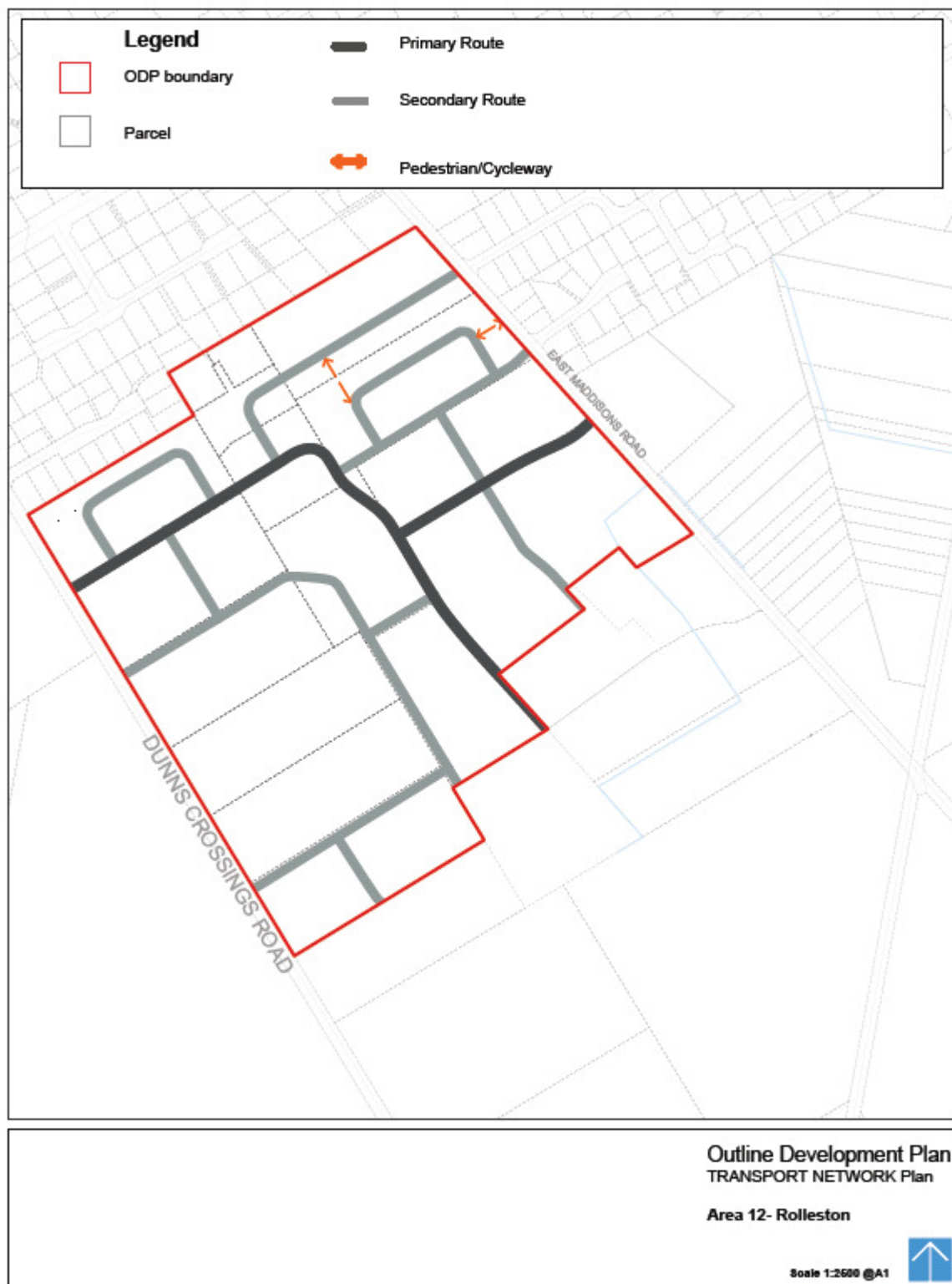
Water - The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing for the

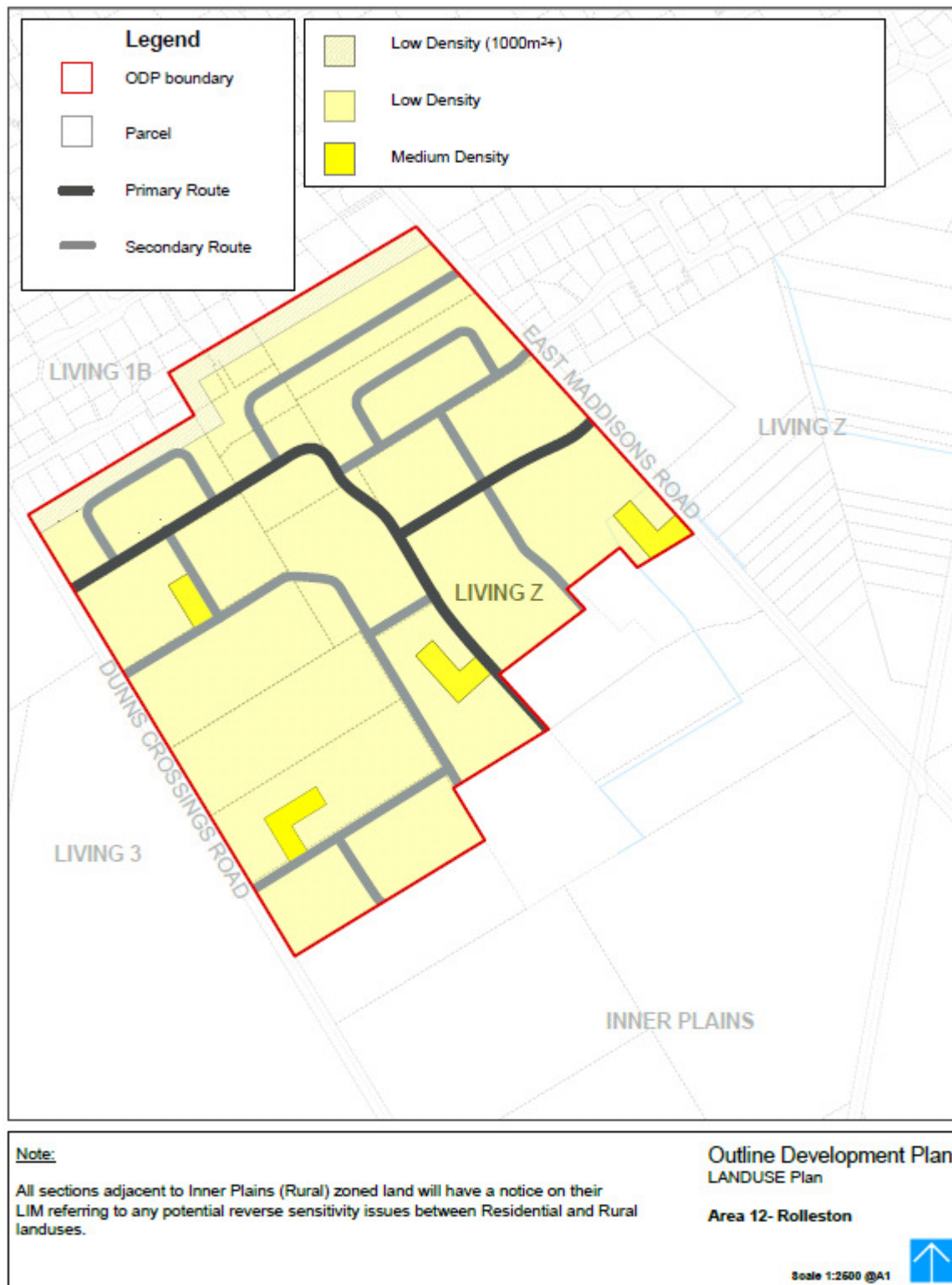
southern development areas in Rolleston in accordance with the upgrades identified for the township.

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.









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
- 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 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:

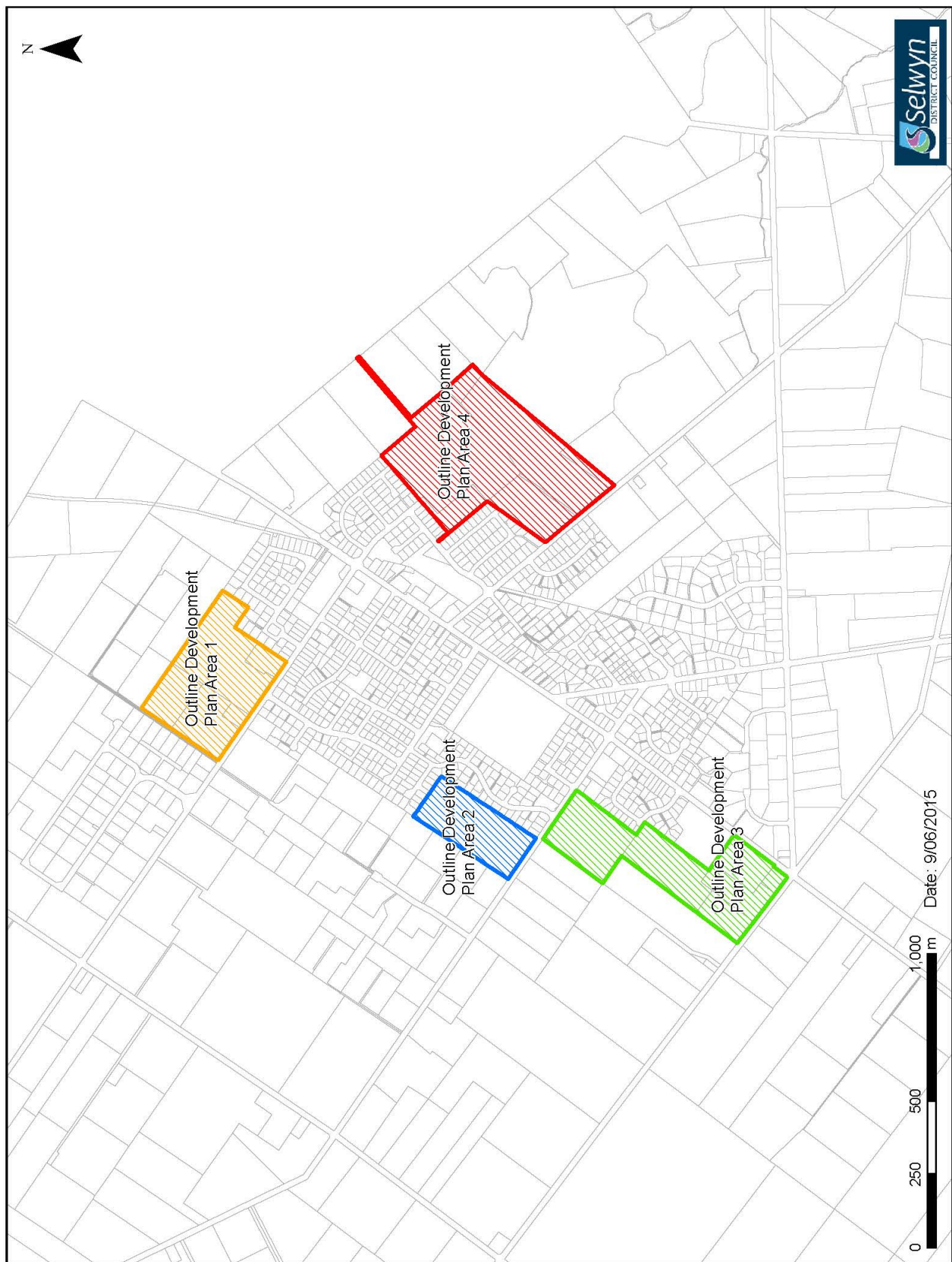
- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;

APPENDIX 42

OUTLINE DEVELOPMENT PLAN – LIVING Z ZONE, PREBBLETON

- for locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4

Outline Development Areas for Prebbleton



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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 District. Administration 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, Craighburn 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.

- 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. The rural economy is dependent on facilities and businesses that process and add value to rural products. Established dairy processing facilities, while servicing the wider district or region also enable on-farm growth and diversification in respect of dairy products.”

- 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.
- Processing of milk to dairy products on established plant sites.

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. This may be achieved through compliance with rules, conditions on resource consents or through an ODP controlling further development on established sites such as those applied to the existing sites of milk processing. 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.

Explanation 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 land use 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 3.4.8 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 B3.4.910 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 B3.4.12 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. Policy B3.4.13 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 B3.4.14 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

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.
- Existing sites for processing, packaging and distribution of milk and dairy by-products are specifically identified and managed.

QUALITY OF THE ENVIRONMENT — MONITORING

See Part E, Appendix 1.

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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

Property Size	Building Type	Setbacks		
		Property Boundary	Arterial Road or Strategic Road	Other Road
Up to 1ha	Garage or <u>Accessory</u>	3m	10m	10m
	<u>Dwelling</u> or <u>Principal Building</u>	3m	20m	10m
Greater than 1ha (>1ha)	Garage or <u>Accessory</u>	5m	10m	10m
	<u>Dwelling</u> or <u>Principal Building</u>	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 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.

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.

Discretionary Activities — Buildings and Building Position

3.13.4 Any sensitive activity which does not comply with Rule 3.13.1.6 shall be a restricted discretionary activity.

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.

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.

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 3.13.9, 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, 3.1.1, 3.4.1 and 3.4.2	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
3.14	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 papakāinga housing because such housing is unlikely to be able to comply. Provision for papakāinga 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). Papakāinga 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.

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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.

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.

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, 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.

Landscape Planting

- E26.1.5 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 26A 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 26A.
- E26.1.6 Landscape planting required by Rule 26.1.5 is a controlled activity for which consent is required in accordance with Rules 26.2.1 and 26.2.2

Note: Neither rule 26.1.5 nor Rule 26.1.6 apply to any planting within the 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 Plan in Appendix 26A. 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

- 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, 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 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 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 Plan in Appendix 26A.
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.

Note: Rule 26.1.18 does not apply to the loading or unloading of goods.

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 6m² and any sign attached to a building is not more than 50m².
- 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) 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 Limit	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 State Highway 1 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 Parking
 - (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.

- (c) Those matters specified for inclusion in Management Plans for Noise and Hazardous Substances.

Note: Non-compliance with Rules 26.1.2 and/or 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 26A, 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.

E26.4 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 site 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 the south west corner of the Management Area, reflecting 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 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 ODP therefore effectively manages the extent of dairy processing activities within the DPMA. It is 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 a landscape plan. 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 ODP. 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 ODP. 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 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. Similarly, the ODP requires all vehicle parking to be provided within the Height Control Area. This is described further under Parking below.

Landscape Planting

Rule 26.1.5 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 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 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 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.

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 (<5000m³) 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 site 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. 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 (see Part C, Rural Rules – Buildings, Rule 3.13.1.5). 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 are maintenance issues and best addressed through a Management Plan approach. 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

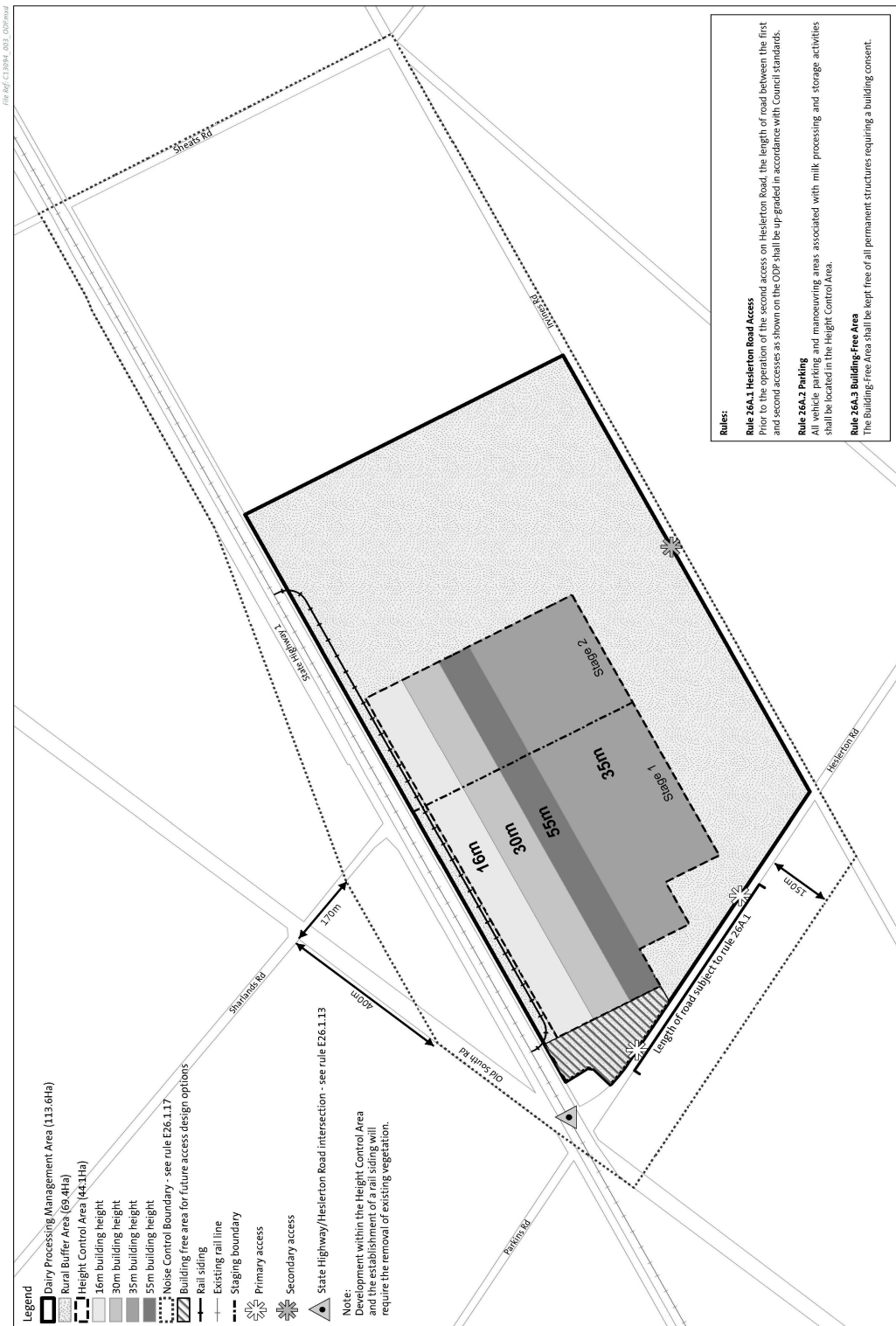
Rule 26.2.5 provides a mechanism for further control over the management of large scaled construction works through a resource consent for a controlled activity. The rule only applies to construction activities for buildings which increase milk processing or storage capacity within the DPMA, and is intended 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.

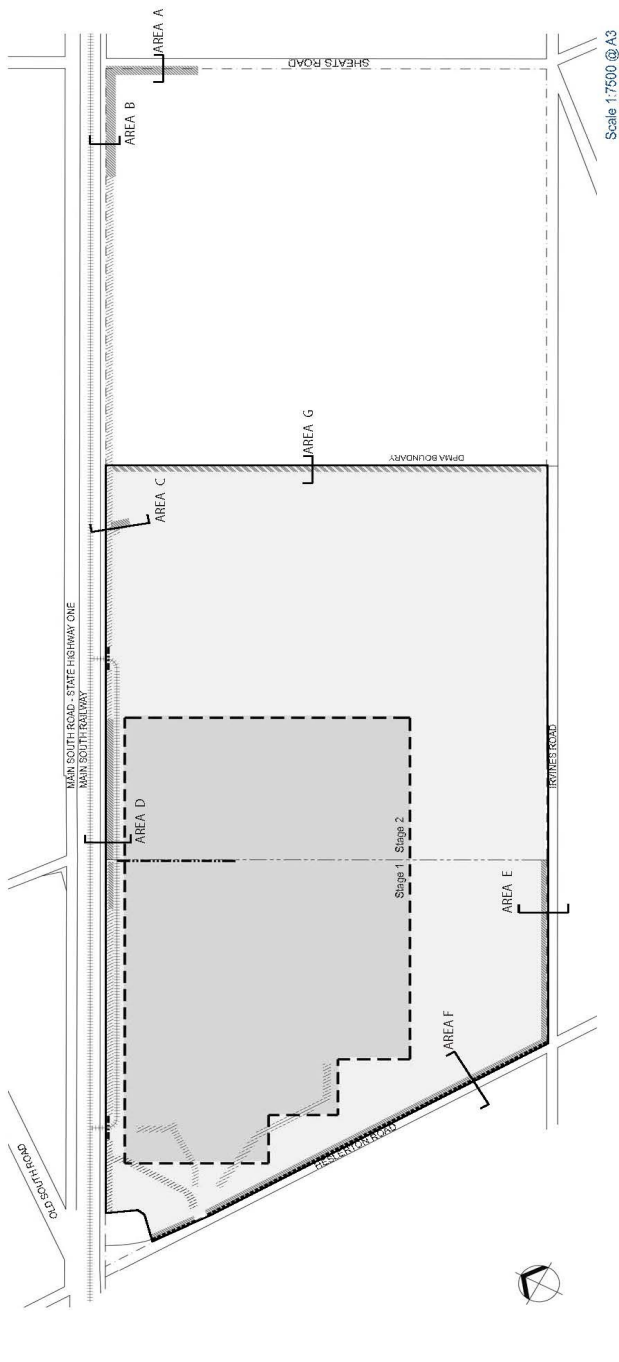
PART E

APPENDIX 26A

SYNLAIT DAIRY PROCESSING MANAGEMENT AREA – ODP



Appendix 26A
Outline Development Plan
Date: 27 May 2015 | Revision: 8



- KEY**
- Dairy Processing Management Area (DPMA)
 - Height Control Area
 - Stage 1 Landscape treatment
 - Area A - Sheats Road boundary near intersection with SH1
 - Area B - SH1 boundary near intersection with Sheats Road
 - Area C - SH1 adjacent to existing oak copse
 - Area D - SH1 boundary adjacent to primary building area
 - Area E - Irvin Road boundary west of staging boundary
 - Area F - Heslerton Road boundary

- Stage 2 landscape treatment
 - Area G - DPMA boundary
- Rail siding
- Staging boundary
- Existing planting to be retained
- Existing planting that may be removed to provide for development
- Existing planting that will be removed in 10-15 years as part of vegetation management

Rules: Landscape Staging:

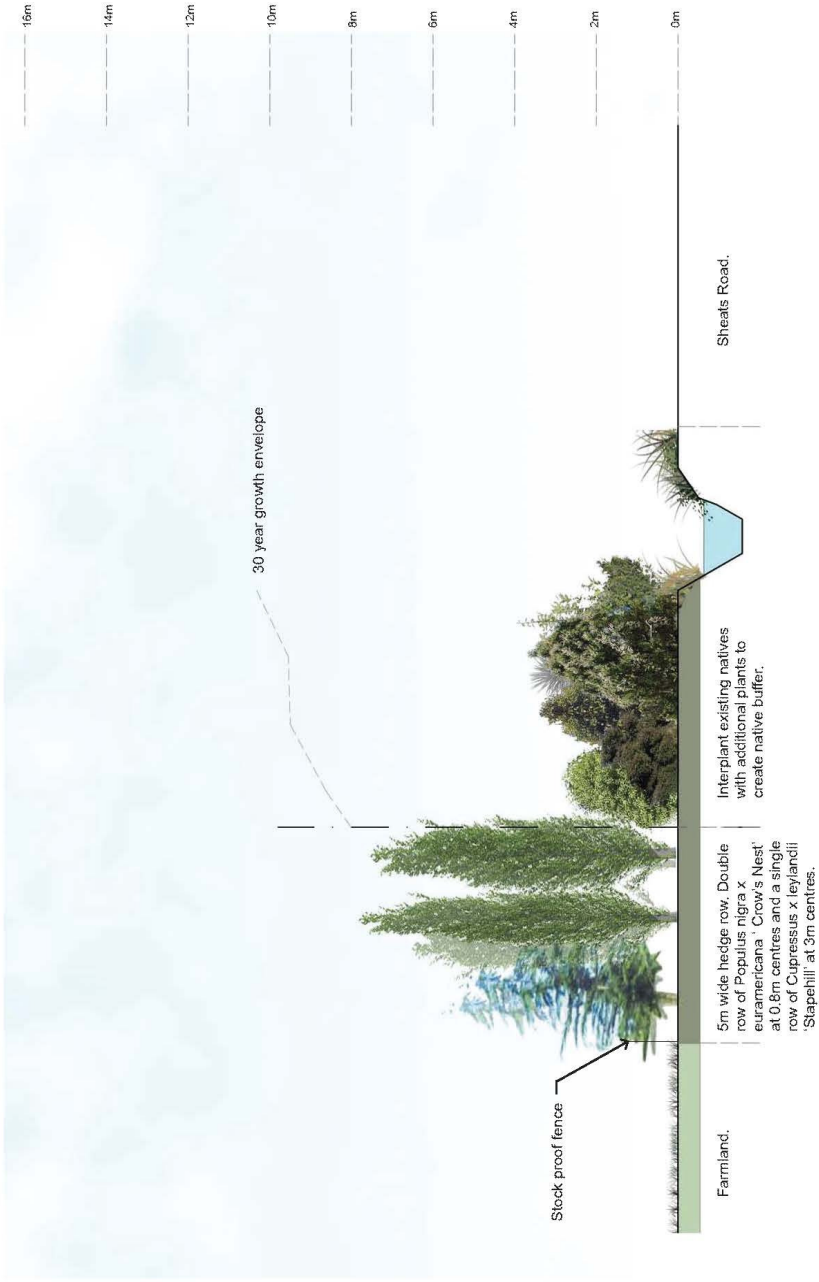
- Stage 1 - Prior to the completion of construction of a new building which will increase capacity for milk processing or storage within the area identified as Stage 1 on the Outline Development Plan, the landscape planting shown as Stage 1 shall be established.
- Stage 2 - The landscape planting shown as Stage 2 on the Outline Development Plan shall be established prior to either:
 - The issue of a subdivision consent (as controlled through the issue of a s224 certificate) relating to land identified within or including all of Stage 2; or
 - The construction of a new building which will increase capacity for milk processing or storage within the area identified as Stage 2.

Rules: Removal of Exotic Planting - Areas A to F

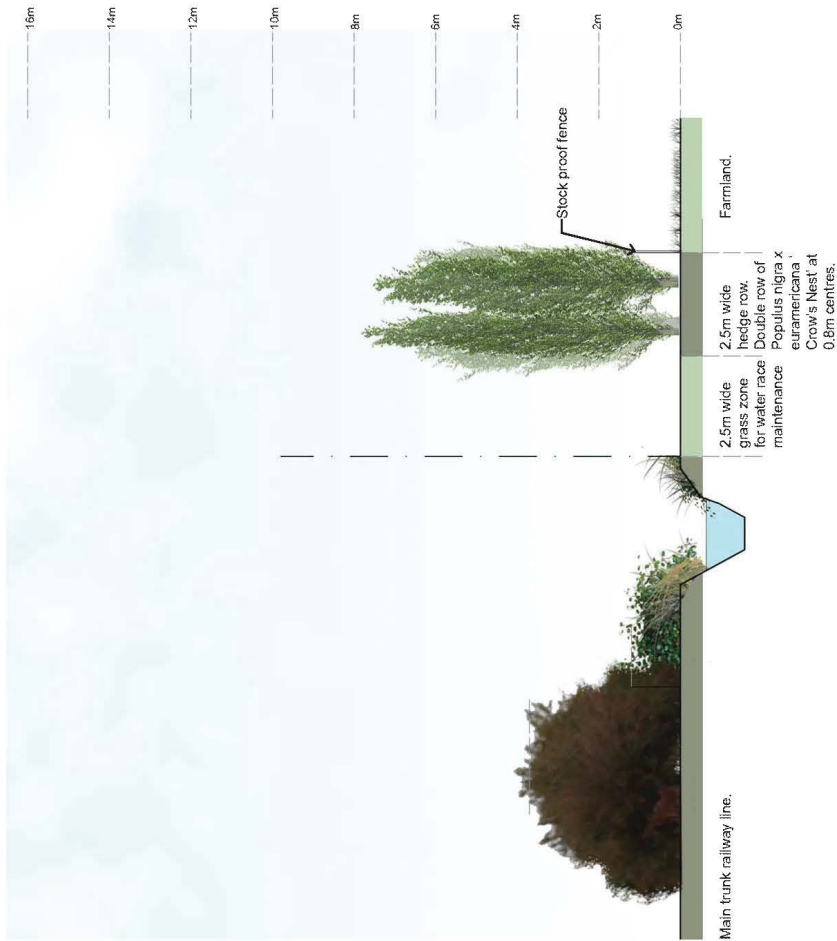
- In Areas A to F where identified indigenous tree species have achieved a minimum height of 10m, all exotic species shall be removed, irrespective of their condition, prior to the issue of a building consent for any new building within the DPMA.

General Notes:

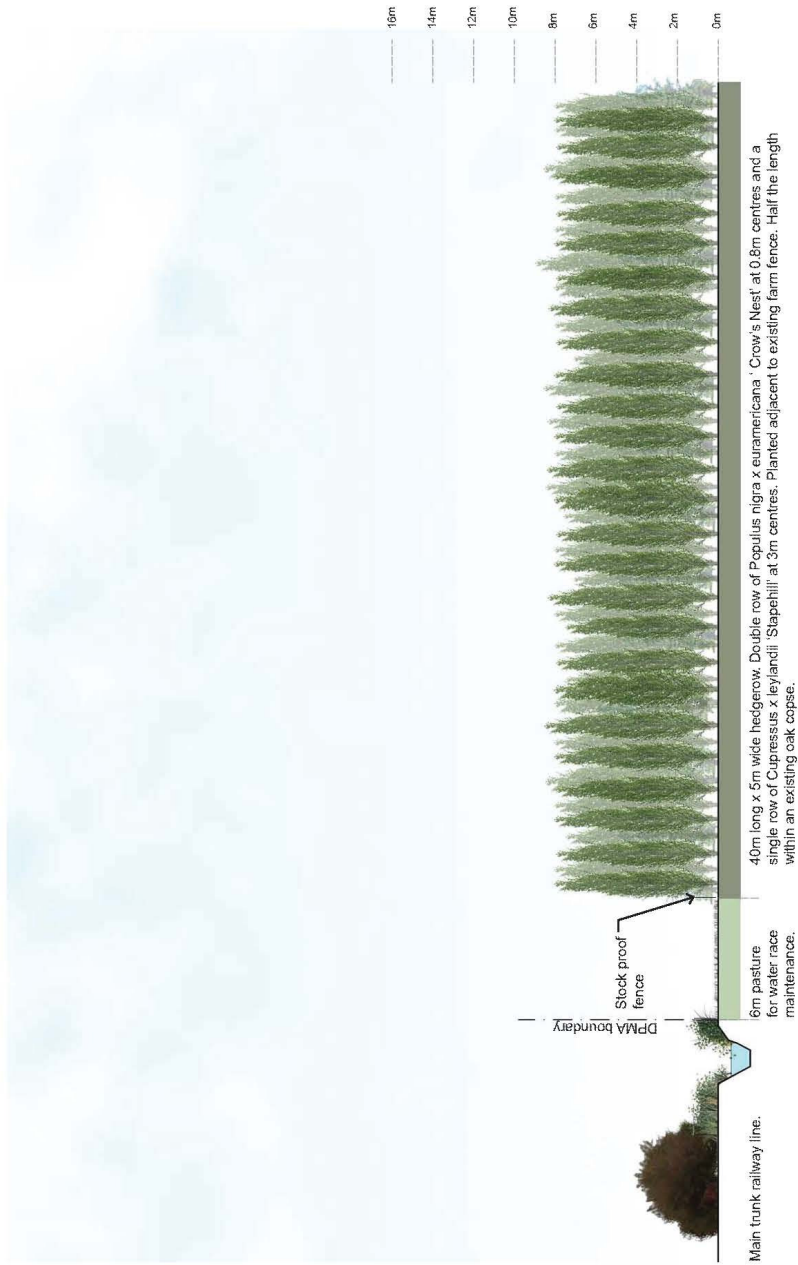
- See cross-sections for further detail on width of planting and indicative landscape outcomes.
- Development within the Height Control Area and the establishment of a rail siding will require the removal of existing vegetation.



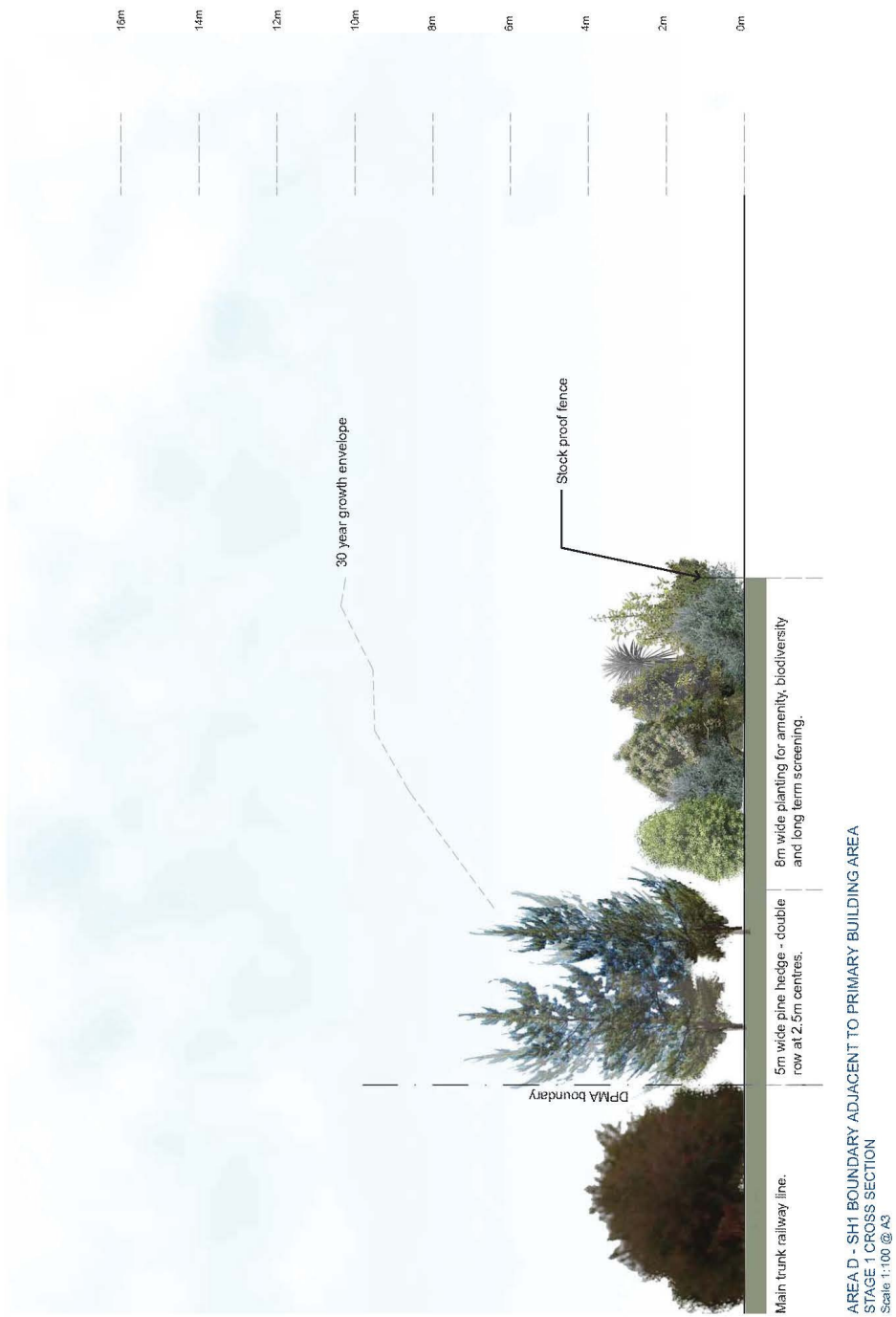
AREA A - SHEATS ROAD BOUNDARY NEAR INTERSECTION WITH SH1
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



AREA B - SH1 BOUNDARY NEAR INTERSECTION WITH SHEAT'S ROAD
STAGE 1 CROSS SECTION
Scale 1:100 @ A3

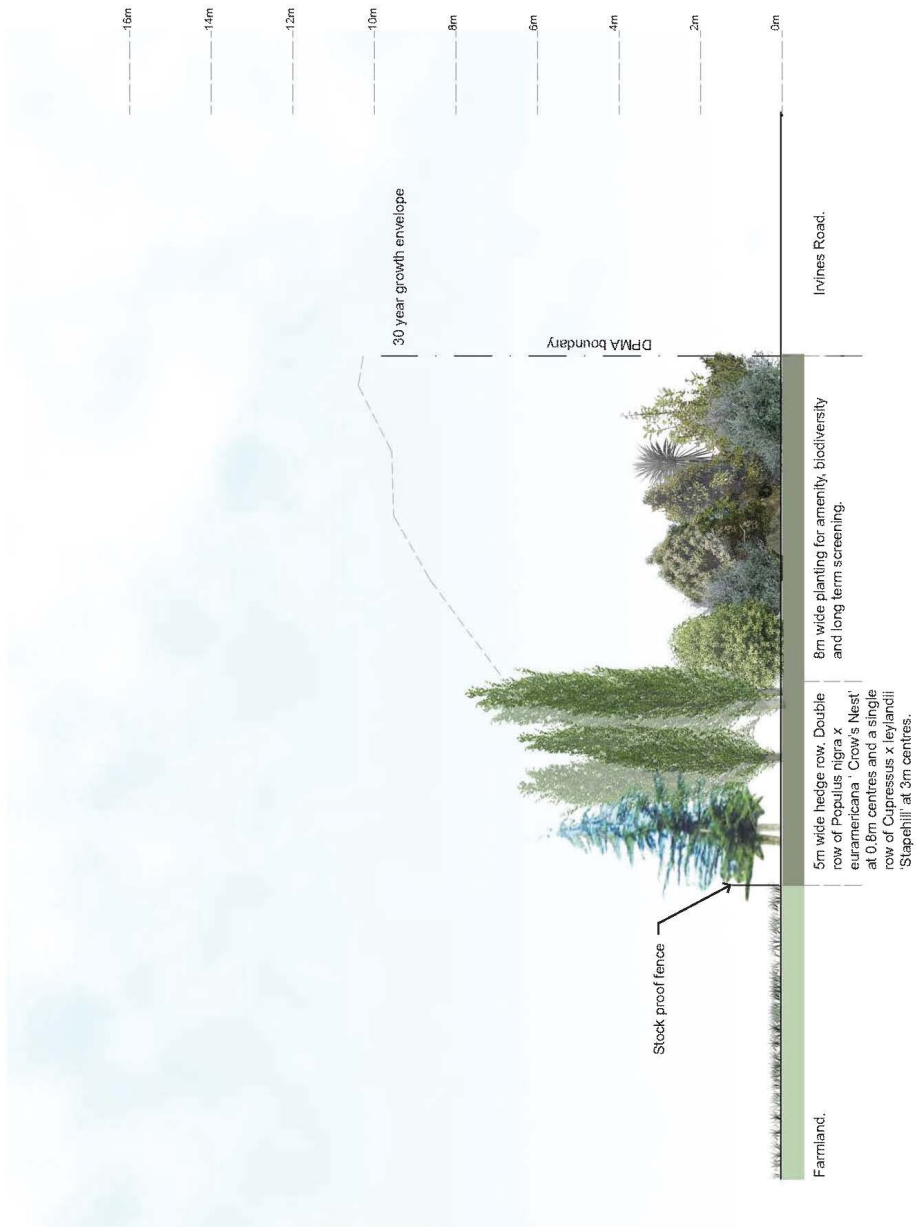


AREA C - SH1 ADJACENT TO EXISTING OAK COPSE
STAGE 1 LONG SECTION
Scale 1:200 @ A3

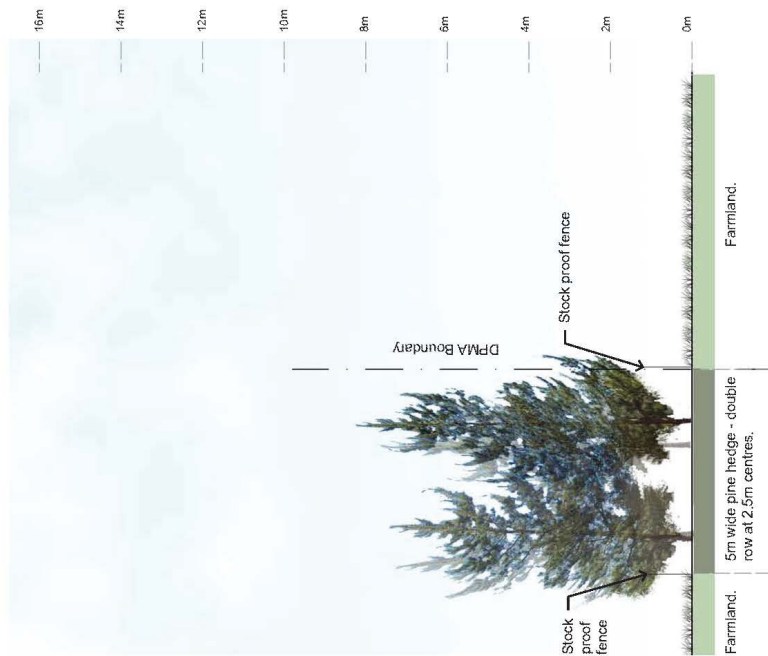




AREA F - HESLERTON ROAD BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



AREA E - IRVIN'S ROAD BOUNDARY WEST OF STAGING BOUNDARY
STAGE 1 CROSS SECTION
Scale 1:100 @ A3



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
* <i>Pinus radiata</i>		<i>Aristotelia serrata</i>	* <i>Podocarpus totara</i>	<i>Coprosma crassifolia</i>
* <i>Cupressus x leylandii</i> 'Stapehill'		<i>Carmichaelia australis</i>	<i>Elaeocarpus dentatus</i>	<i>Coprosma propinqua</i>
* <i>Populus nigra x euromeritana</i> 'Crow's Nest'		<i>Clematis marata</i>	* <i>Prumnopitys taxifolia</i>	<i>Coprosma rubra</i>
		* <i>Coprosma crassifolia</i>	<i>Coprosma lucida</i>	<i>Coprosma virescens</i>
		* <i>Coprosma propinqua</i>	<i>Coprosma robusta</i>	* <i>Hebe salicifolia</i>
		<i>Coprosma intertexta</i>	<i>Cordyline australis</i>	<i>Helichrysum lanceolatum</i>
		* <i>Corokia cotoneaster</i>	<i>Griselinia littoralis</i>	<i>Teucrium parvifolium</i>
		<i>Discaria toumatou</i>	<i>Hohenia angustifolia</i>	<i>Acaena novae-zelandiae</i>
		<i>Helichrysum lanceolatum</i>	<i>Kunzea ericoides</i>	<i>Anemathele lesssoniana</i>
		* <i>Meliclytus alpinus</i>	<i>Leptospermum scoparium</i>	<i>Asplenium bulbiferum</i>
		* <i>Muehlenbeckia astonii</i>	<i>Lophomyrtus obcordata</i>	<i>Blechnum penna-marina</i>
		<i>Olearia adenocarpa</i>	<i>Olearia paniculata</i>	* <i>Cortaderia richardii</i>
		<i>Ozothamnus leptophyllus</i>	<i>Pittosporum eugenioides</i>	<i>Phormium tenax</i>
		* <i>Sophora prostrata</i>	<i>Pittosporum tenuifolium</i>	<i>Microsorium pustulatum</i>
		<i>Carex comans</i>	<i>Plagianthus regius</i>	* <i>Polystichum neozelandicum</i>
		<i>Elymus solandri</i>	<i>Pseudopanax crassifolius</i>	<i>Blechnum discolor</i>
		<i>Festuca novae-zelandiae</i>	<i>Sophora microphylla</i>	<i>Pteridium esculentum</i>
		<i>Muehlenbeckia axillaris</i>		
		<i>Poa cita</i>		
		<i>Leptinella filiformis</i>		

* 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.