

SCHEDULE OF AMENDMENTS

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

Name	Description
PLAN CHANGE 23	AIRPORT NOISE CONTOUR
Clause 16 Amendments	E2 Designations, Township & Rural Volumes Various other minor amendments

Please amend your District Plan by updating the following pages:

Township Volume

Amendments from 17 March 2011 to 23 April 2011

Insert Pages

Front of Township Volume -
Supersedes existing Certificate of Approval

Signed Certificate of Approval
as of 23 April 2011

Replace pages - Please recycle all pages removed

Part A1 - The District Plan

A1-001 – A1-006

Clause 16 Minor Amendments

Part A2 - The Planning Process

A2-001 – A2-002

Clause 16 Minor Amendments

Part A4 - Finding Material in the Plan

A4-003 – A4-004

Clause 16 Minor Amendments

Part B2 - Physical Resources

B2-001 – B2-002

Clause 16 Minor Amendments

B2-007 – B2-010

B2-015 – B2-016

*Christchurch International Airport Amend B2.1.22, removing reference to B2.1.23
Delete Policy B2.1.23, renumbering B2.1.24 to 23 accordingly*

B2-017 – B2-050

Part B4 - Growth of Townships

B4-057 – B4-082

Amend Policy 4.3.67 and delete 2nd paragraph (referencing B2.1.23)

Part C12 – Living Zone Rules – Subdivision

C12-011 – C12-014

Clause 16 Minor Amendments

Appendix 2 – Designations

Entire Chapter

Reorganise Township Designations, deleting Rural Designations (Clause 16)

Rural Volume

Amendments from 17 March 2011 to 23 April 2011

Insert Pages

Front of Rural Volume -
Supersedes existing Certificate of Approval

Signed Certificate of Approval
as of 23 April 2011

Replace pages - *Please recycle all pages removed*

Appendix 2 – Designations
Reorganise Rural Designations, deleting Township Designations (Clause 16)

Entire Chapter

Maps Volume

Amendments from 16 March 2011 to April 2011

Insert Pages

Front of Maps Volume -
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Replace pages - *Please recycle all pages removed*

Maps 13, 14, 18, 98, 101, 104, 106, 107, 108, 135



CERTIFICATE OF APPROVAL

The Council resolved on 12 April 2011 to approve those parts of the Selwyn District Plan relating to Plan Change 23 (*Christchurch International Airport Air Noise Contours*) would be made operative on the 23 April 2011. 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:

A handwritten signature in black ink, appearing to read 'K Coe', written over a horizontal line.

Mayor
K Coe

A handwritten signature in blue ink, appearing to read 'P Davey', written over a horizontal line.

Chief Executive
P Davey



Dated at Rolleston this 20 day of April 2011.

Requiring Authority

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

Selwyn District Council**Township and Rural Volumes**All SDC designations are not operative **with the exception of :**

D 411 Rolleston Waste Water Treatment and Disposal

D 412 Rolleston Resource Recovery Park

D413 Rolleston South Reserve

D414 Rolleston Dog Park

D415 Local Purpose (Community and Recreation Facilities) Reserve –
LincolnD416 Rolleston Waste water Disposal Area

Telecom**Township and Rural Volumes**All Telecom designations are not operative



1 THE DISTRICT PLAN

A1.1 WHAT IS THE DISTRICT PLAN?

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

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

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

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

A1.2 CONTENT OF THE DISTRICT PLAN

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

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

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

Volumes of the District Plan

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

- Part A Introduction
- Part B Issues, Objectives and Policies
- Part C District Plan Rules
- Part D Definitions
- Part E Appendices

The Township Planning Maps are contained separately.

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

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

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

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

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

A1.3 CHANGING AND REVIEWING THE DISTRICT PLAN

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

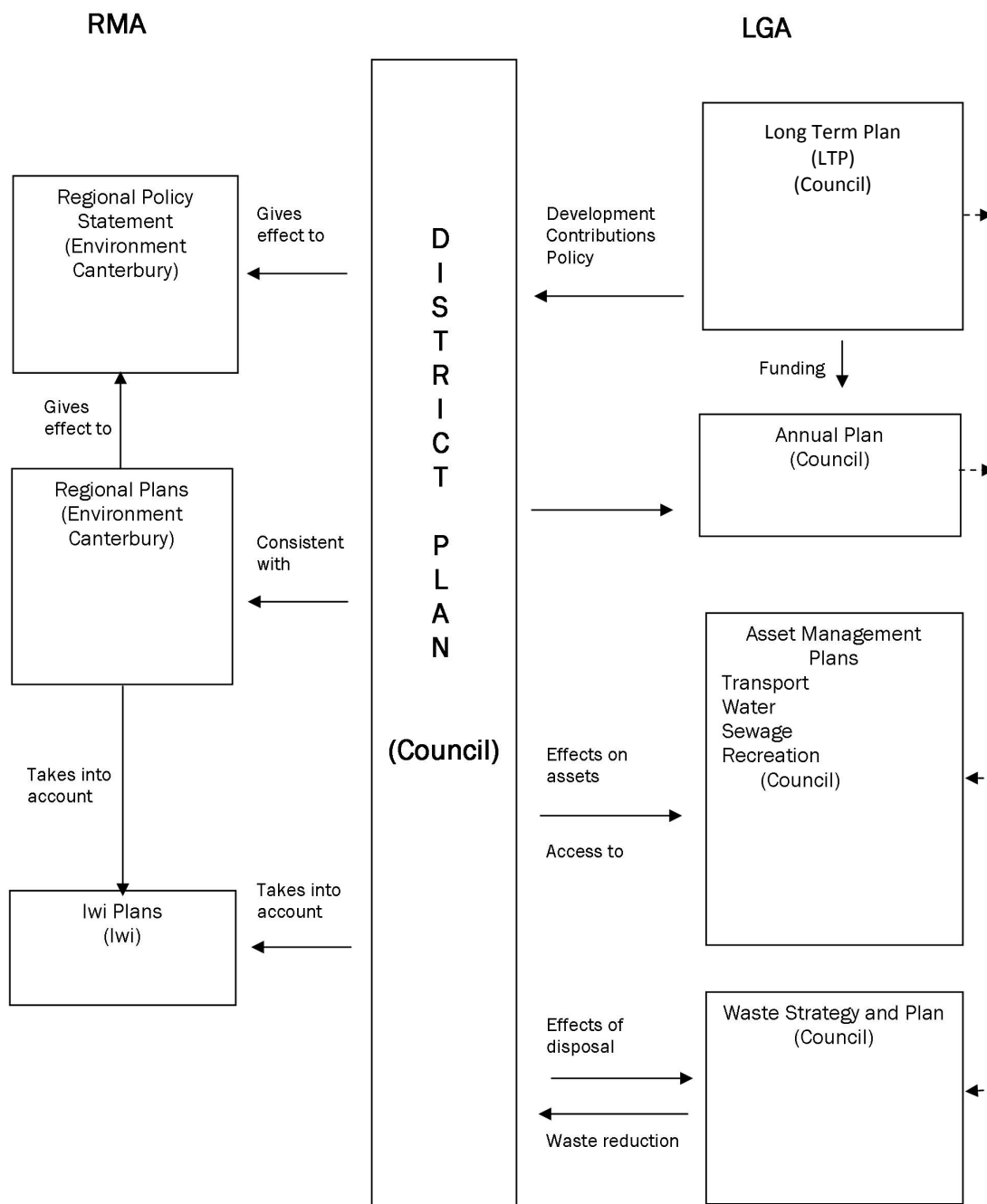
In addition to Council initiated changes, any person may formally request the Council to change the Plan. The procedure is set out in the First Schedule of the Act. Requests must clearly define the proposed change, so that it can be readily understood, and describe the environmental results anticipated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

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

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

A1.4 RELATIONSHIPS WITH OTHER DOCUMENTS

Figure A1.1 – Relationship Between Plans



Explanation

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

Resource Management Act 1991 (“the Act”)

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

Local Government Act 2002 (“the LGA”)

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

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

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

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

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

Other Legislation

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

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

The Resource Management Act 1991 does not apply to:

- Activities necessary for national security (section 4(2)).

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

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

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

Strategic Plan (1977) – Mandate under LGA

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

A1.5 CROSS-BOUNDARY ISSUES WITH OTHER COUNCILS

A district plan must identify issues which cross territorial boundaries and methods to address these issues, under the Act (section 75(2)(f)). Table A1.1 includes a list of cross-boundary issues and methods to address each issue. The cross-boundary issues relate to both townships and the rural area in the Selwyn District, and are repeated in both volumes of the plan.

Table A1.1 Cross-Boundary Issues in the Selwyn District

Issues	Local Authorities	Methods
Effects on the strategic and arterial road network from people commuting between Selwyn and Christchurch.	Christchurch City Council (CCC) and Environment Canterbury (EC)	Identified as an effect of residential growth in the Plan. CCC can submit on proposals to re-zone land for more growth.
Effects on "rural character" of small allotments on the boundary with Christchurch.	CCC and EC	Consistent provisions in plans for residential density in this area.
Effects of stormwater run-off in Christchurch on flood flows and water quality in the Halswell River.	CCC and EC	Submissions on proposals for residential development in Halswell catchment. Lobby EC to model flood flows.
Air pollution across the boundary with Christchurch.	CCC and EC	Submissions on Regional Air Plan.

2 THE PLANNING PROCESS

A2.1 NEED TO COMPLY WITH THE DISTRICT PLAN

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

A2.2 EXISTING USES

Sections 10 and 10A of the Act provide for the existing and continued use of land and the surface of water in a manner which contravenes a rule in the district plan, subject to the following:

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

Existing use rights do not apply if:

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

A2.3 STATUS OF ACTIVITIES

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

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

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

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

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

controlled activity, but in granting consent the Council may only impose conditions relating to those matters specified.

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

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

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

A2.4 CERTIFICATES OF COMPLIANCE

Where an activity is permitted by the District Plan and/or can be lawfully carried out without a resource consent, any person may request a certificate of compliance from the Council certifying that a particular proposal or activity can be carried out without a resource consent at that location. Provisions concerning certificates of compliance are contained in section 139 of the Act.

A2.5 RESOURCE CONSENTS

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

An application for resource consent from the Selwyn District Council must be made in accordance with section 88 of the Act. Forms for land use and subdivision consent applications, and an explanation of the information to be submitted with an application are available from the Selwyn District Council offices. Applications must include an assessment of effects of the environment, prepared in accordance with the Fourth Schedule of the Act.

Section 94 of the Act prescribes when applications need not be publicly notified. In many situations this requires the written approval of affected persons. The rules of the District Plan specify those resource consent applications which shall be non-notified, and those resource consents which do not require the written approval of any persons.

Section 104 sets out those matters to which the Council must have regard, in considering a resource consent application:

- “(1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to -
 - (a) Any actual and potential effects on the environment of allowing the activity; and
 - (b) Any relevant regulations; and

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

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

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

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

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

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

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

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

These rights to waahi tapu and waahi taonga, including mahinga kai, have been passed down from generation to generation, enabling hapū and whānau to undertake cultural rituals and gather their food from the places at which it was abundant and healthy. Since the signing of Te Tiriti o Waitangi, these rights have been maintained under Article 2 and are now commonly referred to as Customary Rights. From the time of the Treaty though, it appeared to European settlers that the traditional rights of tāngata whenua were extinguished. However, during the

⁵ Te Runanga O Ngai Tahu Act (1996), Schedule 1. See Appendix TGW1

ensuing years Ngāi Tahu have maintained their cultural identity within individual whānau (families) and quietly kept their ahi kaa roa – their home fires burning.

Deed of Settlement – Ngāi Tahu and the Crown

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

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

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

- The Areas of Statutory Acknowledgement and the nohoanga site are shown on the planning maps for the rural area (as required under section 220 of the Ngāi Tahu Claims Settlement Act 1998).
- The plan provisions allow for the use of the nohoanga site and the erection of temporary structures on that site, as permitted activities.
- The future management of Te Waihora/Lake Ellesmere and the Joint Management Plan are recognised as a cross-boundary issue in the District Plan (both volumes).
- The identification of Te Waihora/Lake Ellesmere as an Outstanding Natural Feature and Landscape, and provisions to protect these values, developed in consultation with Te Runanga O Ngai Tahu and Te Taumutu Rūnanga.
- The use of dual place names.

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

Tāngata Whenua Issues in the Selwyn District

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

2 PHYSICAL RESOURCES

B2.1 TRANSPORT NETWORKS – ISSUES

ROAD, RAIL AND AIRFIELDS

- **Adverse effects of activities on the safe and efficient use of the District's transport networks.**
- **Adverse effects of the operation of the District's road and rail networks and the noise from aircraft utilising Christchurch International Airport, on surrounding land uses.**
- **Effects on the operation of transport networks from adjoining land uses.**
- **Effects of transport on energy use and the environment.**

Introduction

Transport systems move people, goods and services throughout Selwyn District and between the District and other areas. The main transport networks in the District are roads and the Midland and South Island Main Trunk railway lines. The New Zealand Transport Agency (NZTA) manages all State Highways. State Highways 1, 73, 75 and 77 pass through Selwyn District. The Selwyn District Council manages all other public roads in the District. Many landowners have private roads or rights of way for access to or over their property.

Many rural properties have private airstrips or helipads. Recreational gliding occurs at the Hororata Domain. West Melton Airfield is located in Selwyn District and noise from aircraft flying to Christchurch International Airport affect land in Selwyn District. Issues associated with taking off or landing of aircraft in rural areas are addressed in the Rural Volume of the Plan.

Issue 1

Safe and Efficient Use of Transport Network

Activities occurring both alongside and within the space occupied by transport networks can affect how safely and efficiently these networks operate. Roads carry a variety of motor vehicles, cyclists, pedestrians and stock which often move at different speeds and in different directions. These different uses within the road network create the potential for accidents and slow down the efficiency of the road in providing for any one of these several functions. This problem is not so apparent for railway lines and airfields, which primarily deal with one mode of transport. Pedestrians, motorists and stock moving across railway lines can also create potential safety hazards.

As the number of households or businesses in Selwyn District increase, so does the number of motor vehicles using the road network. A study undertaken for the Council (Barber, 1999, Energy Use and Settlement) estimates that between 4,000 and 5,000 people commute daily between Selwyn District and Christchurch City. These transport patterns have three effects on the District's road network:

- Increased congestion and reduced efficiency of traffic flows on the Arterial Roads in the District.

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

Of particular concern to staff of Christchurch City Council is traffic volumes entering and leaving the City from Ellesmere/Sabys Road and travelling through the residential areas of Halswell and Hoon Hay.

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

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

The Council anticipates recovering the majority of its funds for road upgrades from rates income or New Zealand Transport Agency subsidies. However, the LTP Development Contribution Policy provides for development contributions to be taken in specific situations where the roading improvements provide a direct benefit to the development being considered or the development itself requires the upgrade of the roading network adjacent to the development.

Issue 2

Effects of Transport Networks on Surrounding Land Uses

The operation of transport networks can also adversely affect the activities around them. Effects include:

- Noise and vibration from heavy vehicles on road and rail.
- Dust and dirt from heavy vehicles, particularly stock trucks and coal trains.
- Reduced safety and amenity values from either increased traffic or from heavy vehicles passing through residential areas.
- Noise from aircraft flying overhead, as they approach and take off from, airports.

exceeds 70 km/hr, by granting resource consent. The consent authority will consider matters such as whether the property can have access from another road; the location of the vehicular accessway; and the number and type of vehicles using it. The Plan recognises that multiple property access onto Strategic Roads already exists where the speed limit is 70 km/hr or less.

All other roads in Selwyn District are managed to 'balance' each of their functions equally.

The Plan uses rules to manage effects of activities alongside the road, but not within the road reserve. Within the road reserve, the Council and New Zealand Transport Agency can control activities through their functions under the LGA and the Transit New Zealand Act 1989.

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

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

Methods

Information

- Road Classification

District Plan Rules

- Road Formation
- Vehicular Accessways
- Vehicle Crossings
- Car Parking
- Intersection Distances
- Outdoor Signs

Bylaw

- Stock Droving

Policy B2.1.5(a)

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

Explanation and Reasons

Signs that are incorrectly sited or designed may be hard to read and cause drivers to be distracted from the road for too long. Similarly, if signs are not sited far enough away or roadside activities have insufficient room for vehicles to move safely onto or off the road, they can cause drivers to make sharp or sudden manoeuvres which may disrupt traffic flow or cause an accident.

Method

District Plan Rules

- Outdoor signs and noticeboards
- Roadside stalls on Strategic Roads

Policy B2.1.5(b)

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

Explanation and Reasons

Buildings positioned too close to road boundaries can affect the visibility of pedestrians and motorists. If garage doors are parallel to the road it is desirable that there is sufficient room for a motor vehicle to park in front of the garage and off the footpath when stopping to open the garage door. Policy 5(b) is to ensure that buildings are setback a sufficient distance from roads in townships, to ensure road safety is not adversely affected.

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

Setbacks are also required to mitigate reverse sensitivity arising from road noise. This can also be achieved through a combination of building insulation and physical works such as mounding. Implementation of this policy is through rules along State Highway 1 at Rolleston and through rezoning land from rural to urban along the State Highway network in Selwyn.

Method

District Plan Rules

- Building setbacks from road boundaries

Policy B2.1.6

Require activities to have adequate on-site carparking and loading facilities to reduce potential adverse effects from roadside parking and to require adequate on-site manoeuvring area to avoid the need for reversing onto or off Strategic Roads.

Explanation and Reasons

When vehicles park or stop on the road they reduce the width of the carriageway available for moving vehicles. They can also impede the visibility of pedestrians and cyclists, or of vehicles moving across vehicle crossings or intersections. The extent of these effects will depend on: the number and type of vehicles parking on the roadside; the width of the carriageway; and the volume of traffic the road carries. Because it is important to protect the safe and efficient movement of traffic on Strategic Roads, which serve a primarily through traffic function, it is important to ensure that vehicles can manoeuvre on site and not have to reverse on or off such roads.

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

The District Plan contains rules for car parking in Living and Business zones. These rules stipulate the number of on-site car parks and loading zones that should be provided with various types of activities, to address these effects.

Method

District Plan Rules

- Car Parking
- Loading Facilities

Policy B2.1.7

Ensure the siting and design of vehicular accessways and road intersections avoids impairing the visibility of motorists or pedestrians to minimise traffic conflicts.

Explanation and Reasons

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

Method

District Plan Rule

- Distance to intersections

Policy B2.1.8

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

Explanation and Reasons

As land use changes, the volume and type of traffic on a road also changes. As roads get busier, they require different design standards to ensure safe and efficient traffic movements.

Methods

Information

- SDC Engineering Standards

District Plan Rules

- Subdivision
- Roads and Vehicular Accessways

Monitoring

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

Policy B2.1.9

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

Explanation and Reasons

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

New residential or business development in the Selwyn District also increases the volume of traffic using the District's main road network, particularly main roads between the Selwyn District and Christchurch City. Christchurch City is a major employment centre for residents of the Selwyn District. An estimated 4,000 to 5,000 people commute in private motor vehicles between the two areas (Barber 1999, p. II). The Christchurch City Council staff have identified the following road links as areas where continued traffic increases will have adverse effects:

Halswell-Sabys Road and traffic moving through Hoon Hay into and out of the City; and Springs Road.

The City Council have also expressed concerns about continued increase of traffic along SH73 and SH1 between Christchurch City and Selwyn District. However, these roads are managed by New Zealand Transport Agency.

Method

District Plan Policies

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

Policy B2.1.10

Assess the effects of allowing or disallowing residential growth in townships in Selwyn District on transport demand and promote land use patterns that will reduce the demand for transport.

Explanation and Reasons

Demand for transport and associated effects on: roads, energy use, and air quality, are effects of residential growth. Environment Canterbury has been urging territorial local authorities to consider the effects of allowing residential growth on transport demands – particularly commuting to Christchurch City to work using private motor vehicles. This is an effect that needs to be considered when rezoning land for residential growth. Conversely, territorial local authorities and Environment Canterbury must also consider the impact on transport demands and patterns of not allowing residential growth to occur where the market is wanting. For example, rather than encouraging people to live in Christchurch City, it may encourage these people to live in townships or on lifestyle blocks even further away from the City and to commute longer distances.

The Council is required to have regard to the Regional Land Transport Strategy (RLTS) under section 74(2)(b)(i) of the RMA in preparing its District Plan. This Strategy identifies Canterbury's

Policy B2.1.19

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

Explanation and Reasons

Heavy vehicles travelling through townships can adversely affect:

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

Policy B2.1.19 encourages heavy vehicles to use routes that bypass rather than bisect townships, to avoid these effects. The preferred method to achieve this is to design ring roads and bypasses that are quicker and easier to use, than roads which bisect townships. Consequently, once a bypass or heavy vehicle route is created, it is important that it is not adversely affected by new residential or business activities occurring along the route, and then trying to slow or restrict the traffic using it.

The Council has powers to make bylaws to prevent heavy vehicles using roads, under the Local Government Act 2004. The Council prefers not to use this method, in the first instance because any such bylaw will apply to all heavy vehicles, including those associated with existing activities in the area, not only additional vehicles.

Methods

Selwyn District Council Engineering Standards 2000

- Road design

Asset Management Plans

- Roads

District Plan Policies

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

Policy B2.1.20

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

Explanation and Reasons

Pedestrian or cycle facilities which are separate from roads may provide “safer” routes for people walking or cycling around townships, especially children. For these facilities to be utilised, they need to:

- be designed to protect personal safety;
- be easy to access and use;
- go where people want to go; and

- not be perceived as any longer than using the road.

Methods

District Plan Rule

- Subdivision

District Plan Policy

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

Policy B2.1.21

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

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

Explanation and Reasons

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

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

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

Methods

District Plan Rules (if applicable)

- Earthworks
- Construction Noise and Vibration
- Subdivision

Information and Advocacy

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

Designation Outline Plans

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

CHRISTCHURCH INTERNATIONAL AIRPORT

Policy B2.1.22

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

Explanation and Reasons

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

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

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

Therefore, Policy B2.1.22 is intended to restrict new residential development at urban densities or other 'noise sensitive' activities, in areas subject to aircraft noise. The reason is both to reduce the potential for people trying to restrict the operation of CIAL in the future, as a means of mitigating noise effects, and also to avoid adverse effects on the amenity of persons living within the contours. New Zealand Standard 6805:1995 recommends such restrictions apply where aircraft noise exposure is 55 dBA Ldn or greater, but notes that greater protection may be appropriate in some areas. CIAL advocates for land use restrictions from 50 dBA Ldn. Overseas research shows people become annoyed by aircraft noise at levels lower than 55 dBA Ldn, so the risk of "reverse sensitivity" effects occurs before then. At 50 dBA Ldn it is appropriate to restrict residential activities rather than requiring noise insulation. The reason is that the effects from aircraft noise at 50 dBA Ldn are mostly experienced outdoors or when windows are open.

Objective B2.1.4 and Policy B2.1.22 recognise that "reverse sensitivity" effects on CIAL must be avoided because of the importance of the unrestricted operation of CIAL to the Region's and District's economy.

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

- As the number of flights increase the dBA Ldn noise contours elongate (because they measure frequency as well as loudness).

- As the number of flights increase aircraft will have to join the approach path to the Airport sooner and queue. Aircraft will join the approach path further south than they do now.

Method

District Plan Policy

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

AIRFIELDS

Policy B2.1.23

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

Explanation and Reasons

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

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

Method

District Plan Rules

- Aircraft and Airports — all zones

TRANSPORT NETWORKS — ANTICIPATED ENVIRONMENTAL RESULTS

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

Roads and Access

- Strategic Roads are safe and efficient transport routes for “through” traffic travelling across the District.
- Other roads in the District serve all their functions safely and efficiently.

- The visibility of roads, intersections, vehicular accessways and railway crossings is not impaired.
- Roads are designed, maintained, and if necessary, upgraded to the standard required for their traffic volume, traffic type and the amenity values of the zone.
- Adverse effects of residential and business growth in Selwyn District on road links into Christchurch City are addressed.
- Heavy traffic bypasses townships, where practical.
- An increase in separate cycleways and walkways in townships
- No increase in the extent to which main transport routes 'bisect' townships.
- Fewer impacts from the construction, maintenance and repair of roads or other utilities in road reserves, on people and the environment.
- New settlement and residential activities occur closer to places of work or existing townships.
- The number of walkways and cycleways increases that are effective in providing alternative linkages within the townships.

Railways

- The safe operation of the District's railway lines is not reduced or impeded by land use activities.

Airfields

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

TRANSPORT NETWORKS — MONITORING

See Part E, Appendix 1.

B2.2 UTILITIES – ISSUES

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

What Are Utilities?

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

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

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

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

Issues With Utilities

Need for Utilities

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

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

The LTCCP Development Contribution Policy requires the provision of development contributions toward the cost of utilities based on service catchments. All new developments in the service catchments will be subject to a development contribution. Development contributions are generally taken at the subdivision consent stage, though they may apply at the building consent

stage or at the service connection stage on residential or rural development where additional units of demand are created in the absence of subdivision.

Effects of Activities on Utilities

Activities can adversely affect utilities:

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

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

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

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

Effects of Utilities on the Environment

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

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

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

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

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

Provision of Utilities

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

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

UTILITIES – STRATEGY

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

Demand & Effects on Utilities

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

Efficient Use

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

Effects of Utilities

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

UTILITIES – OBJECTIVES

Objective B2.2.1

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

Objective B2.2.2

Efficient use of utilities is promoted.

Objective B2.2.3

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

Explanation and Reasons

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

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

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

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

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

UTILITIES – POLICIES AND METHODS

Policy B2.2.1

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

Explanation and Reasons

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

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

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

Method

District Plan Policies

- Information to assess requests for plan changes

Policy B2.2.2

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

Explanation and Reasons

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

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

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

Method

District Plan Rules

- Subdivision
- Buildings
- Water Supply
- Sewage Disposal

Policy B2.2.3

Encourage the “market” to determine the efficient use of utilities.

Explanation and Reasons

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

- Actively promote or restrict residential or business growth in any township based on the current capacity of its infrastructure; or
- Differentiate between rules for establishing utilities in different locations unless the effects differ.

The District Plan does:

- Set the standard of utility services needed for activities in each township to address effects, whether the utility services currently exist or not; and
- Costs for utility services are generally met through the LTCCP Development Contribution Policy process.

The Plan notes, in Part B, Section 4.3 – Residential and Business Development, where new or upgraded utilities, which Council supplies, are needed before a township can have additional residential or business development. It does not have policies to promote or restrict future residential growth in townships relative to the current capacity of utilities. The reason is:

- Most utilities can increase their capacity. Therefore any adverse effects of new residential or business development on the utility, are able to be mitigated.

Methods

LTCCP

- Development Contribution Policy

District Plan Policies

- Policies to assess plan change requests to rezone land for the expansion of townships, do not relate to the capacity of existing utilities

District Plan Rules

- Subdivision
- Building
- Utilities
- Utility Rules:
 - Ensure all activities have the standard of utility services they need to address environmental effects
 - Do not differentiate between types of utilities or who provides them, only effects
 - Only require utility services that are needed to address environmental effects

Policy B2.2.4

Ensure provision is made for the ongoing maintenance and repair of utilities which do not vest in the Council, and that the users of these utilities are informed of any responsibility they have for ongoing maintenance or repair.

Explanation and Reasons

In the past most utilities were provided by local or central government agencies. Increasingly, private organisations are involved in arranging utilities, such as water supplies, sewage treatment and disposal, and stormwater disposal, as part of new residential or business development. In most cases these utilities are vested in the Council who takes over responsibility for ongoing maintenance and repair. These utilities may not be vested in the Council in all cases. For example:

- A community system may be too small to be vested in the Council; or

- The Council may not be prepared to accept responsibility for a utility if they think the site or design is inappropriate or too costly to maintain.

The Council prefers community water supplies, and community stormwater and sewage disposal systems, to comply with its Engineering Design Standards (2000) and be able to connect into the public system when it is available. This means residents are not faced with individual responsibilities for the maintenance and repair of essential utilities. If responsibility for community water supplies, sewage and stormwater systems or other utilities remains with residents, there needs to be:

- A method to make purchasers of allotments aware of their responsibilities; and
- A management system put in place to organise any maintenance or repair work.

This needs to be outlined at the stage land is rezoned for new residential or business development and appropriate conditions imposed on subdivision consents.

Methods

District Plan Policies

- To assess requests for plan changes to rezone land

District Plan Rules

- Subdivision

Policy B2.2.5

Avoid potential ‘reverse sensitivity’ effects of activities on the efficient development, use and maintenance of utilities.

Explanation and Reasons

‘Reverse sensitivity’ effects occur when activities, which are sensitive to the effects of utilities, establish close to the utility and then complain about its operation. The complainants can force expensive relocation of or restrictions on the operation of the utility.

‘Reverse sensitivity’ effects can occur with many activities. The topic is addressed, in general terms, under Part B, Section 3.4 of the Plan.

Method

District Plan Zones

- Provide through policies and rules zones which are appropriate areas for utilities to locate likely to have adverse effects on the environment
- Restrict “sensitive” activities from establishing in these zones unless potential ‘reverse sensitivity’ effects will be minor

Policy B2.2.6

Ensure the effects of utilities are compatible with the amenity values and environmental characteristics of the zone in which they locate, also having regard to operational, functional and economic constraints.

Explanation and Reasons

Utilities encompass a diverse range of activities, structures and associated effects. Policy B2.2.6 ensures that utilities likely to have nuisance effects such as glare, odour and noise are located away from activities likely to be sensitive to these effects, where this is practical having regard to operational and functional efficiency, and economic factors. If the utility is part of a network and must be located in a Living or Business 1 Zone, other rules are also used to mitigate potential adverse effects of utilities. These include rules for visual effects: size of structures; shading; and landscaping; and reference to compliance with the appropriate New Zealand Standards to address potential health effects.

Method

District Plan Rules

- Utilities
- Non-complying activities
- Discretionary activities

Policy B2.2.7

Ensure any adverse effects of utilities on or near waterbodies, or on any ecological, heritage, cultural, recreational, aesthetic or amenity values of the waterbody, are avoided, remedied or mitigated.

Explanation and Reasons

Utilities are often near waterbodies, either:

- As network utilities which must traverse the area; or
- Utilities associated with waterbodies such as water supplies or flood protection works.

Waterbodies are recognised in sections 5(2)(b), 6 and 7 of the Act as having many special values, including (but not limited to):

- Water quality and quantity;
- Aquatic life and habitats, including the habitat of trout and salmon;
- Sites of waahi tapu and mahinga kai for local rūnanga;
- The natural character and ecological values of the edges of waterbodies (riparian margins);
- Landscape, recreational, aesthetic and amenity values; and
- Public access along natural waterbodies;
- Heritage values

Any adverse effects of utilities on these values should be avoided, remedied or mitigated. Part B, Section 1.2 addresses, generally, effects of activities on water and Part B, Section 1.3, effects of activities on ecosystems.

Method

District Plan Rules

- Utilities
- Waterbodies
- Sites of Waahi Tapu and Waahi Tonga

Policy B2.2.8

Require utilities located in areas identified in the District Plan as areas likely to be subject to natural hazards, to be designed and sited considering possible effects of the potential natural hazard.

Explanation and Reasons

Part B, Section 3.1 – Natural Hazards, Part B, Section 4.3 – Residential and Business Development, and the Planning Maps identify areas in and around townships which are known to have been subject to natural hazards in the past (for example, inundation, erosion and land instability). These are not the only areas in Selwyn District likely to experience natural hazards in the future. They are the areas where there is some information that indicates that they have been natural hazard areas in the past.

Policy B2.2.8 does not prevent utilities being located in these areas. The policy requires particular attention be given to the function, design and siting of these facilities, to minimise the environmental effects likely to result if the site is flooded, slips, erodes, shakes or ruptures. Some utilities which may have significant adverse effects if damaged may be better located away from these areas, for example: a large-scale sewage treatment plant, waste disposal facility or dam. Most of these activities will require resource consents under the Plan. In deciding on any consent application, regard must be had to all relevant objectives and policies in the District Plan, including Policy B2.2.8.

Method

District Plan Rules

- Non-complying Activities
- Discretionary Activities

Policy B2.2.9

Encourage utilities located in road reserves to be installed, maintained and replaced with minimal adverse effects on traffic safety or flow.

Explanation and Reasons

Many utilities are located in road reserves. Some network utility operators are empowered by specific statutes to enter road reserves to install, maintain and replace these utilities. Policy B2.2.9 is to encourage these network utility operators and the roading authorities to work together to reduced any adverse effects of these activities on traffic safety and efficiency. This policy should be read in conjunction with Policy B2.1.12. The safety of people working on utilities located inroad reserves is addressed under separate legislation.

Method

Advocacy

- Encourage network utility operators and road managers to discuss or develop protocols over activities within road reserves.

Policy B2.2.10

Encourage the co-siting of utilities, where appropriate.

Explanation and Reasons

As the number of network utility operators increases through competition in the private sector, the number of utility structures in an area may also increase.

Policy B2.2.10 encourages the co-siting of utilities to reduce the visual effects of utility structures. It may also reduce potential 'reverse sensitivity' effects by lessening the number of places where utilities may be sited next to activities which are 'sensitive' to their effects. The policy recognises that it is not always appropriate to co-site utilities: for example, where utilities affect one another; or have different siting requirements.

Competing network utility operators may resist policies to be co-sited with their competitors. Trade competition is a matter consent authorities are to disregard under section 104 of the Act. Therefore, co-siting of utilities will be encouraged where it mitigates potential adverse effects on the environment. Network utility operators are not expected to share facilities rather to occupy the same or adjoining sites, where practical.

Method

District Plan Rules

- Utilities
- Subdivision

Advocacy

Policy B2.2.11

Underground cables are required to be laid in Living and Business zones unless the network utility operator advises that it is technically not feasible to lay cables underground, or it only involves a minor extension of existing overhead lines.

Explanation and Reasons

Selwyn District Council encourages network utility operators to lay cables underground in townships. This reduces adverse visual effects of poles and safety effects from poles or broken wires. Some smaller townships in the District are unlikely to have existing overhead cables laid underground before a set of poles will need replacing. Policy B2.2.11 provides for overhead cables in these cases or where it may be technically difficult to lay cables underground. The consent authority may consult with the network utility operator about the feasibility or timing of laying cables underground in townships.

Method

District Plan Rules

- Subdivision
- Utilities
- Alpine Villages

UTILITIES — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected from implementing Section B2.2:

- Allotments have connections to utilities when they are created.
- Activities have the standards of utilities they need to mitigate their effects on the environment, prior to the activity being established.
- The cost people pay for using utilities reflects the costs of providing the utility to that site.
- Utilities are less visually prominent in the future, particularly in Living zones and along waterbodies and other areas with high aesthetic or amenity values.
- The number of sites where utility sites reduces as a result of co-location.
- Establishment or operation of utilities will not have any adverse effects on any archaeological or heritage site.

UTILITIES — MONITORING

See Part E, Appendix 1.

B2.3 COMMUNITY FACILITIES (AND RESERVES) – ISSUES

- Providing community facilities which keep pace with changes in community size and needs.
- Effects of community facilities on the environment.

What Are Community Facilities?

Community facilities include land, buildings, equipment and services available to local communities for a range of activities, with or without charge. They include: meeting halls, places of worship, education, recreation areas and reserves, medical facilities, and emergency services. They differ from businesses in the following ways:

- People expect certain community facilities to be available to them, in most townships.
- Sometimes, there is a statutory duty or mandate to provide a community service or facility to a certain standard.
- Provides a public good.
- Management is usually by a government body or community organisation.
- Charges tend to be to recover costs, not make profit.

Community Facilities in the Selwyn District

Community facilities which are available in most townships in Selwyn District include:

- Reserves and recreation facilities
- Places of worship
- A hall or meeting facility
- Emergency Services
- Primary school
- Cemetery

Larger townships may also have a library, pre-school and secondary school, Police Station and medical services, which serve surrounding smaller townships and the rural area too. Small townships in close proximity to one another may share community facilities.

Issue 1

Providing Community Facilities

Access to community facilities is important:

- To foster a sense of community or association in an area; and
- To meet people's expectations to have access to community facilities.

Often, community facilities are designed to meet the needs of a community of a certain size or composition. If communities grow or demographic factors change, such as age, sex or ethnicity, the demand for community facilities may also change. For example, an increase in young families moving from Christchurch into townships such as Lincoln and Prebbleton may increase the

waiting list for pre-school facilities, the size of classes at primary school, and the need for 'safe' cycleways and walkways to school.

Under the Act, any person may request a plan change to rezone land for new residential development at almost anytime. This means the pattern and extent of potential residential growth in a community may be less predictable than in the past, when local authorities did all the planning for town growth. Co-ordination is needed between proposals for new residential development in townships and identifying and addressing potential demand for and effects on, community facilities.

The LTCCP Development Contribution Policy requires the provision of contributions from growth-related development to generate the necessary funds for reserves and facilities for open space and recreation. Contributions will also be taken for the construction of the Castle Hill Community Centre.

Issue 2

Effects of Community Facilities

Community facilities bring benefits to residents. It is desirable to have them located in or close to residential areas, so that not only are they easily accessible to residents in the townships, but they are sited close to the communities they serve including in living areas, in locations providing easy access to the public. Some community facilities can have adverse effects on the environment, particularly the amenity values of residential areas. For example:

- Noise and lighting from functions at night can disturb sleeping residents.
- Inadequate access and car parking can cause traffic congestion and loss of privacy for neighbours.
- If community facilities are located across main roads or railway lines from the township, they can create traffic hazards for both residents trying to get to them and motorists or trains using the road or railway line.
- If buildings or grounds are not adequately maintained, they can have adverse visual effects on the neighbourhood.

On the other hand, residents in townships need to recognise that existing community facilities in living areas are part of the environment in which they live and in the case of emergency services, represent important physical resources which assist communities to provide for their health and safety.

COMMUNITY FACILITIES (AND RESERVES) – STRATEGY

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

Co-ordinating Community Facilities and Residential Growth:

- Any plan change request to rezone land for residential or business development should include an assessment of the impacts of the growth on community facilities and ways in which those impacts can be addressed.

Adverse Effects

- The Plan has policies and rules to manage effects of community facilities, in the same way as other activities.

The Council's Asset Management Plans identify when community facilities vested in the Council may require additions or upgrades; and what the work is that is required. Other organisations that provide community facilities may have similar plans or policies.

COMMUNITY FACILITIES (AND RESERVES) – OBJECTIVES

Objective B2.3.1

Residents have access to adequate community facilities.

Objective B2.3.2

Community facilities do not adversely affect residential amenity values or other parts of the environment.

Explanation and Reasons

Community facilities are essential to meet people's needs and expectations. Objective B2.3.1 aims to ensure people have access to community facilities: ensuring the facilities are provided; they are adequate to meet demand; and they are easy to get to, especially for children and less mobile residents.

Like all activities, community facilities should not have adverse effects on the environment, including people and other activities. The Plan allows community facilities in Living zones (subject to effects based rules) because they enhance local neighbourhoods and to make them easily accessible for and to residents. The effects based rules for activities in Living zones, generally ensure community facilities will not disturb residents in Living zones.

COMMUNITY FACILITIES (AND RESERVES) – POLICIES AND METHODS

Policy B2.3.1

Encourage co-ordination between the provision of community facilities, and new residential and business development.

Explanation and Reasons

New residential and some new business development in townships create additional demand for community facilities. In some townships, this demand can be met by existing, under-utilised facilities. In other townships, additional facilities will be needed.

Any person can request a plan change to rezone land for new residential or business development at, almost, any time. Therefore, parties providing community facilities must be consulted about effects of extra residents on community facilities; and how any new or upgraded

facilities can be provided, in ways that are consistent with the other objectives and policies of the District Plan. The Council requires this information to be submitted with plan change requests to rezone land. Council does not require the applicant to provide the additional community facilities. Development contributions towards community facilities are taken under the LTCCP Development Contribution Policy.

Methods

District Plan Policy

- To assess plan change requests to rezone land for new residential or business areas, to ensure adequate facilities are available

LTCCP

- Development Contribution Policy

Policy B2.3.2

Encourage community facilities to be located in areas where they are easily accessible to residents, including in Living zones, provided any adverse effects on the environment can be avoided, remedied or mitigated.

Explanation and Reasons

Community facilities should be located on sites which are easily accessible to residents, including children and people with impaired mobility. Therefore they need to be safe and easy for pedestrians and cyclists to access; and have car parking close by. Community facilities are encouraged to locate in Living zones, provided any effects are compatible with residential amenity values.

Method

District Plan Rules

- Community facilities that comply with effects-based rules can locate in a zone as a permitted activity.

Policy B2.3.3

Encourage community facilities to be designed and formed:

- **To be easily accessible for people with impaired mobility and children;**
- **With regard to personal safety; and**
- **To be cost effective (where local government funding is involved); and**
- **To utilise buildings with heritage values where possible and appropriate.**

Explanation and Reasons

Community facilities need to be accessible and 'safe' for residents to use and enjoy them. They also need to be cost effective for the Council (and thus ratepayers) to maintain. Cost effective does not mean 'cheapest'. It means 'the best value for ratepayers money'.

The location, shape and landscaping features of grounds; night lighting; and surrounding land uses are all factors that influence how accessible and safe community facilities are and how much they cost to maintain.

Utilising heritage buildings for community purposes aids the long term conservation and retention of heritage sites in the District where this is possible and appropriate.

Methods

District Plan Rule

- Subdivision: Council retains discretion over the location, design and layout of reserves to vest in the Council.

Asset Management Plan

- Design, layout and management of community facilities vested in the Council.

Advocacy

- Encourage other organisations which provide community facilities to think about personal safety and accessibility in their design and location.

Policy B2.3.4

Avoid locating community facilities on the opposite side of Strategic Roads or railway lines, from the main residential area(s) in a township, unless a safe access route is provided between areas, for motorists, pedestrians and cyclists.

Explanation and Reasons

When community facilities are located on the opposite side of a main road or a railway line from the main residential area in a township, the following adverse effects can occur:

Access can be difficult or dangerous, especially for pedestrians or cyclists.

Congestion from vehicles parking and manoeuvring can reduced traffic safety and impede traffic flow along the road.

Strategic Roads are listed in Part E, Appendix 7.

In some townships community facilities are already located on the opposite side of a Strategic Road or railway line from the main residential area. Policy seeks to avoid exacerbating existing problems and creating additional ones. In some cases, potential adverse effects may be avoided or mitigated by creating safer access over Strategic Roads to community facilities such as a controlled intersection.

Methods

District Plan Policies

- To assess plan change requests to rezone land for new residential or business areas

District Plan Rules

- Access onto a Strategic Road
- Car parking

Asset Management Plans

- Location of new reserves and other community facilities vested in the Council

Advocacy

- With other authorities

Policy B2.3.5

Recognise existing community facilities as part of the environment when assessing effects of any proposed changes to the facility.

Explanation and Reasons

Most townships in Selwyn District have a mix of residential and business activities, and community facilities. The activities are not separated into different zones or areas. In many cases there is no need to separate the activities, because they do not adversely affect each other. The District Plan contains several policies that recognise this land use pattern and require it to be taken into account when the consent authority considers resource consent applications for changes to business activities and community facilities in Living zones (see Part B, Section 3.4, Policy B3.4.8).

Lawfully established community facilities are part of the existing environment. Only the environmental effects of changes to a community facility should be considered, not environmental effects as if the whole community facility is a new activity.

Method

District Plan Policy

- To assess resource consent applications for activities that do not comply with the rules for permitted activities or with section 10 of the Act – Existing Uses.

Policy B2.3.6

Encourage co-locating community facilities where appropriate.

Explanation and Reasons

Co-locating community facilities may have the following benefits:

- Reducing potential effects on residential amenity values by reducing the area where residential activities and community facilities share boundaries.
- Shared car parking facilities, access and roading design to reduce traffic effects.
- Facilitating multiple use of community facilities and “one stop” services for people using more than one facility.

Co-locating community facilities may be inappropriate if:

- The facilities adversely affect one another.
- The site is inappropriate for community facilities in the first instance and the consent authority does not want to encourage more people, traffic or buildings in the area.
- The facilities should be spread throughout the township to benefit residents, e.g. neighbourhood reserves.

- The facilities create greater benefits if spread throughout the township.

Methods

Advocacy

- Promote co-location of community facilities as opportunities arise

District Plan Rule

- Allow community facilities to share car parking requirements when the facilities are unlikely to be available or used during overlapping times. See Part E, Appendix 13.

Policy B2.3.7

Facilitate multiple use of individual community facilities, where appropriate.

Explanation and Reasons

Compared with metropolitan centres, townships in Selwyn District are small. Many townships have under-utilised community facilities. In other cases, the same land area or buildings may be able to be used for more than one purpose. Multiple use includes: using one facility for a variety of uses; or sharing facilities between townships or communities.

The multiple use of community facilities, including reserve areas, can have the following benefits:

- Reduced costs for the communities and developers in providing separate land areas or money for duplicate facilities.
- Reduced costs to communities for ongoing maintenance and renewal of duplicate facilities.
- More efficient use of land or buildings, especially existing, under-utilised facilities.

The “efficient use and development of natural and physical resources” is a matter the Council must have particular regard to, under the Act (section 7(b)).

Multiple use of community facilities may be inappropriate in some cases. For example:

- If the uses are not readily compatible.
- The facility is too far away to be easily accessible for a community.

The organisation owning the community facility makes the final decision as to whether the land or building may be used for more than one purpose. Policy B2.3.7 recognises that multiple use has benefits. Therefore, the District Plan does not prevent it from happening, except where necessary to address an adverse effect.

Methods

Advocacy

- Promote multiple use of community facilities as opportunities arise.

Asset Management Plans

- Identify opportunities for multiple use of community facilities and reserves vested in the Council.

RESERVES

Policy B2.3.8

Ensure residents in Selwyn District have access to sufficient reserve areas to meet their needs for space for active and passive recreation.

Explanation and Reasons

Providing reserves when land is subdivided or used for new residential or business development serves two purposes:

- Providing areas for recreation; and
- Reducing the visual effects of new buildings by maintaining some green ‘open space’ areas.

Policy B2.3.8 addresses the first issue. Part B, Section 4.1 – Residential Density, Policy B4.1.10, addresses the second issue. Part B, Section 2.1, Transport Networks, Policy B2.1.20 provides for walkways and cycleways in townships, as part of the transport network.

Most townships in Selwyn District have substantial reserve areas. These may include local neighbourhood reserves serving parts of a township and larger domains and sports facilities serving both the township and its surrounding rural area.

Method

LTCCP

- Development Contribution Policy

Policy B2.3.9

Facilitate public access along rivers and streams in and adjoining townships, where:

- **Such access is likely to provide a beneficial community facility; and**
- **It will not adversely affect the natural character, or ecological or cultural values of the waterbody; and**
- **There is no risk to public health or safety.**

Explanation and Reasons

Section 230 of the Act provides for councils to take land to create esplanade reserves for public access along waterbodies, when land adjoining the waterbody is subdivided. Creating esplanade reserves must be allowed for by a rule in the Plan. If the allotments created are larger than 4 hectares, compensation must be paid.

There are rivers and streams within or adjoining existing townships in Selwyn District where esplanade reserves may be required when land is subdivided. The townships which adjoin rivers and streams are Arthur’s Pass, Hororata, Lincoln, Tai Tapu and Whitecliffs. In the past, esplanade reserves have not always been required as part of subdivisions adjoining rivers and streams in these townships. This is for the following reasons:

- Public access along the Bealey River is already provided through Arthur’s Pass National Park

- In previous subdivisions the Minister of Conservation has rejected the need for esplanade reserve along the Hororata River/Cordy's Stream at Hororata.
- There is an unformed legal road along the Halswell River which may serve the purpose of an esplanade reserve in some instances.
- An esplanade reserve in the area of the Waikirikiri/Selwyn River is unlikely to provide practical public access along the river.

If these townships expand in the future, or if other townships expand to adjoin waterbodies, it may be appropriate to take, as part of the plan change, land for esplanade reserve, in accordance with Policy B2.3.9 – for example, any expansion of Coalgate or Glentunnel south to adjoin Waikirikiri/Selwyn River. Alternatively the provisions for esplanade strips may be used to provide some public access.

When creating an esplanade reserve or an esplanade strip with public access, the Council shall consider:

- Demand – is there likely to be demand to use this facility, which justifies the cost to ratepayers of providing and maintaining it?
- Practicality and Safety – is there public access to the esplanade reserve or strip and will the reserve or strip be located on terrain that can be traversed? For example, an esplanade reserve on a river terrace several metres above the waterbody may not give real public access to it.
- Conservation Values – will public access to the area disturb significant areas with ecological values?
- Cultural Values – will public access to the area disturb sites of cultural importance to tāngata whenua or provide access by tāngata whenua to waahi tapu, waahi taonga and Mahinga kai sites of significance?

At Lincoln, the Council will encourage the taking of reserves on the L1 Creek between the existing township boundary and Boundary Road if this area is ever developed for residential purposes. In this area the L1 Creek is too narrow to take esplanade reserves under the RMA Financial Contribution process so reserve provision would be considered under the LTCCP Development Contribution Policy process.

Methods

District Plan Policies

- To assess the need for rules for esplanade reserves in plan change requests to rezone land

District Plan Rules

- Esplanade Reserves and Esplanade Strips

LTCCP

- Development Contribution Policy

COMMUNITY FACILITIES (AND RESERVES) — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental outcomes are expected to result from implementing Section B2.3:

- Community facilities keep pace with the growth of townships, where necessary.
- Community facilities in townships are located in places which are accessible to residents, including children and people with impaired mobility.
- New community facilities do not adversely affect residential amenity values or the safe and efficient operation of Strategic Roads or railway lines.
- More use is made of existing, under-utilised community facilities.
- Clustering of community facilities in one area in some townships.
- A range of uses of community facilities and reserve areas.
- Existing residents do not pay twice for the costs of community facilities which they have already funded.
- Each township has a reserve area, to meet the recreational needs of residents.
- Public access is provided along main waterbodies that adjoin townships, where it is likely to create a useful community facility.

COMMUNITY FACILITIES (AND RESERVES) — MONITORING

See Part E, Appendix 1.

B2.4 WASTE DISPOSAL – ISSUE

- **Adverse effects on the environment from the generation and disposal of waste.**

What is Waste?

Any activity which involves using resources is likely to produce waste. Waste is a difficult term to define, but includes:

“Any material which has been discarded as spent, useless, worthless, or in excess.”

Waste may be solid, liquid or gaseous. It includes containers to hold liquid or gaseous waste; and may include toxic substances – known as hazardous waste.

Waste in Selwyn District

The most common forms of waste in Selwyn District are:

- Household rubbish and garden waste;
- Hardfill;
- Sewage and septic tank sludge;
- Animal effluent and offal;
- Crop residue and horticultural waste;
- Containers of hazardous substances – particularly agricultural chemicals; and
- Sawdust.

The District does not have large quantities of waste from industrial or manufacturing activities. Most waste in Selwyn District is disposed on to land: either in landfills or spread on to land (animal effluent and treated sewage). Landfills operate at: Killinchy; Hawkins; Springfield and Springston (hardfill and garden waste only). Household waste collected by the Council contractors is disposed of to landfill.

All townships in the District have a solid waste collection service at the gate. Exceptions are Arthur's Pass, Castle Hill and Lake Coleridge Village, where town skips are used. Twenty percent of households in the District do not have access to the Council's refuse collection service. These households are located in the Rural Zone. Issues associated with the disposal of waste from these households are addressed in the Rural Volume of the Plan.

Several townships have reticulated sewage treatment and disposal systems: Arthur's Pass (Sunshine Terrace); Castle Hill; Doyleston, Lake Coleridge Village; Leeston; Lincoln; Prebbleton; Rolleston; Southbridge, Springston and Tai Tapu.

At the time of writing, options are being investigated for reticulated sewage treatment and disposal at Southbridge. Sewage from Lincoln; Prebbleton; Springston and Tai Tapu is pumped into Christchurch, where it is treated and disposed of at the Bromley Treatment Station.

The District has septic tank sludge disposal sites at: Bleakhouse Road, near Tramway Road; Derretts Road/Ardlui Road (Hororata). Sawdust is disposed of at Hororata and Darfield. Animal effluent, treated sewage and other composted organic matter is spread on to land on many sites in the Rural Zone. There are no facilities for the collection, storage or disposal of hazardous substances in the District.

Issues with Waste Disposal

Issues associated with waste disposal in Selwyn District are described below:

Facilities

A lack of appropriate facilities for disposing of some waste, such as: hazardous substances. The Council has facilities for sludge from campervan and caravan toilets at, but not limited to, Springfield (Kowhai Pass Domain), Rakaia Gorge Bridge, Glentunnel Holiday Park and Rakaia Huts Campground.

Effects

Effects on the environment from disposing of waste include:

- contaminants leaching into groundwater;
- creating unstable or contaminated land;
- odour, vermin or litter; and
- effects on the aesthetic or amenity values of areas around disposal sites.

Tāngata Whenua

The disposal of waste and its associated effects is an important issue for Tāngata Whenua. Particular concerns include the contamination of waahi tapu, waahi taonga and mahinga kai sites through:

- disposal of human and animal effluent (treated or untreated);
- stormwater;
- industrial discharges;
- chemical/poison disposal or storage;
- refuse disposal and leachate;
- abattoir/offal disposal.

Costs

To reduce effects on the environment, waste has to be treated and disposed of more carefully than in the past. This costs more. Many older landfills and sewage schemes in New Zealand need to be replaced or upgraded to meet higher standards for protecting our environment. In Selwyn District the costs, per person, of treating and disposing of waste are greater than in larger metropolitan areas because the District's population is settled in numerous, small, scattered townships and over a rural area, rather than concentrated in one area.

After-Care of Disposal Sites

Any site used to treat or dispose of waste may become contaminated due to the type or concentrations of material disposed on to the land. Pits or landfills may also be unstable, depending on how they have been filled, and whether the fill material is likely to rot or settle. Contaminants may be leach into groundwater as material continues to decompose. When a site ceases to be used for disposal of waste, the site and any future use of it need to be managed to mitigate these ongoing adverse effects.

Managing Waste Under the Act

Generating and disposing of waste are issues under the Act for two reasons:

- Any adverse effects of disposing of waste on the environment must be addressed under section 5(2)(c) of the Act.
- The rate at which waste is produced may be an issue in relation to sustaining the potential of resources to meet the reasonably foreseeable needs of future generations under section 5(2)(a) of the Act.

District and Regional Councils have functions in relation to waste disposal under the Act.

- District Councils manage effects of land uses on the environment (section 31(1)(b));
- Regional Councils control discharges of contaminants into air or water and on to land, and control land uses which affect water quality (section 30).

District Councils also have a duty to prepare and implement a Waste Management Strategy and a Waste Management Plan under the Local Government Act 1974 and to promote effective and efficient waste management within their Districts. The Council adopted a Solid Waste Management Strategy in 1997 and a Solid Waste Management Plan in 1998. The Council has also adopted a policy of 'Zero Waste to Landfill by 2015'. Plans for the establishment of a Resource Recovery Centre to serve the whole District are underway. This is a major step in working towards achieving zero waste to landfill by 2015 and achieving effective, efficient and environmentally sustainable waste management within the District.

WASTE DISPOSAL – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues associated with waste disposal.

Focus

- The District Plan focuses on addressing environmental effects of waste, irrespective of its source, type or who is disposing of it.
- How the Council chooses to dispose of the waste it collects, such as using the Regional Landfill, is addressed in the Waste Management Strategy (1997) and Waste Management Plan (1998).

Waste Generation

- The Plan encourages initiatives to reduce waste; and
- Requires high waste generating activities to have a waste minimisation and disposal plan.

Waste Disposal

- The Plan recognises the special interest of local rūnanga in this issue.
- Policies and rules manage waste collection and storage in townships, to protect amenity values.
- Waste treatment and disposal is inappropriate in townships (except in some special cases).
- Policies and rules to protect people from effects of contaminated or unstable sites used to dispose of waste in the past.

NOTE: Waste disposal in rural areas is addressed in the Rural Volume of the Plan.

WASTE DISPOSAL — OBJECTIVES

Objective B2.4.1

People's awareness of the environmental effects of producing and disposing of waste, is increased.

Objective B2.4.2

Adverse effects on the environment from the collection, treatment, storage or disposal of waste are reduced.

Explanation and Reasons

There is a direct relationship between the amount of waste people generate, and potential effects of disposing of it. Objective B2.4.1 aims to increase people's awareness of the environmental 'costs' or issues associated with generating and disposing of waste. Many of the factors which influence how much waste people generate cannot be controlled through the District Plan. However, the Plan has a policy to encourage initiatives to reduce the amount of waste people generate.

Objective B2.4.2 is to ensure that adverse effects on the environment from waste collection, storage, treatment or disposal are reduced. Generally, townships are inappropriate areas for treating and disposing of waste, due to section sizes, population density and the amenity values residents expect. Waste may be collected and stored, under conditions that protect amenity values. This is managed through policies and rules in the District Plan. Similarly, in some areas and under some conditions waste may be treated and disposed of without adverse effects. For example, on-site effluent treatment and disposal; composting household scraps and green waste; or small scale incineration in Business 2 Zones and the Business 3 Zone. Disposing of waste by applying it on to land is usually inappropriate in townships.

WASTE DISPOSAL — POLICIES AND METHODS

Policy B2.4.1

Promote initiatives to reduce waste generated in the District and to reuse or recycle goods.

Explanation and Reasons

The amount of waste generated by people has a direct effect on the quantity of waste that needs disposal. Waste quantity affects the standard of treatment needed and the number and size of treatment and disposal facilities. The Council's Waste Management Plan 1998 discusses options for encouraging reductions in waste disposal using the Council facilities. Options include: charging for solid waste collection based on quantity; and requiring activities which generate large amounts of solid waste to have a waste minimisation and disposal plan.

Methods

Waste Management Plan

- Waste disposal charges

- Options to reuse, recycle or sort waste collected in Selwyn District
- Access to recycling facilities

District Plan Rules

- Waste disposal
- Waste minimisation and disposal plan for 'high' waste producers.

Advocacy

- Promote, support and lobby for waste reduction initiatives
- Council policy of 'Zero Waste to Landfills by 2015'

Policy B2.4.2

Ensure that residents in Selwyn District have access to appropriate waste treatment and disposal facilities for the types of waste produced in the District, including but not limited to those facilities for disposing of hazardous substances.

Explanation and Reasons

Policy B2.4.2 has two aims: to ensure Selwyn's residents have access to facilities to dispose of the various types of waste that they generate; and to ensure those facilities treat and dispose of waste with minimal effects on the environment. The Council initiated Resource Recovery Park at Rolleston provides facilities for the collection and some treatment of waste and also provides a facility for the collection and temporary storage of hazardous waste. In addition, some traditional methods of disposing of other forms of waste are no longer appropriate, as the law requires and people expect higher standards of environmental care and respect for the values of different groups in the community. For example, dumping in old landfill sites in or near gravel riverbeds; and discharging effluent into water, are often no longer appropriate waste disposal methods. Providing access to and promoting provisions for region-wide facilities is encouraged.

Methods

Advocacy District Plan Policy

- Work with Environment Canterbury and other territorial local authorities to develop regional facilities for the disposal of hazardous substances.

Waste Management Plan

- Look at further options for disposal facilities for toilet sludge from campervans/ caravans.

Policy B2.4.3

Ensure any services or facilities for collecting or storing of waste in townships protect the amenity values of the area.

Policy B2.4.4

Ensure land rezoned for new residential or business development has a regular solid waste collection and disposal service available to residents.

Explanation and Reasons

Waste produced in townships, particularly solid waste, needs to be stored until it is collected for treatment and disposal. The most common activity is the storage of waste from households or businesses on-site until it is collected. Some business and community facilities have central collection bins for cans, rags and other waste that may be reused or recycled. These activities are part of townships and do not have adverse effects, provided the waste is properly contained and regularly collected.

Methods

District Plan Rules

- Waste Storage and Disposal
- Subdivision

District Plan Policies

- To assess plan change requests to rezone land for new residential or business development.

Policy B2.4.5

Avoid treating or disposing of solid waste in townships, unless any adverse effects, including effects on amenity values are minor; and minimise adverse effects on the environment from disused waste treatment or disposal sites.

Explanation and Reasons

The density of residential and business activities in townships and the amenity values of people residing in townships makes them generally unsuitable areas to treat or dispose of waste. There may be some exceptions where effects will be minor, such as: composting of household scraps and on-site effluent treatment and disposal in some townships. In Business 2 Zones and the Business 3 Zone, small-scale waste incineration or composting may have only minor effects. This depends on the scale and nature of the operation and surrounding land uses. Therefore, it is managed through a resource consent for a discretionary activity.

Areas in and around townships that are identified in the Plan as being prone to natural hazards (for example, flooding or other forms of unstable land) are also generally inappropriate areas to locate large scale facilities for the treatment or disposal of municipal refuse or reticulated sewage, unless the facility will not be adversely affected by such hazards (see Part B, Section 3.1 – Natural Hazards).

After a site has been used to dispose of waste, it may have contaminated soil or be unstable, if it has been filled. Policy B2.4.5 ensures that such sites are managed as potentially contaminated or unstable sites until they are demonstrated to be otherwise.

Method

District Plan Policy

- Waste Disposal
- Hazardous Substances
- Natural Hazards

- Discretionary Activities
- Non-complying Activities

Policy B2.4.6

Recognise that the tāngata whenua have a particular interest in the treatment and disposal of waste; and ensure appropriate consultation is undertaken with them on this matter.

Explanation and Reasons

Part of promoting sustainable management of natural and physical resources, protecting all persons exercising functions and powers under the Resource Management Act 1991 shall recognise and provide for matters of national importance, including:

“The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga (section 6(e)).”

When the Council is responsible for establishing facilities for waste treatment or disposal, the Council invites representatives from local rūnanga to participate from the early investigation stages. Where facilities are being established by another party, the Council strongly encourages that party to consult with local rūnanga over the proposed activity. The Council, as the consent authority, will also consult with local rūnanga when it receives a resource consent application to establish a facility for treating or disposing of waste.

Methods

Advocacy

- Promote consultation with local rūnanga in the initial stages of investigating waste treatment and disposal options.

Resource Consents

- Ensure local rūnanga are identified as potentially affected parties in any resource consent application to establish waste treatment or disposal facilities, where adverse effects on water, land or sites of special value to the tāngata whenua may result.

Asset Management Plans

- Invite local rūnanga to participate in any projects the Council undertakes to establish or upgrade waste treatment or disposal facilities.

Policy B2.4.7

Regard any land used to treat or dispose of solid waste or to spread effluent as a potentially contaminated site, until it is tested.

Explanation and Reasons

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited on to the land over time. Therefore, any site which is used for these purposes shall be identified in the Council’s Register of possibly “Contaminated Sites” until it is tested and certified as not being contaminated. (Refer to Part B, Section 1.1 – Land and Soil, for provisions for managing contaminated land.)

Methods

District Plan Rules

- Contaminated Land

Information

- Record on LIMs sites known by the Council to be used to dispose of waste in the past

Advice

- Encourage people who own “possibly contaminated” sites to have them tested for contamination and land stability, if the site area has been filled.

Policy B2.4.8

Consider the taking of bonds or other mechanisms to cover any costs of managing adverse effects from sites used to treat or dispose of waste, when the site is established.

Explanation and Reasons

As discussed under B2.4 Waste Disposal – Issue, sites used for the treatment or disposal of waste often require ongoing management of effects, after the use of the site ceases. This is particularly so for landfills where waste may continue to break down and ‘settle’ for many years.

Policy B2.4.8 allows the consent authority to consider conditions on resource consent applications for: the continued management of effects from waste disposal sites after the use has ceased; or any unforeseen effects. This may include costs of continued management of a site if the organisation involved runs out of money or otherwise disbands.

Method

District Plan Rules

WASTE DISPOSAL – ANTICIPATED ENVIRONMENTAL RESULTS

The following outcomes are expected to occur as a result of implementing Section B2.4:

- The costs associated with the sustainable management of all types of waste are likely to increase.
- More programmes in the District to reuse and recycle goods.
- Access, in the District, to facilities for treatment and disposal of hazardous substances and sludge from campervan/caravan toilets.
- The amenity values of the District are not adversely affected by waste collection, storage, transport or disposal.
- Waste treatment and disposal facilities that have less impact on the environment than in the past, with a preference for disposal to land.
- Waste treatment and disposal methods are not offensive to tāngata whenua.

WASTE DISPOSAL – MONITORING

Please refer to Part E, Appendix 1

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PREBBLETON

Preferred Growth Option

The first preferred areas for expansion of Prebbleton are east and west of Springs Road, between the north and south limits of the existing Living and Business zones as identified in Appendix 31.

Specific Policies

Policy B4.3.56

Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Prebbleton, provided sites are available and appropriate for the proposed activity.

Explanation and Reasons

Much land rezoned for residential development at Prebbleton has been to the south of the township, to avoid using land containing 'versatile soils' (LUC Class I or II). As a result, Prebbleton is developing in an elongated north-south pattern along Springs Road. The Council's preferred areas for future residential development are east and west of Springs Road located as close as possible to the existing town centre. This policy is consistent with:

- Creating a compact shaped township; Town Form Policy B4.3.5.
- Minimising effects on Springs Road as a Strategic Road; Policy B2.1.18.
- Minimising the length of "rural-residential" boundaries and potential for "reverse sensitivity" issues; Policy B3.4.39.

Although this area contains LUC Class II soils, there are other resource management effects of continuing residential development on soils that are not "versatile" at Prebbleton.

Policy B4.3.57

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.

Explanation and Reasons

Springs Road is one of the busiest Strategic Roads in Selwyn District. Further elongation of Prebbleton township north-south along Springs Road is inconsistent with Policy B2.1.18 and Town Form Policy B4.3.5.

Policy B4.3.58

Encourage rezoning of any land for new business development to adjoin the existing Business 1 Zone on the east side of Springs Road.

Explanation and Reasons

Confining Business 1 Zones to one side of Springs Road may lessen the number of pedestrian and vehicle movements crossing the road than if Business 1 Zones were to occur on both sides of the road. This policy is consistent with Policy B2.1.3. Consolidating similar Business 1 Zones into one area in a township is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.59

Consider any potential adverse effects of rezoning land for new residential or business development at Prebbleton on the ‘rural-urban’ landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this land in “rural and recreational” uses. Policy B1.4.17 of the District Plan addresses this issue.

General Policies

General policies that may be particularly relevant to Prebbleton include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Many areas around Prebbleton contain “versatile soils” (LUC Class I or II)
1.2 Water	Policy B1.2.5	Reticulated sewage (see note below)
2.1 Transport	Policies B2.1.3, B2.1.9, B2.1.10 and B2.1.18	Effects of additional traffic on Springs Road. Growth of a township “straddling” a Strategic Road.
2.2 Utilities	Policy 2.2.1	Impact of rate of town growth on utilities
2.3 Community Facilities (and Reserves)	Policy 2.3.1	Impact of rate of town growth on community facilities
3.4 Quality of the Environment	Policy B3.4.38	Reverse sensitivity issues, Rural zone

Reticulated Sewage and Deferred Zoning

Reticulated sewage treatment and disposal is required at Prebbleton. The capacity of the existing public reticulated sewage treatment and disposal system is currently limited by:

- An agreement between Christchurch City Council and Selwyn District Council over the volume of effluent piped to the City.
- The capacity in the sewerage reticulation system of Christchurch City.

However, in recognition of the appropriateness of land at Prebbleton meeting the specific policies above, the Council has rezoned limited areas of land that adjoin existing Living 1, Living X or Business 1 zoned land as either Living X (Deferred), Living 1A (Deferred), Living 2A (Deferred), Living 1A5 (Deferred), Living 1A6 (Deferred) or Business 1 (Deferred).

RAKAIA HUTS

Preferred Growth Option

There may be more than one site that complies with all relevant provisions in the District Plan for the future expansion of Rakaia Huts.

Specific Policies

Policy B4.3.60

Avoid rezoning any land for new residential or business development on the south-west side of Pacific Drive and restrict further building development on existing Lots 58-108 as shown in Appendix 24.

Explanation and Reasons

Land on the south-west side of Pacific Drive is subject to flooding from the Rakaia River. For this reason the Council intends to discourage further zoning of land for living or business purposes in this area and restrict development on the lower terrace within the existing Living zone.

Policy B4.3.61

Ensure any land rezoned for new residential or business development at Rakaia Huts does not cause damage or disturbance to archaeological sites or sites that are culturally important to tāngata whenua.

Explanation and Reasons

The area around the Rakaia River mouth is a traditional area of occupation and food gathering for local Māori. Remains of a moa hunting ground exist in the area. The Council encourages any person wanting to rezone land for new residential or business development at Rakaia Huts to consult with tāngata whenua and the New Zealand Historic Places Trust Pouhere Taonga about their interests in this area. This policy is consistent with Policy B3.3.2.

NOTE:

If an archaeological site is accidentally uncovered, it has interim protection from further disturbance under the Historic Places Act 1993 – see Part B, Section 3.3.

General Policies

General policies that may be particularly relevant to Rakaia Huts include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
3.1 Natural Hazards	Policies B3.1.2 and B3.1.3	Flooding and coastal erosion
3.3 Culture and Heritage	Policy B3.3.2	Sites of cultural importance to Tāngata Whenua

ROLLESTON

Preferred Growth Option

There may be more than one area that complies with all relevant plan provisions for the future expansion of Rolleston.

Specific Policies

Policy B4.3.62

Avoid rezoning land for new residential or business development (other than Business 2 and 2A Zoning), west of SH1 and the South Island Main Trunk Line (SIMTL).

Explanation and Reasons

Rolleston Township is currently confined to one side of SH1 and the SIMTL except for the Business 2 and 2A Zones. Policy B4.3.62 is consistent with Policy B2.1.17.

Policy B4.3.63

Avoid rezoning land for new residential development in areas shown under the Airport Flightpath Noise Contours for 50 dBA Ldn or greater, on Planning Map 013.

Explanation and Reasons

Land within Rolleston township is under an approach path for aircraft to Christchurch International Airport. Policy B4.3.63 is consistent with Policy B2.1.22.

The existing Living 2A Zone, partially in this area, is an historic zoning and cannot be used as a precedent for extending the zone. Denser residential development is discouraged in that zone – see Policy B2.1.23.

Policy B4.3.64

Encourage land rezoned for new business development to adjoin an existing Business zone of similar character, where sites are available and appropriate for the proposed activity.

Policy B4.3.65

Encourage additional Business 2 or 2A Zones to locate west of SH1, preferably adjoining the existing Business 2 or 2A Zone.

Explanation and Reasons

Rolleston contains two Business 1 Zones. That part of the Business 1 Zone bounded by Rolleston Drive, State Highway 1, and Dick Roberts Place has site specific rules and it is intended to provide for the Selwyn District Council's district headquarters and for civic and community activities undertaken by the Council. It is not intended that commerce and retailing will locate in this part of the Business 1 Zone.

Policy B4.3.64 encourages any additional business development to adjoin these zones and create consolidated Business zones in the township, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Keeping the Business 2 and 2A Zones west of SH1 provides a “buffer” area between these activities and the township, which may help reduce potential “reverse sensitivity” issues. Policy B4.3.65 is consistent with Policy B3.4.38.

Policy B4.3.66

Encourage integration between rezoning land for new residential development at Rolleston and associated provisions for utilities, community facilities and areas for business development.

Explanation and Reasons

A study prepared for the Council (Barber, 1999: Demand for Land for Commercial and Industrial Uses in Selwyn District) indicates that if projected residential growth occurs at Rolleston, there will be a shortage of space for associated business activities in the land currently zoned Business 1.

Future residential growth at Rolleston will also result in the need for additional or upgraded utilities and community facilities. Any application to rezone land for a new residential area needs to address these effects in the same way as the Council is required to, should it rezone land for additional residential areas. This policy is consistent with policies B2.2.1 and B2.3.1.

Policy B4.3.67

Encourage new residential development by further subdivision in existing Living 2 Zones where it complies with the objectives and policies of the Plan.

Explanation and Reasons

Residential density and allotment sizes in the Living 2 Zones at Rolleston average either 0.5 ha to 1 ha. These zones cover large areas. Policy B4.3.67 allows Rolleston township to grow through closer residential development in the Living 2 zones, provided: there are no adverse effects on infrastructure; and closer density is supported by the residents in the areas affected. This policy is consistent with Policy B4.1.3 and Town Form Policy B4.3.5.

General Policies

General policies that may be particularly relevant to Rolleston include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	'Versatile soils' are located north of the township (LUC Class I or II)
1.2 Water	Policy B1.2.5	Reticulated sewage is required
2.1 Transport	Policies B2.1.17, B2.1.22 and B2.1.23	Confining Rolleston to one side of SH1/SIMTL. Christchurch International Airport
2.2 Utilities	Policy 2.2.1	Impact of rate of town growth on utilities
2.3 Community Facilities (and Reserves)	Policy 2.3.1	Impact of rate of town growth on community facilities
3.4 Quality of the Environment	Policies B3.4.35, B3.4.36 and B3.4.38	Consolidating Business zones and reverse sensitivity effects
4.1 Residential Density	Policies B4.1.2 and B4.1.3	Further subdivision, Living 2 zones

SHEFFIELD/WADDINGTON

Preferred Growth Option

There may be more than one area that complies with all the relevant plan provisions for the future expansion of Sheffield/Waddington.

Policy B4.3.68

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not used for residential activities in the existing Living 1 zone at Sheffield and Waddington. Using this land is consistent with Town Form Policy B4.3.4.

Policy B4.3.69

Encourage any land rezoned for new residential or business development to occur north of the existing Living 1 Zone boundaries at Sheffield; north of the existing Living 1 Zone at Waddington; and south of the existing Living 1 Zone at Sheffield, but not on to the base of the Malvern Hills.

Policy B4.3.70

Discourage rezoning land for new residential or business development (other than Business 2) that is located:

- North east or west of the Living 1 Zone at Sheffield; or
- East of the Living 1 Zone at Waddington

Explanation and Reasons

Sheffield Township straddles SH73 and the Midland Railway Line. Waddington Township is confined to one side of SH73 and the Midland Railway Line. Policy B4.3.69 and B4.3.70 are consistent with policies B2.1.17 and B2.1.18. It is also consistent with Policy B1.4.13 which protects the landscape values of the Malvern Hills.

Policy B4.3.71

Encourage any land zoned for business development to be located on one side of SH73 only.

Explanation and Reasons

Activities which locate in Business 1 Zones tend to have relatively high numbers of vehicle or pedestrian movements compared with activities in Living zones. Policy B4.3.71 is to discourage these activities from locating on both sides of SH73 and the Midland Railway Line, so as to avoid a potential increase in the number of people and motor vehicles moving across transport routes.

This is consistent with Policy B2.1.17. It is also consistent with policies B3.4.35 and B3.4.36 which encourage Business zones to consolidate in one area of a township.

Policy B4.3.72

Ensure any land rezoned for residential or business development south of Vogel Street does not create or exacerbate a natural hazard.

Explanation and Reasons

The area to the south of the Living zones beyond Vogel Street is terraced. An assessment of the natural hazards and stability affecting the upper terrace (Living 1A) has been undertaken and the area is generally suitable for residential development. However particular sites, including those close to the edge of the upper terrace, may require further investigation at the time that applications for subdivision and/or building consents are made. Before any residential or business development takes place on the lower terrace further investigation will be needed relating to land stability and the risk of flooding, including that caused by the flow of stormwater from the upper terrace.

General Policies

General policies that may be particularly relevant to Sheffield/Waddington include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.13	Avoid residential or business development on Malvern Hills
2.1 Transport	Policies B2.1.17, B2.1.18	SH73 and Midland Railway Line
3.1 Natural Hazards	Policy B3.1.2	Terraced area south of Vogel Street

SOUTHBRIDGE

Preferred Growth Option

There may be more than one area for the future expansion of Southbridge that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.73

Encourage new residential or business areas to locate on sites in the existing Living and Business zones, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not currently used for residential or business activities in the existing Living and Business 1 Zones at Southbridge. The use of that land for new residential or business activities is consistent with Town Form Policy B4.3.4.

Policy B4.3.74

Ensure that any land rezoned for new residential or business development in the existing Living 1 Zone along Gordon Street and High Street, does not create or exacerbate a flooding hazard.

Explanation and Reasons

The drain in this area tends to overflow in heavy rainfall, therefore flooding the area. Any new residential or business development should not occur on land which has a reasonable risk of flooding. It should not increase the risk of flooding “downstream” by increasing the rate of rainfall runoff into the drain. This policy is consistent with Policy B3.1.2.

Policy B4.3.75

Encourage any new Business zone to adjoin an existing Business zone of similar character, if sites are available and appropriate.

Explanation and Reasons

Southbridge has Business 1 and 2 Zones. Policy B4.3.75 is to encourage consolidated Business zones in townships, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.76

Ensure any land rezoned for new residential or business development does not create or exacerbate “reverse sensitivity” issues in respect of activities in the existing Business 2 Zone.

Explanation and Reasons

Southbridge has an existing Business 2 Zone that adjoins the Living zone in all areas except west of High Street. Some activities in the Business 2 Zone may have effects that are incompatible with residential activities. Ensuring there are options for the Business 2 areas to continue or expand without creating “reverse sensitivity” issues will promote sustainable management. This policy is consistent with policies B3.4.38 and B3.4.39.

Policy B4.3.77

Require any community reticulated sewage treatment and disposal system at Southbridge to be designed so it can be connected to the public system when it becomes available.

Explanation and Reasons

Reticulated sewage treatment and disposal is required at Southbridge (see Policy B1.2.5). A public system is currently not available. The Council prefers any community scheme used in the interim to be able to connect into the public system, so residents have the option of transferring their responsibility for the maintenance and repair of their system to the Council. Any community sewerage scheme used at Southbridge shall comply with Policy B2.2.5.

General Policies

General policies which may be particularly relevant to Southbridge include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Southbridge is surrounded by “versatile” soils – LUC Class I or II
1.2 Water	Policy B1.2.5	Reticulated sewage treatment and disposal is required at Southbridge (see note below).
2.2 Utilities	Policies B2.2.1, B2.2.3 and B2.2.4	There is no public reticulated sewerage system available at Southbridge at present (see note below)
3.1 Natural Hazards	Policy B3.1.2	Flooding from the drain in Gordon Street / High Street area
3.4 Quality of the Environment	Policies B3.4.35 – B3.4.39	Reverse sensitivity in Business 2 zones

Sewage Treatment and Disposal

Reticulated sewage treatment and disposal is required at Southbridge – see Policy B1.2.5. A public system is being developed but is not currently available. Community reticulated schemes may be used in accordance with the District Plan policies and subject to acquiring relevant land use consents and discharge permits Policy B2.2.4.

SPRINGFIELD

Preferred Growth Option

There may be more than one area for the future expansion of Springfield that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.78

Encourage new residential or business activities to use sites in the existing Living 1 Zone, if sites are available and appropriate for the proposed activity.

Explanation and Reasons

There is land not used for residential or business activities in the existing Living 1 zone at Springfield. Using land in the existing zone is consistent with Town Form Policy B4.3.4.

Policy B4.3.79

Encourage any new Living zone to occur on the north side of SH73 and avoid new Living or Business 1 Zones:

- **East of the existing Living 1 zone;**
- **On the south side of SH73; or**
- **North of the Midland Railway Line.**

Explanation and Reasons

Springfield Township is currently confined to one side of a Strategic Road (SH73) and the Midland Railway Line. Policy B4.3.79 is consistent with Policy B2.1.17, in keeping the township confined to one side of both transport routes.

The Russell Range is identified in the Plan as having special landscape values. Confining new residential or business development to the north side of SH73 is consistent with Policy B1.4.13.

Policy B4.3.80

Ensure that any land rezoned for new residential or business development north of Springfield does not create or exacerbate potential “reverse sensitivity” issues in respect of the Midland Railway Line.

Explanation and Reasons

Springfield Township is “sandwiched” between SH73 and the Midland Railway Line. There is some land zoned “Rural” between the Living 1 Zone and the Railway Line. The land was designated for railway purposes but this designation is not now required. This area may be suitable for the expansion of Springfield. However, potential “reverse sensitivity” effects with noise, dust and vibration from trains using the Midland Railway Line would need to be addressed.

General Policies

General policies that may be particularly relevant to Springfield include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.13	Landscape values of Russell Range
2.1 Transport	Policies B2.1.17	Confining growth of Springfield to one side of the Midland Railway Line and SH73.

SPRINGSTON

Preferred Growth Option

There may be more than one area for the future expansion of Springston that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.81

Encourage any land rezoned for new residential or business development at Springston to create compact shaped areas behind the existing Living zones, with frontage on to Leeston, Waterholes or Ellesmere Junction Roads, if sites are available and appropriate.

Explanation and Reasons

Springston Township has developed around the intersections of Ellesmere Junction Road/Waterholes Road and Ellesmere Junction Road/Leeston Road. The Living 1 Zone is often only “one section deep” with houses fronting these roads. The preferred option for future expansion of Springston is by using land behind the existing Living 1 Zone rather than extending it further along these arterial roads. This policy is consistent with Town Form Policy B4.3.5. The use of some of this land for future residential or business development is complicated by its tenure as part of the ‘Gammack Estate’.

Policy B4.3.82

Avoid rezoning land for new residential or business development:

- **Further west along Ellesmere Junction Road than the Domain;**
- **Further east along Ellesmere Junction Road than the Living 1A Zone.**

Policy B4.3.83

Avoid rezoning land for new residential or business development along both sides of Waterholes Road or both sides of Leeston Road.

Explanation and Reasons

Springston Township had developed along the intersection of three main roads, Leeston Road, Ellesmere Junction Road and Waterholes Road. In many parts houses are only one row deep along the road frontage. Policy B4.3.83 is to avoid extending the township further along Ellesmere Junction Road. This policy is consistent with Policy B2.1.18.

Policy B4.3.83 is to avoid creating a township that “straddles” both sides of Leeston or Waterholes Road. The policy contemplates extending the zone boundary along these roads, but preferably on one side only. This policy is consistent with Policy B2.1.17.

Policy B4.3.84

Ensure that any land rezoned for new residential or business development does not create or exacerbate a natural hazard from flooding of the Springston drainage network.

Explanation and Reasons

The land to the east and south east of the existing Living 1 Zone along Leeston Road has a high water table. If it is used for a new residential area, the water ponding in this area will need to be collected and disposed of. That activity should not increase the risk of local drains overflowing and flooding land 'downstream'.

General Policies

General policies that may be particularly relevant to Springston include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Springston is surrounded by "versatile soils" – LUC Class I or II
1.2 Water	Policies B1.2.1 and B1.2.5	The public reticulated water supply at Springston will need upgrading if it is used to supply any new allotments. Reticulated sewage.
2.1 Transport	Policies B2.1.17, B2.1.18	Further growth of townships along Strategic Roads
2.2 Utilities	Policies B2.2.2 and B2.2.5	Upgrades to water supply and sewerage (see notes below). Alternative to public water supply.

Water and Sewage

A reticulated water supply is required at Springston. Any new Living or Business zoning will require an upgrading or alternative supply to the existing public supply.

Springston sewage is treated and disposed of directly to the Christchurch system. Increasing in the volume to that system is currently limited by:

- An agreement between Christchurch City Council and Selwyn District Council over the volume of effluent piped to the City and when can be sent.
- The capacity of the reticulation system in Christchurch City.

Gammack Estate

Land held by the Gammack Trust surrounds Springston to the west, north-west and north-east. The Trustees do not have power to sell this land (it has to be done through an Act of Parliament). There is also debate whether the land can be used for purposes other than farming, due to the wording of the Will of the late James Gammack.

TAI TAPU

Preferred Growth Options

There may be more than one area for the future expansion of Tai Tapu that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.85

Encourage new residential or business activities to locate on sites that have the least risk of being subject to flooding.

Explanation and Reasons

Tai Tapu is located in a stormwater ponding area for the surrounding catchment. The township is lower lying than the adjoining Halswell River. Parts of the township are flooded by stormwater ponding during quite regular heavy rainfall events (1 in 5 year storms). Policy B4.3.85 is to encourage new residential or business activities to locate on sites that are least subject to flooding. This may mean avoiding some sites in the existing Living 1A or 2A Zones in favour of rezoning a new area. In this case, the Council considers it better promotes sustainable management to utilise sites that are less prone to natural hazards, even if it results in a less consolidated township. Any new zoning must accord with Policy B4.3.86, and all other relevant District Plan policies.

Policy B4.3.86

Ensure any land rezoned for new residential or business development does not increase potential natural hazards from flooding.

Explanation and Reasons

Any new residential or business development should not increase potential natural hazards from flooding at Tai Tapu. This includes:

- Locating buildings in areas subject to flooding.
- Earthworks or buildings that divert floodwater onto other property; or
- Increasing the risk of flooding downstream by increasing the rate of rainfall runoff into the Halswell River or waterbodies in the catchment. This policy is consistent with policies B3.1.2, B3.1.4 and B3.1.5.

Policy B4.3.87

Avoid rezoning land for new residential or business development along both sides of SH75.

Explanation and Reasons

Tai Tapu township straddles a Strategic Road - SH75. Policy B4.3.87 is to avoid extending this pattern by confining future north-south expansion of the township to one side of SH75. This

policy is consistent with Policy B2.1.18. Future development should also occur in a manner that promotes a compact or consolidated town shape consistent with Town Form Policy B4.3.5.

Policy B4.3.88

Consider any potential adverse effects of rezoning land for new residential or business development at Tai Tapu on the “rural-urban” landscape contrast of the area with Christchurch City, as identified in the RPS.

Explanation and Reasons

Objective 3 and Policy 5 of Chapter 12 of the RPS identify an area of land between Christchurch City and a line extending from West Melton to Tai Tapu as having important landscape and amenity values. The RPS seeks to maintain this area in “rural and recreational” uses. Policy B1.4.17 of the District Plan addresses this issue.

General Policies

General policies that may be particularly relevant to expansion of Tai Tapu include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Land around Tai Tapu contains “versatile soils” – LUC Class I or II
1.2 Water	Policy B1.2.1 and B1.2.5	Effects of stormwater disposal on water quality in Halswell River and other waterbodies. Reticulated sewage treatment and disposal.
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.17	Landscape contrast with Christchurch City
2.1 Transport	Policy B2.1.18	Further expansion of a township which “straddles” a Strategic Road
4.3 Residential and Business Development	Town Form Policy B4.3.5	Expansion of townships in a compact shape.

WEST MELTON

Preferred Growth Option

Substantial growth is expected to take place in and around West Melton. The focal point of this growth will be either side of Weedons Ross Road north of State Highway 73, but not extending north of Halkett Road. A lesser extent of lower density residential development will occur south of State Highway 73. The township will be serviced with reticulated sewerage as part of the development of the land east of Weedons Ross Road under an outline development plan. The nature and scale of development north west of State Highway 73 and west of Weedons Ross Road is still to be determined and is deferred subject to further investigations (particularly in regard to road access and servicing) and the incorporation of an outline development plan for this area in the District Plan. Any further development will also be expected to be serviced by a reticulated sewerage system.

Specific Policies

Policy B4.3.89

Provide a primary focus for new residential or business development north of State Highway 73 and south of Halkett Road, and to allow only a limited extent of new low density residential development south of State Highway 73.

Explanation and Reasons

West Melton has developed with community facilities on both the northern and southern sides of State Highway 73. Residential development has taken place north of the highway centred on Westview Crescent. The primary focus for future growth of the township is to be provided for north of the State Highway. Limited new residential growth will be enabled south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway. A pedestrian/cycle link will also be provided under the highway to provide an alternative connection between the two areas. This pattern of growth is consistent with maintaining a consolidated form for the future growth of the township, and with Policy B2.1.18 and Town Form Policy B4.3.5.

Policy B4.3.90

Promote a consolidated pattern of future urban growth in West Melton.

Explanation and Reasons

West Melton's future growth is to adhere to a form of development which maintains a generally compact shape. While allowing a substantial amount of urban growth with higher densities north of State Highway 73, development south of the highway is to be limited in extent and density. This pattern is consistent with Town Form Policy B4.3.5.

Policy B4.3.91

Avoid using Laird Place or Westview Crescent as collector roads to access any significant new residential or business areas, in West Melton.

Explanation and Reasons

Westview Crescent and Laird Place are local roads that provide access to properties in the existing West Melton village. The Council prefers a new collector road off Weedons Ross Road to provide access to any new residential or business area on the west side of Weedons Ross Road, rather than any attempt to upgrade these roads. A small area of additional residential development will be provided for off Laird Place. This policy is consistent with Policy B2.1.8.

Policy B4.3.92

Promote new residential areas in West Melton that maintain the lower residential density of the existing village, where practical, whilst providing for the efficient and effective development of the Living WM zone.

Explanation and Reasons

West Melton village is an area with larger section sizes than those found in most townships in Selwyn District, particularly those close to Christchurch. Policy B4.3.92 recognises the character of the existing village and the support for larger section sizes in the Township survey results for West Melton (November 1998). A wide variety of lot sizes in response to market demand, have been provided for, but recognising the potential for West Melton to provide a lower density alternative living environment near Christchurch. However, the efficient and effective development of the Living WM zone must be provided for to achieve the anticipated residential growth for this zone.

Policy B4.3.93

Require any community reticulated sewage treatment and disposal system at West Melton to be designed so it can be connected to the public system when it becomes available.

Explanation and Reasons

Reticulated sewage treatment and disposal is required at West Melton (see Policy B1.2.5). A reticulated system is now available to cater for planned township growth. The Council prefers any community scheme used in the interim to be able to connect into the public system, so residents can transfer their responsibility for the maintenance and repair of their system to the Council. Any community reticulated scheme used at West Melton shall comply with Policy B2.2.4.

General Policies

General policies which may be particularly relevant to West Melton include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Versatile soils are located to the south-west of the existing village, (LUC Class I and II)
1.2 Water	Policy B1.2.5	Protection zone for any new water supply
2.1 Transport	Policy B2.1.18	Township largely confined to one side of a Strategic Road
2.2 Utilities	Policy B2.2.1	An upgraded community water supply will be needed for new residential or business development at West Melton
2.4 Waste Disposal	Policies B2.4.2 and B2.4.5	Reticulated sewage treatment and disposal is needed
4.1 Residential Density	Policies B4.1.3 and B4.1.9	Residential density in new residential areas

WHITECLIFFS

Preferred Growth Option

The preferred option for residential or business development at Whitecliffs is to use sites within the existing Living 1A Zone, provided use of those sites complies with the District Plan policies.

Specific Policies

Policy B4.3.94

Encourage new residential or business activities to use sites in the existing Living 1A Zone, provided the use of any such site complies with Policy 3 and the policies of the District Plan.

Explanation and Reasons

There are many sites within the existing Living 1A Zone at Whitecliffs that are not currently used for residential or business activities. The preferred option for expansion of Whitecliffs is to utilise sites in the Living 1A Zone. This policy is consistent with the Town Form Policy B4.3.4. However, some sites within the Living 1A Zone of Whitecliffs may not be suitable for residential or business activities. Some areas are prone to flooding from stormwater runoff from the Malvern Hills. Some sites south of Whitecliffs Road are subject to erosion from the Selwyn River/Waikirikiri. Conventional on-site effluent treatment and disposal systems will not work on some sites due to ground conditions.

Policy B4.3.95

Ensure any land rezoned for new residential or business development does not create or exacerbate:

- **Inundation from stormwater running off the Malvern Hills;**
- **Landslip from the Malvern Hills; or**
- **Erosion of the Selwyn River/Waikirikiri Terrace on the south side of Whitecliffs Road.**

Explanation and Reasons

Sites within and around the Living 1A Zone at Whitecliffs may be subject to: flooding from stormwater ponding; erosion from slumping land on the Malvern Hills; or erosion by the Waikirikiri/Selwyn River. Any new business or residential development should not result in:

- Buildings being erected on land subject to flooding or erosion; or
- Increases in stormwater runoff on to other sites, including sites “downstream” of the Waikirikiri/Selwyn River; or
- Increases in the rate or risk of erosion on other land through protection works on that site.

This policy is consistent with Policy B3.1.2.

General Policies

General policies that may be particularly relevant to expansion of Whitecliffs, include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Policies B1.4.13 and B1.4.14	Protect landscape values of Malvern Hills and natural character of Waikirikiri/Selwyn River
3.1 Natural Hazards	Policy B3.1.2	Flooding, landslip and erosion

B4.4 DEVELOPMENT CONTRIBUTIONS – ISSUES

The distribution of the costs between private parties and general rates for:

- Providing reserves and network and community infrastructure; and
- Mitigating the fiscal effects of providing growth related infrastructure

What are Development Contributions?

The term development contributions, defined in Section 197 of the Local Government Act 2002, means a contribution:

- a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and
- b) calculated in accordance with the methodology; and comprising:
 - i) money;
 - ii) land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or
 - iii) both.

Development contributions can be taken to provide for:

- Reserves
- Network infrastructure
- Community infrastructure

In most cases provision for reserves (for open space and recreation), land for esplanade purpose, network infrastructure or community infrastructure is made at the time of subdivision of the land. However, in some instances land use development and activities are undertaken without associated subdivision of land.

Contributions of land and/or cash arising from growth-related development can be required by the Council either under the Resource Management Act by way of the District Plan or under the Local Government Act 2002 by way of a Development Contribution Policy in the Long Term Council Community Plan (LTCCP). The Council has developed a Development Contribution Policy within the requirements of the Local Government Act. Accordingly, the Council's requirements for land and/or cash for the provision of growth-related reserves and for network and community infrastructure are contained within the Development Contribution Policy and such contributions are no longer taken under the District Plan. Requirements for the provision of esplanade reserves/strips and provisions relating to environmental compensation and the form of land contributions are included within the Subdivision provisions of the District Plan, while requirements for the provision of financial contributions to mitigate environmental damage are included as policies in Part B Section 3, Peoples Health, Safety and Values.

Where costs are incurred in relation to maintenance of infrastructure or for improvements in service levels, these costs are met through targeted rates rather than development contributions. Therefore, the purposes for which development contributions are taken and the proportion of costs which are funded through development contributions is an important part of the Council's financial planning.

NOTE:

Esplanade reserves and strips – see Part B, Sections 1.3 and 2.3 and Part C, Sections 12 and 24 respectively.

DEVELOPMENT CONTRIBUTIONS – STRATEGY

The provision to take development contributions under the LTCCP Development Contribution Policy will be complimentary to the subdivision consent process. Esplanade reserves/strips will be taken under the subdivision consent process, while consideration of the form of land to be provided as reserves will also be considered at the time of subdivision.

The LTCCP Development Contribution Policy will ensure that those responsible for development and/or subdivision that places additional demands on the Councils provision of reserves and network or community infrastructure will contribute a fair and reasonable contribution towards the expansion of those services.

DEVELOPMENT CONTRIBUTIONS – OBJECTIVES

Objective 4.4.1

The parties creating the need for the expenditure meet the costs of establishing or upgrading reserves and network and community infrastructure and developing and enhancing the recreational and amenity values of the District.

Objective 4.4.2

The Council uses its discretion to take development contributions under the LTCCP Development Contribution Policy in a transparent and consistent manner.

Explanation and Reasons

Development contributions are taken to help address the fiscal effects which a new development may have on the existing ratepayers of an area. If development contributions are not taken, the costs of addressing these effects must be funded from general rates.

DEVELOPMENT CONTRIBUTIONS – POLICIES AND METHODS

Policy 4.4.1

To ensure that subdividers and/or developers meet the costs of any required provision of works and services as a result of land use development and/or subdivision.

Explanation and Reasons

The Council has decided that all development contributions for new or upgraded reserves or network and community infrastructure as a result of development and/or subdivision will be in accordance with the Development Contribution Policy under the LTCCP and the Local Government Act 2002. This Policy will enable the Council to ensure that those responsible for development and/or subdivision that places additional demands on the Council's provision of reserves and

network or community infrastructure will contribute a fair and reasonable contribution to the provision and expansion of these services.

Methods

LTCCP

- Development Contribution Policy

District Plan

- Subdivision

DEVELOPMENT CONTRIBUTIONS — ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing this section:

New developments and subdivisions which increase demand on the Council's reserves and network and community infrastructure contribute towards the cost of provision and expansion of them.

DEVELOPMENT CONTRIBUTIONS — MONITORING

See Appendix 1.

Township	Zone	Average Allotment Size Not Less Than
	Living 1A	2,000m ²
	Living 1A (Deferred)	4 ha
	<p>Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the rules of the Living 1A Zone will apply.</p>	
	Living 1A1	800m ²
	Living 1A2	800m ² and no more than 10 % at less than 700m ²
	Living 1A3	800m ² and no more than 10 % at less than 700m ²
	Living 1A4	800m ² and no more than 10 % at less than 700m ²
	Living 1A5	800m ² and no more than 10 % at less than 700m ² . For <u>comprehensive residential development</u> , the minimum average area shall be 350m ² .
	Living 1A5 (Deferred)	800m ² and no more than 10 % at less than 700m ²
	<p>Following the passing of a Council resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service that land for <u>comprehensive residential development</u>, the Living 1A5 (Deferred) Zone shall cease to be deferred and the rules of the Living 1A5 Zone will apply. For the avoidance of doubt that land may be developed in accordance with the rules of the Living 1A2 Zone.</p>	
	Living 1A6 (Deferred)	4ha
	<p>Following either the Council passing a resolution that there is adequate capacity in the local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living, zoning or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the following shall apply:</p> <ul style="list-style-type: none"> – Area A: 1000m² minimum net allotment area; – Area B: 600m² minimum net allotment area and 900m² maximum net allotment area; – Area C: 550m² minimum average allotment area and 450m² minimum net allotment area; and – In all cases development shall proceed in accordance with the ODP and shall achieve a minimum density of 10 lots/ha once the entire site has been developed. 	
	Living 2	5,000m ²

Township	Zone	Average Allotment Size Not Less Than
	Living 2A	5,000m ² Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
	Living 2A (Blakes Road)	5,000m ² Subdivision shall proceed in substantial accordance with the development plan in Appendix 19
	Living 2A (Deferred)	4 ha Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the minimum <u>allotment</u> size shall be 1.5 ha.
	Living X	What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (800m ²)
	Living X (Deferred)	4 ha Following either the Council passing a resolution that there is adequate capacity in a local authority operated reticulated sewage treatment facility to service a particular area of land subject to deferred living zoning, or following all necessary resource consents having been obtained for a method of treatment and disposal of sewage/stormwater from a particular area of land subject to a deferred living zone, the living zone shall cease to be deferred and the rules of the Living X Zone will apply.
Rakaia Huts	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Rolleston	Living 1	750m ²
	Living 1A	Minimum lot area of 300m ²
	Living 1B	1,200m ² with a minimum lot area 750m ²
	Living 1C	2,000m ² with a minimum lot area of 1,000m ²
	Living 2	5,000m ²
	Living 2A	1 ha
Sheffield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 1A	The size needed for on-site effluent disposal but not less than 800m ²
Southbridge	Living 1	650m ²

Township	Zone	Average Allotment Size Not Less Than
Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Springston	Living 1	800m ²
	Living 1A	800m ²
Tai Tapu	Living 1A	800m ²
	Living 2A	5,000m ²
Waddington	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
West Melton	Living 1	1,000m ²
	Living 1B	2,800m ²
	Living 2	5,000m ²
	Living 2A	Maximum number of allotments is 10, and a minimum <u>allotment</u> size of 1 ha.
	Living WM Medium Density	Minimum lot area of 500m ² and maximum lot area of 3000m ² (Appendix 20A)
	Living WM Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A)
	So that a total of 292 allotments must be achieved across the whole Living WM Zone	
Whitecliffs	Living 1	The size needed for on-site effluent <u>disposal</u> but not less than 800m ²
All <u>Townships</u>	Heritage Buildings listed in Appendix 3	The <u>building</u> , curtilage and any other area needed to: <ul style="list-style-type: none"> - mitigate adverse effects; or - maintain the heritage values of the site
	Community Reserves, Community Facilities and <u>Point Strips</u>	No minimum area
All Living Zones	Calculating <u>Allotment</u> Sizes	

Township	Zone	Average Allotment Size Not Less Than
		<p>The average <u>allotment</u> size shall be calculated as a mean average (total area of allotments divided by the number of allotments).</p> <p>The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for <u>access</u>, reserves or to house <u>utility structures</u>, or which are subject to a designation.</p> <p>Any <u>allotment</u> which is twice or more the size of the average <u>allotment</u> required in the zone, shall be calculated as being:</p> <p>2 x average <u>allotment</u> size for that zone – 10 m²; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.</p>
All <u>Townships</u>	<u>Allotment</u> sizes for Flats/Townhouses – Living 1	<p>In any Living 1 Zone, where two or more <u>dwelling</u>s have been erected on an <u>allotment</u> the average <u>allotment</u> size per <u>dwelling</u> shall be 0.5 x the average <u>allotment</u> size listed in this table for the Living 1 Zone in that <u>township</u>.</p>

12.1.4 Matters over which the Council has restricted the exercise of its discretion:

Access

12.1.4.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:

- (a) Any adverse effects, including cumulative effects, on traffic safety and traffic flow on the Strategic Road; and
- (b) The design and location of the vehicular accessway and vehicle crossing; and
- (c) Whether access to the allotment(s) can be obtained off another road which is not a Strategic Road either directly or by an easement across other land.

Water

12.1.4.2 The provision of water for firefighting; and

12.1.4.3 In relation to any new bore to provide a potable water supply:

- (a) Whether the protection zone is located outside of the plume of influence of any sewage treatment and/or disposal system; and
- (b) The need for the protection zone to be confined to within the boundaries of an allotment; and
- (c) Any measures proposed to mitigate the potential for any adverse effects on the quality of the water supply.

Solid Waste Disposal

12.1.4.4 The appropriateness of the proposed facilities for solid waste collection or disposal, considering:

- (a) The number of allotments; and
- (b) The type of accommodation (permanent or holiday); and
- (c) The distance to a public solid waste collection service or disposal facility.

APPENDIX 2

DESIGNATIONS

Selwyn District Council Designations

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D87	Selwyn District Council	Water Supply Well	Hoskyns Road, Kirwee	Pt Res 2416 (0.000 ha)	Liv 1	82	NOT OPERATIVE	
D89	Selwyn District Council	Water Supply Well	Laird Place, West Melton	Pt RS 14812 (0.000 ha)	Liv 1	88	NOT OPERATIVE	
D93	Selwyn District Council	Water Supply Well	Main South Road, Rolleston	Lot 1 DP 77689 (0.000 ha)	Liv X	98	NOT OPERATIVE	
D94	Selwyn District Council	Water Supply Well	Wordsworth Street, Rolleston	Lot 135 DP 307 (0.101 ha)	Liv 1	100	NOT OPERATIVE	
D95	Selwyn District Council	Water Supply Well	George Street, Rolleston	Lot 2 DP 22360 (0.033 ha)	Liv 1	100	NOT OPERATIVE	
D99	Selwyn District Council	Water Supply Well	Ellesmere Junction Road, Springston	RS 38255 (0.000 ha)	Liv 1	109	NOT OPERATIVE	
D100	Selwyn District Council	Water Supply Well	West Belt & Gerald Street, Lincoln	Pt RS 2724 (0.000 ha)	Bus 1	113	NOT OPERATIVE	
D101	Selwyn District Council	Water Supply Well	Kildare Terrace, Lincoln	Res 3761 (0.000 ha)	Liv 1	113	NOT OPERATIVE	
D102	Selwyn District Council	Water Supply Well	Millstream Drive, Lincoln	Lot 33 DP 36175 (0.000 ha)	Liv 1	114	NOT OPERATIVE	
D104	Selwyn District Council	Water Supply Well	Tosswill Road, Prebbleton	Res 3996 (0.000 ha)	Liv 1	122	NOT OPERATIVE	
D105	Selwyn District Council	Water Supply Well	Tosswill Road, Prebbleton	Res 3996 (0.000 ha)	Liv 1	122	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D106	Selwyn District Council	Water Supply Well (standby)	Hororata Dunsandel Road, Dunsandel	Lot 3 DP 42448 (0.000 ha)	Liv 1	91, 92	NOT OPERATIVE	
D107	Selwyn District Council	Water Supply Well	Irvines Road & Tramway Road, Dunsandel	Lot 48 DP 59713 (0.024 ha)	Liv 2	94	NOT OPERATIVE	
D109	Not allocated							
D110	Not allocated							
D113	Not allocated							
D114	Selwyn District Council	Water Supply Well	Leeston and Lake Road, Leeston	Lot 1 DP 48137 (0.000 ha)	Bus 1	129	NOT OPERATIVE	
D115	Selwyn District Council	Water Supply Well	Gallipoli Street & Selwyn Street, Leeston	Res 5017 (0.000 ha)	Liv 1	127	NOT OPERATIVE	
D116	Selwyn District Council	Water Supply Well	Gallipoli Street & Selwyn Street, Leeston	Res 5017 (0.000 ha)	Liv 1	127	NOT OPERATIVE	
D119	Selwyn District Council	Water Supply Well	High Street, Southbridge	Pt RS 4938 (0.000 ha)	Bus 1	131	NOT OPERATIVE	
D120	Selwyn District Council	Swimming Pool	Greendale Road and Caradale Street, Darfield	RS 40649 (2241m²)	Liv 1	120	NOT OPERATIVE	
D124	Not allocated							
D132	Selwyn District Council	Sewage Treatment & Disposal Area	Sunshine Terrace, Arthur's Pass	Sec 3 SO 19698 (0.000 ha)	Liv 1	49	NOT OPERATIVE	
D139	Not allocated							
D140	Selwyn District Council	Sewage Pumping Station	Leeston Road, Doyleston	Lot 1 DP 6098 (0.000 ha)	Liv 1	130	NOT OPERATIVE	
D141	Not allocated							
D143	Selwyn District Council	Reservoir and Pumping Station	Hoskyns Road, Kirwee	RS 28280 (0.000 ha)	Liv 1	82	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D146	Selwyn District Council	Fire Station	Weedons Ross Road, West Melton	Lot 4 DP 20590 (0.1396 ha)	Liv 1	88	NOT OPERATIVE	
D148	Selwyn District Council	Sewage Pumping Station	Gerald Street, Lincoln	Lot 5 DP 6070 (0.988 ha)	Liv 1A3		NOT OPERATIVE	
D149	Selwyn District Council	Recreation Reserve	Springston Rolleston Road, Rolleston	Lot 1 DP 79578 (7.723 ha)	Liv 2A	104	NOT OPERATIVE	
D151	Selwyn District Council	Sewage Pumping Station	Edward Street, Lincoln	Lot 12 DP 25089 (0.001 ha)	Liv 1	114	NOT OPERATIVE	
D152	Not allocated							
D154	Not allocated							
D155	Selwyn District Council	Sewage Pump Station	Tosswill Road, Prebbleton	Pt RS 1488 (0.000 ha)	Liv 1	124	NOT OPERATIVE	
D156	Selwyn District Council	Water Supply Reservoir	Wordsworth Street, Rolleston	Pt RS 4831 (0.000 ha)	Liv 1	100	NOT OPERATIVE	
D157	Selwyn District Council	Sewage Pumping Station	Goulds Road, Rolleston	Lot 101 DP 75160 (0.006 ha)	Liv 2A	106, 107	NOT OPERATIVE	
D170	Selwyn District Council	Cemetery	Hoskyns Road, Kirwee	Res 2358 (4.047 ha)	Liv 1	82	NOT OPERATIVE	
D179	Selwyn District Council	Cemetery	Springs Road, Prebbleton	Pt Res 194 (0.440 ha)	Liv X	123	NOT OPERATIVE	
D182	Selwyn District Council	Recreation Reserve	Trelissick Loop & West Coast Road (SH 73), Castle Hill	Lots 1002 & 1003 DP 45980 (2.918 ha)	Liv 1A	50	NOT OPERATIVE	
D183	Selwyn District Council	Recreation Reserve	North Terrace & West Coast Road, Darfield	Lot 5 & 6 DP 4637 (4.037 ha)	Liv 1	68	NOT OPERATIVE	
D186	Selwyn District Council	Recreation Reserve	Leeston Dunsandel Road & Tramway Road, Dunsandel	Res 316 (4.046 ha)	Liv 1	92	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D190	Selwyn District Council	Recreation Reserve	High Street, Kirwee	Lot 42-47 DP 173 & Res 2416 (4.654 ha)	Liv 1	82	NOT OPERATIVE	
D193	Selwyn District Council	Recreation Reserve	High Street, Leeston	Lot 31 & 32 DP 101, Lot 3-7, 14-18, 12-13 DP 1221, Pt RS 5482 5483 (5.693 ha)	Liv 1	129	NOT OPERATIVE	
D197	Selwyn District Council	Recreation Reserve	Tosswill Road, Prebbleton	Res 3996, Pt RS 1488 & Pt RS 1742, Pt RS 2246 (11.382 ha)	Liv 1	124	NOT OPERATIVE	
D199	Selwyn District Council	Recreation Reserve	Tennyson Street, Rolleston	Pt RS 4831 (8.594 ha)	Liv 1	100	NOT OPERATIVE	
D413	Selwyn District Council	Brookside Park Reserve	Intersection of Brookside Road, Dunns Crossing Road and Lowes Road	Lot 10 DP 76250 (CB43D/964)	Liv 1B	13, 105, 102	OPERATIVE	
D414	Selwyn District Council	Rolleston Dog Park (Foster Park Dog Exercise Area)	Intersection of Goulds Road and Springston-Rolleston Road	RS 40441 (CB15A/1473)	Liv 2	13, 104	OPERATIVE	
D415	Selwyn District Council	Local Purpose (Community and Recreation Facilities) Reserve	The "Vege Block", North Belt, Lincoln	Lot 1DP 301682 Approx 1.72ha	Liv 1A2	110	OPERATIVE	

Other Requiring Authorities

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Minister of Education							
ME 1	68/72	Darfield High School	Secondary School	McLaughlins Road, Darfield	Liv 1	RS 39411 and Part RS 19215 Blocks VI and VII, Hawkins Survey District Area – 8.2820ha	
ME 2	68/77	Darfield Primary School	Primary School	Ross Street, Darfield	Bus 1	RS 40646, RS 40648 and PT RES 2551 Block VII, Hawkins Survey District Area – 1.768ha	Condition relating to – 1. Heritage trees on site
ME 3	92/94	Dunsandel Primary School	Primary School & Residence	Leeston Dunsandel Road, Dunsandel	Liv 2	PT RS 10945 (CT 414/141) Lot 1 DP 12065 Block VIII Selwyn Survey District Area – 2.2984ha	
ME 4	127	Ellesmere College	Secondary School	Leeston Dunsandel Road, Leeston	Liv 1	SECT 1 SO 13993, SECT 2 SO 13993, SECT 1 SO 16950 and SECT 1 SO 16410 Leeston Settlement, Block XIV, Leeston Survey District Area – 8.2143ha	
ME5	61	Hororata Primary School	Primary School & Residence	Bealey Road, Hororata	Liv 1	Lot 1 DP 4181, Pt Lot 2 DP 6225, Block XII, Hororata Survey District Area – 2.8444ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 6	82	Kirwee Model Primary School	Primary School & Residence	School Lane, Kirwee	Liv 1	Lot 21 DP 434 Pt Lot 23 (CT Ref 77/95) and Lot 22 DP 434 Blocks VIII & XII Hawkins Survey District Area – 1.188ha	
ME 7	127	Leeston Primary School	Primary School	Selwyn Street, Leeston	Liv 1	RES 5289, RES 5288, RS 39797, PT RES 4596 and PT RS 5787 (CT 9B/810) Block XIV, Leeston Survey District Area - 2.4615ha	
ME 8	110	Lincoln Primary School & Lincoln High School	Primary & Secondary School	North Belt, Lincoln	Liv 1	Sect 1 SO 9402, PT RS 884 & 2223 (CT 645/37), SECT 1 SO 14155, SECT 1 SO 11445, SECT 2 SO 14155, SECT 1 SO 11046, Lot 1 & 2 DP 11516, Lot 1 DP 78085, Section 1 SO 382577 and Section 1 SO 9402 Block V, Halswell Survey District Area - 10.73ha	
ME 9	120	Prebbleton Primary School	Primary School & Residence	Blakes Road, Prebbleton	Liv 1	Pt Lot 1 DP 1767, Sec 1 and Sec 2 SO 18846, Block XIII, Christchurch Survey District Area – 1.9741ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 10	97/ 100	Rolleston Primary School	Primary School	Tennyson Street, Rolleston	Liv 1	Lot 1 DP 82982, SECT 2 SO 18874, SECT 1 SO 306161, Lot 1 DP 62062, SECT 1 SO 18874 Block III, Leeston Survey District Area - 2.9204ha	
ME11	103/ 104	Clearview Primary School	Education Purposes (Early Childhood and Primary School)	Broadlands Drive, Rolleston	Liv 1	Section 1 SO 346757 Area - 3.3ha	Conditions relating to – 1. Total student role 2. Noise related conditions 3. Building setbacks 4. Maximum building heights 5. Minimum number of bicycle parks 6. Ministry to supply plans for works on the site
ME 12	53	Sheffield Primary School	Primary School & Residence	Curve Road, Sheffield	Liv 1	Lot I DP 13984 Block XIII, Oxford Survey District Area – 2.4281ha	
ME 13	131	Southbridge Primary School	Primary School	Hastings Street, Southbridge	Liv 1 & Rural Outer Plains	PT RS 5861 (CT 406/293), Pt Lot 1 DP 18624, Lot 1 DP 80498, Lot 2 DP 17338, Lot 2 DP 18297 and PT Lot 1 DP 18297 Block I, Southbridge Survey District Area - 4.7904ha	Condition relating to – 1. Heritage trees on site
ME 14	109	Springston Primary School	Education Purposes (Early Childhood and Primary School)	Leeston Road, Springston	Liv 1	Part Lot 7 DP 11913, Lots 24, 25 and 26 DP 16823, Block VIII Leeston Survey District Area – 1.5977ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 15	125	Tai Tapu Primary School	Primary School	State Highway 75 and School Road, Tai Tapu	Liv 1A	Lot 2 DP 301911 Block VI, Halswell Survey District Area – 2.2600ha	Condition relating to – 1. Heritage trees on site
ME 16	88	West Melton Primary School	Primary School	Weedons Ross Road, West Melton	Liv 1	Pt RS 6600, Pt RS 6600 & Pt RS 6600, Block XI, Rolleston Survey District Total Area – 2.2317ha	
Minister of Police							
MP1	49	Arthurs Pass Police Station	Police Station and Residence	State Highway 73, Arthurs Pass	Liv 1	Sec 2 S0 19698, Block VI, Bealey Survey District Area - 0.1604ha	
MP2	69	Darfield Police Station	Police Station and Residence	14-16 North Terrace , Darfield	Liv 1	Part Res 2978, Block XII, Town of Darfield Area - 0.2023ha	Condition relating to – 1. Heritage building on site
MP3	127	Leeston Police Station	Police Station and Residence	Cnr Station and Cunningham Streets, Leeston	Liv 1	Lot 3 DP 58296, S0 17386, Block XIV, Leeston Survey District Area - 0.1842ha	
MP4	113	Lincoln Police Station	Police Station and Residence	30 Gerald Street, Lincoln	Liv 1	Lots 1 (0.0953ha), 2 (0.0515ha) and 3 (0.0568ha) DP 78484, Block V, Halswell Survey District Total Area – 0.2036ha	
MP5	100	Rolleston Police Station	Police Station and Residence	69-75 Tennyson Street, Rolleston	Bus 1	Lot 609 DP 77468, Block III, Rolleston Survey District Area - 0.2000ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Orion New Zealand Limited							
OR1	110	Lincoln Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Boundary Road, Lincoln	Liv 1	Lot 3 DP 21227 Area – 1012m ²	
OR2	102	Rolleston Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Burnham School and Dunns Crossing Roads, Rolleston	Liv 1B	Lot 1 DP 22656 Area - 1012m ²	
New Zealand Railways Corporation							
RC1	Various	Main South Line and Midland Line	Railway	Throughout Selwyn District	Various	Various	
Telecom New Zealand Limited							
TE1	69	Darfield Exchange and Line Depot		28-32 North Terrace, Darfield	Liv 1	Sec 2 SO 17951 & Secs 1, 2 & 3 Block XIV Darfield Township, Block VII Hawkins Survey District Area - 3093m ²	NOT OPERATIVE
TE2	92	Dunsandel Exchange		Corner of Browns and Kanes Roads, Dunsandel	Liv 1	Lot 5 DP 27096, Block VIII, Selwyn Survey District Area - 850m ²	NOT OPERATIVE
TE3	57	Glentunnel Exchange		Homebush Road, Glentunnel	Liv 1	Pt Res 1331, Block VIII, Hororata Survey District Area - 278m ²	NOT OPERATIVE
TE4	61	Hororata Exchange		Hobbs Street, Hororata	Liv 1	Sec 1 SO 5031, Block XII Hororata Survey District Area - 928m ²	NOT OPERATIVE

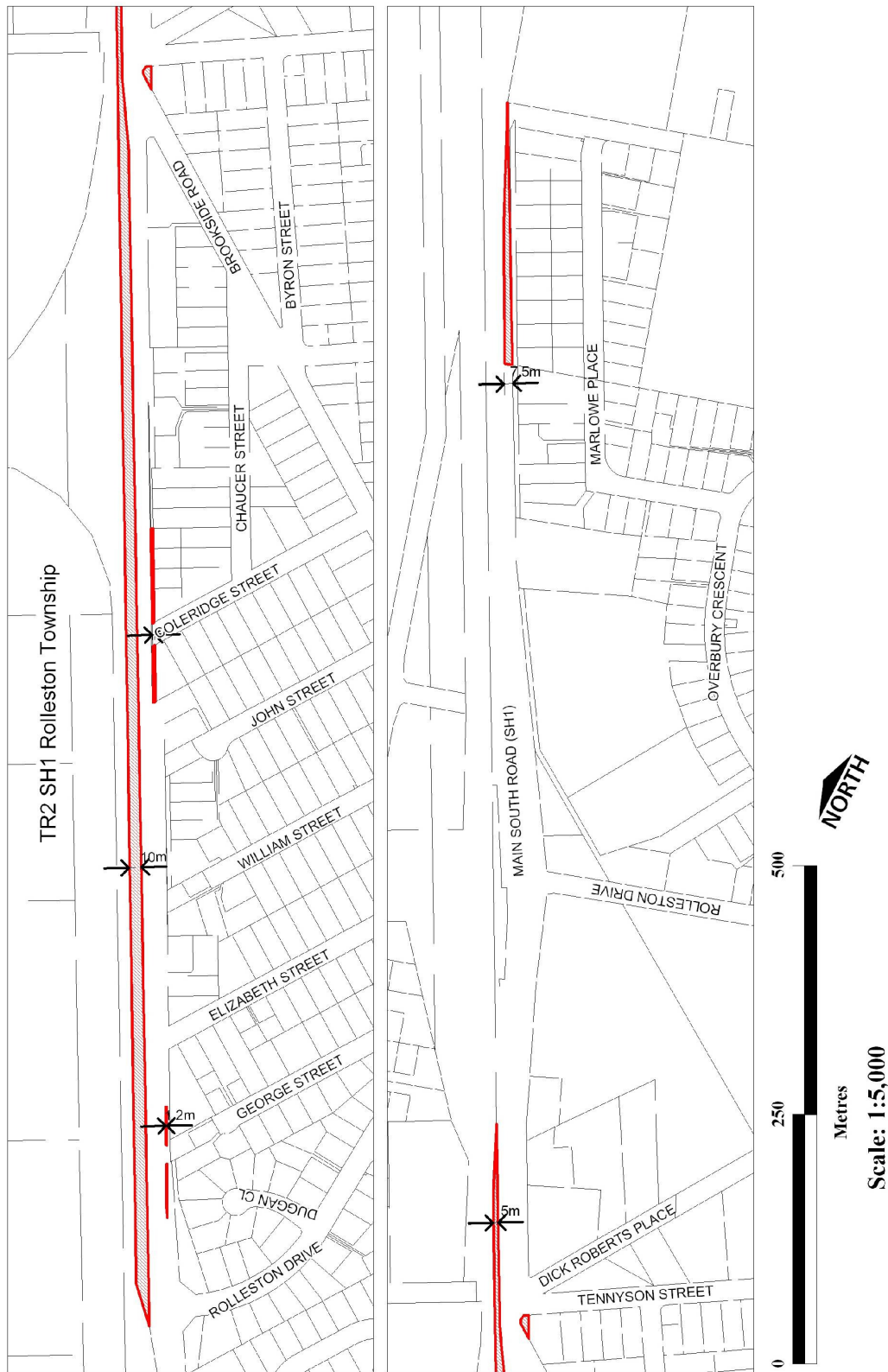
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TE5	84	Kirwee Exchange		Courtney Road, Kirwee	Liv 1	Pt Res 1301, Blocks XII, Hawkins Survey District Pt Res 4576 Area - 565m ²	NOT OPERATIVE
TE6	127	Leeston Exchange		Station Street, Leeston	Bus 1	Pt Res 3784, Sec B SO 17993 Area - 1072m ²	NOT OPERATIVE
TE7	113	Lincoln Exchange		Lyttelton Street, Lincoln	Bus 1	Pt RS 2724, Sec B SO 17980, Block V, Halswell Survey District Area - 1149m ²	NOT OPERATIVE
TE8	97	Rolleston Exchange		Tennyson Street, Rolleston	Liv 1	Lot 1 DP 28343, Rolleston Township Area - 1011m ²	NOT OPERATIVE
TE9	53	Sheffield Exchange		Duke Street, Sheffield	Liv 1	Lot 1 DP 55927, Block XIII, Oxford Survey District Area - 1012m ²	NOT OPERATIVE
TE10	131	Southbridge Exchange		High Street, Southbridge	Bus 1	Pt RS 3344 & 4041 Area - 435m ²	NOT OPERATIVE
TE11	125	Tai Tapu Exchange		Christchurch Akaroa Main Road/State Highway 75, Tai Tapu	Liv 1A	Sec 1 SO 9682, Block VI, Halswell Survey District Area - 791m ²	NOT OPERATIVE

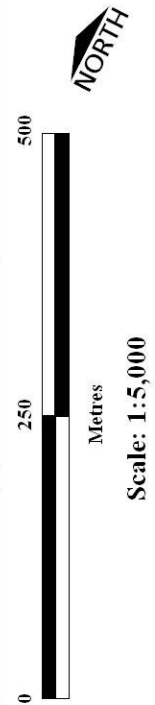
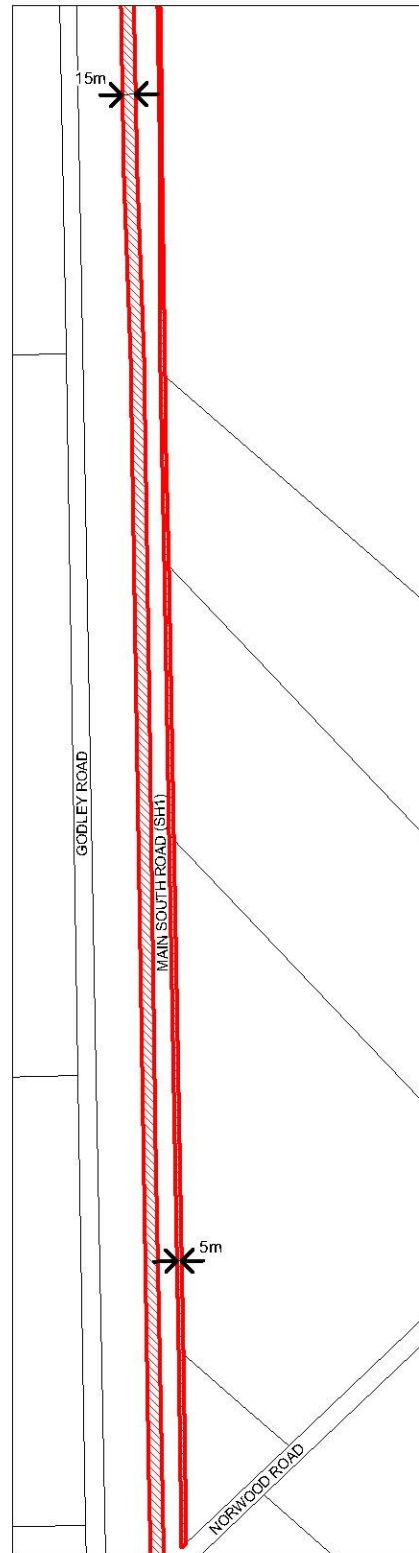
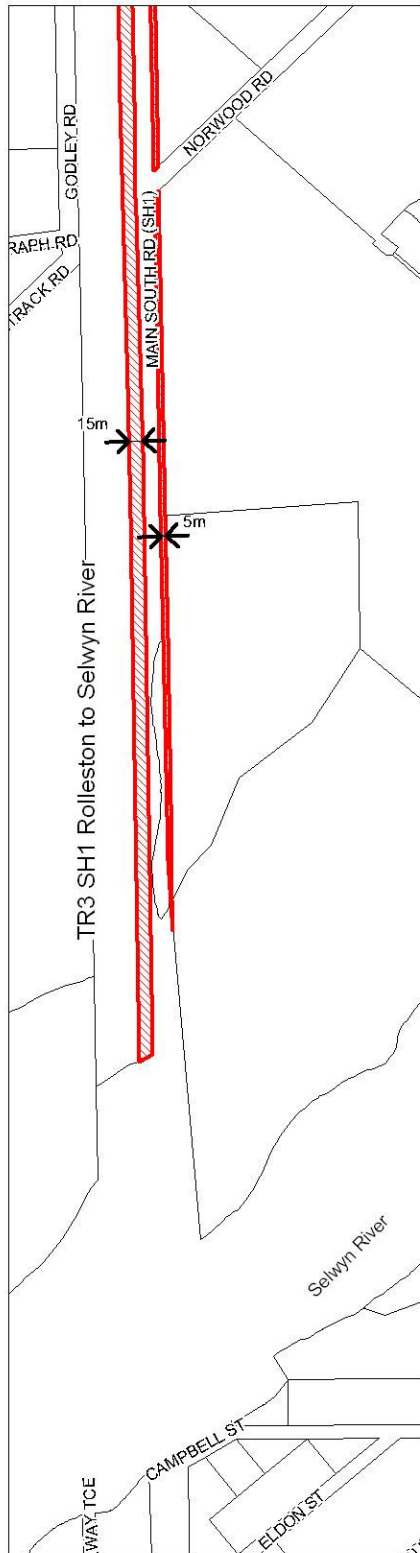
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
New Zealand Transport Agency							
TR1	Various	State Highways 1, 73, 75 and 77	State Highway	<p>SH1: From the intersection of SH1 with the centerline of the Rakaia River. Note: there is a short section of SH1 south of Marshs Road that is within Christchurch City.</p> <p>SH73: From the Dawsons Road / SH 73 intersection to the summit of Arthurs Pass.</p> <p>SH75: From the centerline of the Halswell River (Halswell River Bridge RP 0/8.35) to the centerline of the Halswell River (Motukarara Culvert RP 14/9.52)</p> <p>SH77: From the centerline of the Rakaia River (Rakaia Gorge Bridge) to the SH 73 / SH 77 intersection.</p>	Various	Various	
TR2	97/98/100	State Highway 1	Road Widening	Rolleston Township, from north of Hoskyns Road to south of Elizabeth Street	Inner Plains	Various	Variable width (see Map*)

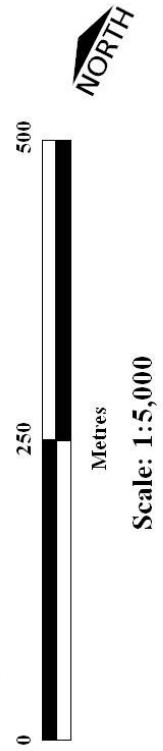
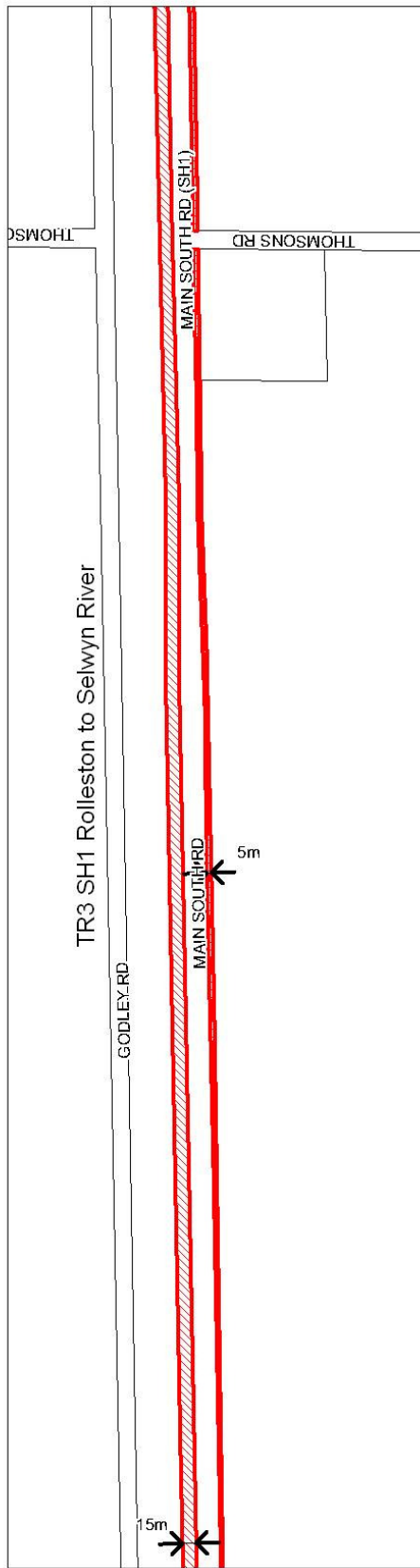
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TR3	13/99	State Highway 1	Road Widening	South of Elizabeth Street, Rolleston, to Selwyn River Bridge	Inner Plains / Outer Plains	Various	Variable on southern side of SH1. 15m on northern side of SH1. (see Map*)
TR4	13/135	State Highway 1	Road Widening	SH1 North of Rolleston	Inner Plains	Various	10m on the northern side of SH 1 (see Map*)
*See Maps at the end of this appendix.							

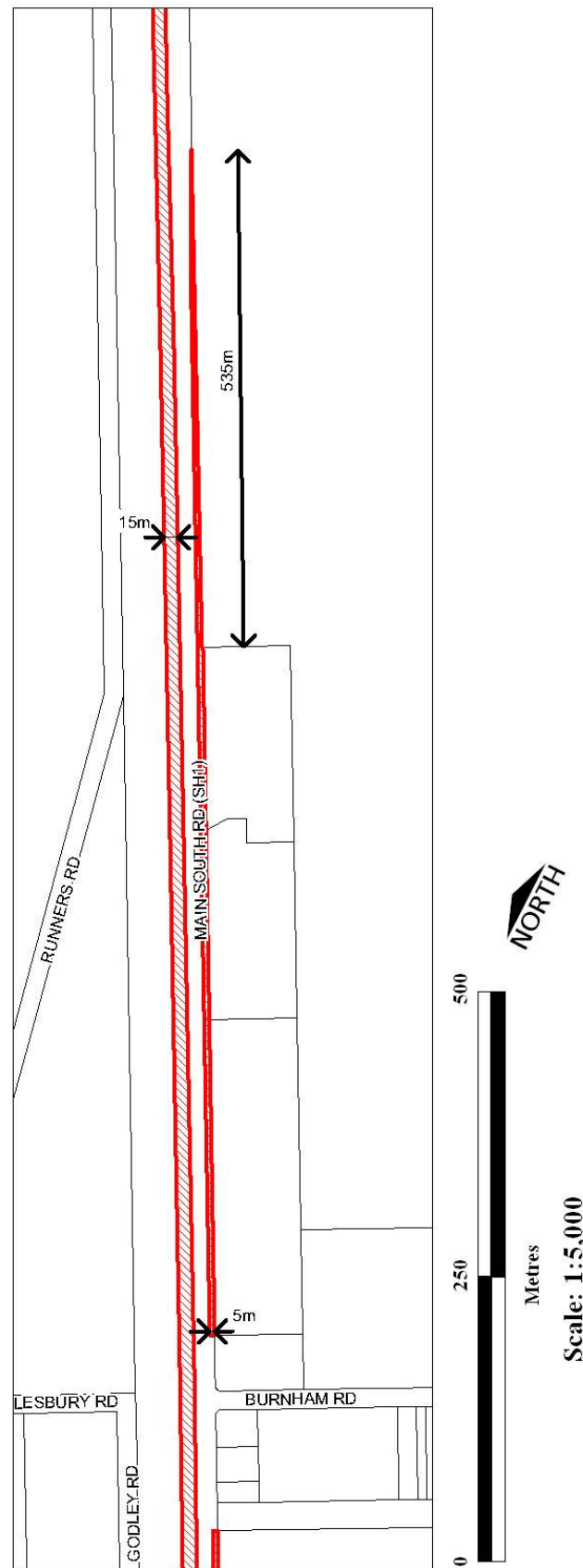
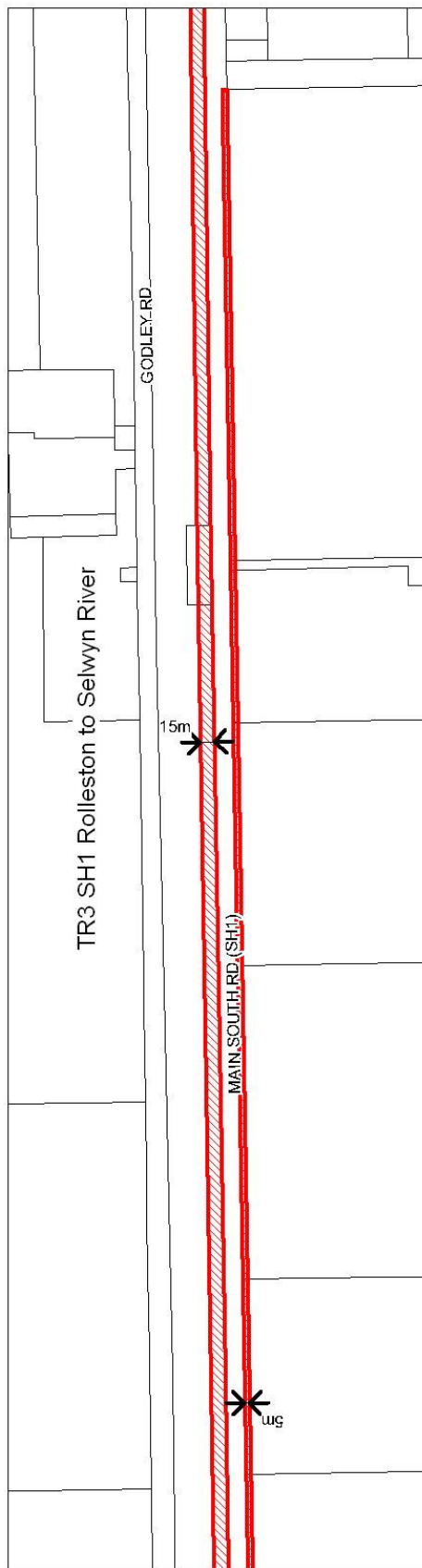
New Zealand Transport Agency Road Widening Designation Maps

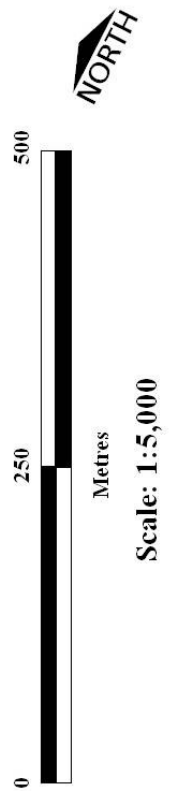
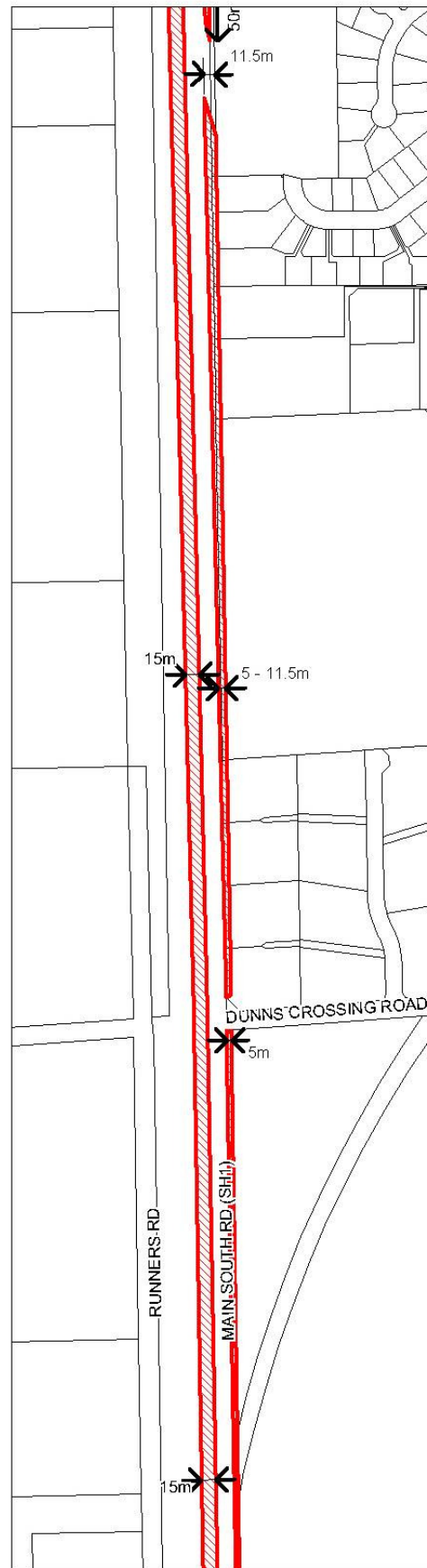
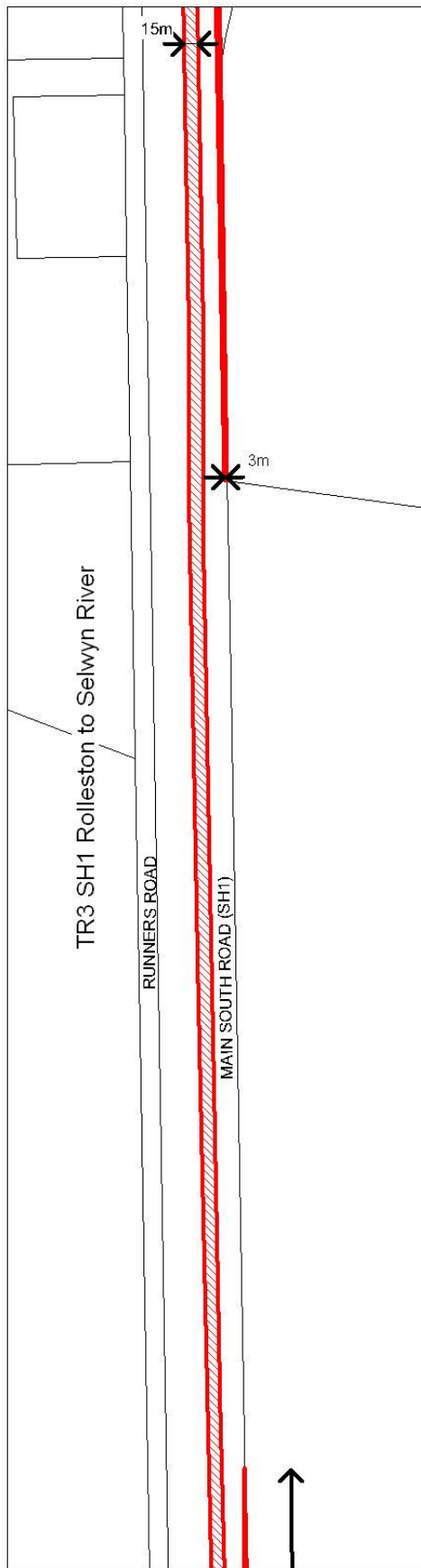
TR2

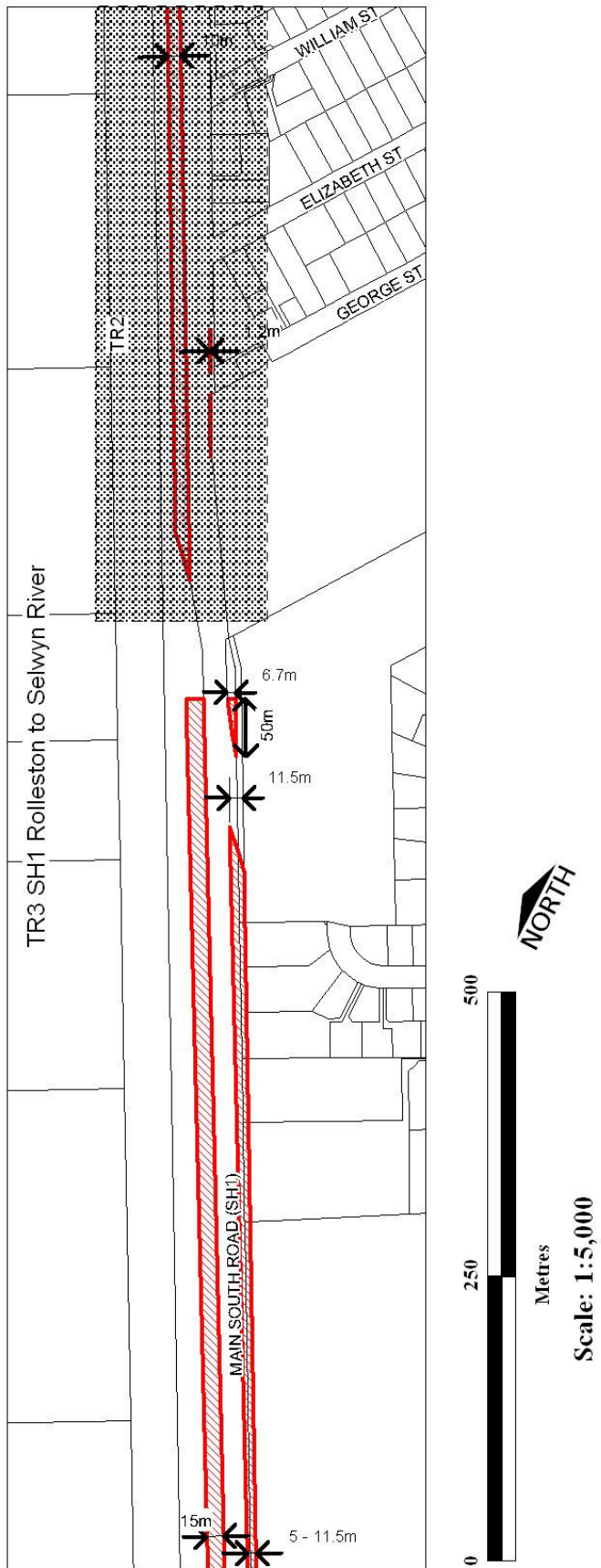


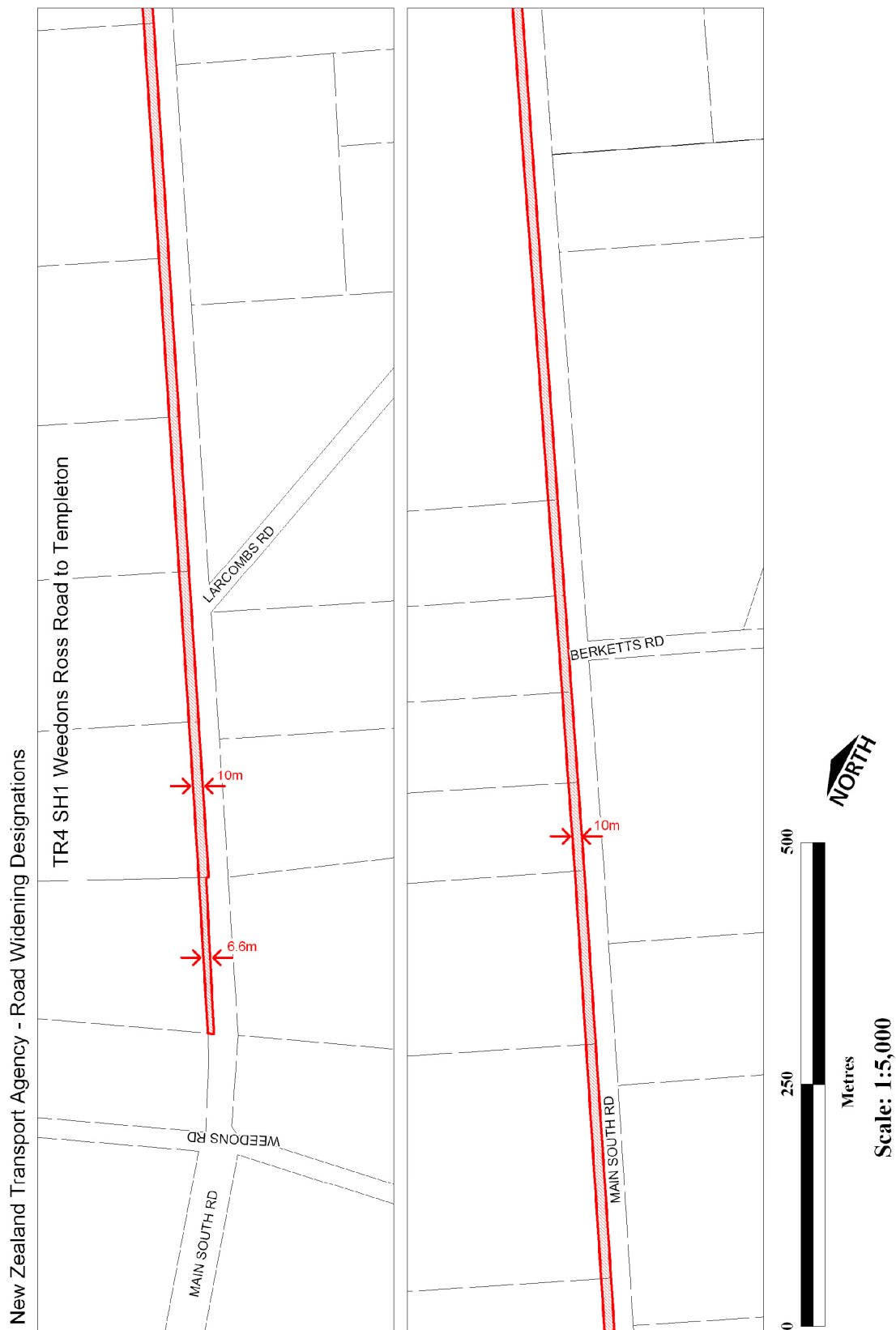








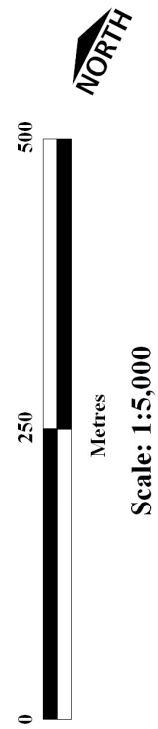
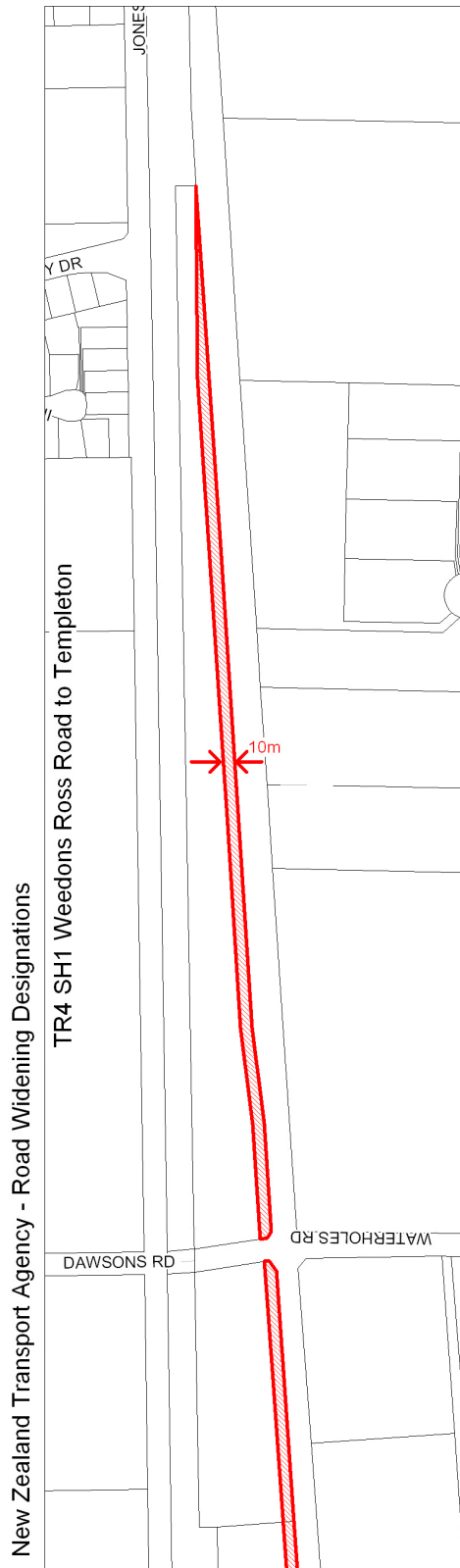




New Zealand Transport Agency - Road Widening Designations

TR4 SH1 Weedons Ross Road to Templeton





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RURAL VOLUME

SCHEDULE OF AMENDMENTS

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

Name	Description
PLAN CHANGE 23	AIRPORT NOISE CONTOUR
Clause 16 Amendments	E2 Designations, Township & Rural Volumes Various other minor amendments

Please amend your District Plan by updating the following pages:

Township Volume

Amendments from 17 March 2011 to 23 April 2011

Insert Pages

Front of Township Volume - Supersedes existing Certificate of Approval	Signed Certificate of Approval as of 23 April 2011
---	---

Replace pages - Please recycle all pages removed

Part A1 - The District Plan <i>Clause 16 Minor Amendments</i>	A1-001 – A1-006
Part A2 - The Planning Process <i>Clause 16 Minor Amendments</i>	A2-001 – A2-002
Part A4 - Finding Material in the Plan <i>Clause 16 Minor Amendments</i>	A4-003 – A4-004
Part B2 - Physical Resources <i>Clause 16 Minor Amendments</i>	B2-001 – B2-002 B2-007 – B2-010 B2-015 – B2016
<i>Christchurch International Airport Amend B2.1.22, removing reference to B2.1.23 Delete Policy B2.1.23, renumbering B2.1.24 to 23 accordingly</i>	B2-017 – B2-050
Part B4 - Growth of Townships <i>Amend Policy 4.3.67 and delete 2nd paragraph (referencing B2.1.23)</i>	B4-057 – B4-082
Part C12 – Living Zone Rules – Subdivision <i>Clause 16 Minor Amendments</i>	C12-011 – C12-014
Appendix 2 – Designations <i>Reorganise Township Designations, deleting Rural Designations (Clause 16)</i>	Entire Chapter

Rural Volume

Amendments from 17 March 2011 to 23 April 2011

Insert Pages

Front of Rural Volume -
Supersedes existing Certificate of Approval

Signed Certificate of Approval
as of 23 April 2011

Replace pages - Please recycle all pages removed

Appendix 2 – Designations
Reorganise Rural Designations, deleting Township Designations (Clause 16)

Entire Chapter

Maps Volume

Amendments from 16 March 2011 to April 2011

Insert Pages

Front of Maps Volume -
Supersedes existing Certificate of Approval

Signed Certificate of Approval
as of 23 April 2011

Replace pages - Please recycle all pages removed

Maps 13, 14, 18, 98, 101, 104, 106, 107, 108, 135



CERTIFICATE OF APPROVAL

The Council resolved on 12 April 2011 to approve those parts of the Selwyn District Plan relating to Plan Change 23 (*Christchurch International Airport Air Noise Contours*) would be made operative on the 23 April 2011. 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:

A handwritten signature in black ink, appearing to read 'K Coe', written over a horizontal line.

Mayor
K Coe

A handwritten signature in blue ink, appearing to read 'P Davey', written over a horizontal line.

Chief Executive
P Davey



Dated at Rolleston this 20 day of April 2011.

Requiring Authority

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

Selwyn District Council**Township and Rural Volumes**All SDC designations are not operative **with the exception of :**

D 411 Rolleston Waste Water Treatment and Disposal

D 412 Rolleston Resource Recovery Park

D413 Rolleston South Reserve

D414 Rolleston Dog Park

D415 Local Purpose (Community and Recreation Facilities) Reserve –
LincolnD416 Rolleston Waste water Disposal Area

Telecom**Township and Rural Volumes**All Telecom designations are not operative



APPENDIX 2

DESIGNATIONS

Selwyn District Council Designations

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D88	Selwyn District Council	Water Supply Well	West Coast Road (SH 73), Weedons	Lot 2 DP 55405 (0.000 ha)	Inner Plains	134	NOT OPERATIVE	
D90	Selwyn District Council	Water Supply Well	Johnson Road, West Melton	Lot 22 DP 51844 (0.010 ha)	Inner Plains	134	NOT OPERATIVE	
D91	Selwyn District Council	Water Supply Well	Jowers Road, West Melton	Lot 19 DP 47759 (0.010 ha)	Inner Plains	134	NOT OPERATIVE	
D92	Selwyn District Council	Water Supply Well	Wards Road, Rolleston	Lot 22 DP 46910 (0.012 ha)	Inner Plains	13	NOT OPERATIVE	
D96	Selwyn District Council	Water Supply Well	Branthwaite Drive, Rolleston	Lot 26 DP 65499 (0.039 ha)	Inner Plains	13	NOT OPERATIVE	
D97	Selwyn District Council	Water Supply Well	Burnham Road, Burnham	Sec 3 Res 1049 (0.000 ha)	Inner Plains	13	NOT OPERATIVE	
D98	Selwyn District Council	Water Supply Well	Raven Drive, Rolleston	Lot 18 DP 68384 (0.022 ha)	Inner Plains	134	NOT OPERATIVE	
D103	Selwyn District Council	Water Supply Well	Lincoln Tai Tapu Road, Tai Tapu	RS 37939 (0.000 ha)	Inner Plains	9	NOT OPERATIVE	
D107	Selwyn District Council	Water Supply Well	Cnr Tramway and Irvines Road	Lot 48 DP 59713	Outer Plains	94	NOT OPERATIVE	
D108	Selwyn District Council	Water Supply Well	Dalethorpe Road, Russells Flat	Pt RS 23364 (0.000 ha)	Malvern Hills	21	NOT OPERATIVE	
D111	Selwyn District Council	Water Supply Well	Homebush Road (SH 77), Glentunnel	Res 5257 (0.000 ha)	Outer Plains	57	NOT OPERATIVE	
D112	Selwyn District Council	Water Supply Well	Hartleys Road, Whitecliffs	Sec 1 SO 18960 (0.000 ha)	Malvern Hills	16	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D117	Selwyn District Council	Water Supply Well	Lower Lake Road, Taumutu	Lot 4 DP 14196 Pt RS 806 (0.000 ha)	Outer Plains	4	NOT OPERATIVE	
D118	Selwyn District Council	Water Supply Well	Pacific Drive, Rakaia Huts	Pt Res 4447 (0.000 ha)	Outer Plains	133	NOT OPERATIVE	
D121	Selwyn District Council	Water Supply Well	Bleak House Road, Racecourse Hill	RS 33722 (0.000 ha)	Outer Plains	22	NOT OPERATIVE	
D122	Selwyn District Council	Water Supply Well	Bleak House Road, Racecourse Hill	RS 33722 (0.000 ha)	Outer Plains	22	NOT OPERATIVE	
D123	Selwyn District Council	Water Supply Well	Bleak House Road, Racecourse Hill	RS 39924 (0.000 ha)	Outer Plains	22	NOT OPERATIVE	
D125	Selwyn District Council	Recreation Reserve	McClelland Road, Rolleston	Lot 2 DP 27650 (11.005 ha)	Inner Plains	13	NOT OPERATIVE	
D126	Selwyn District Council	Recreation Reserve	Boundary Road, Lincoln	Lot 1 DP 24262 & Res 5231 (15.859 ha)	Inner Plains	110	NOT OPERATIVE	
D127	Selwyn District Council	Recreation Reserve	Feredays Road, Leeston	Res 1630 (86.1980ha)	Outer Plains	4, 3	NOT OPERATIVE	
D128	Selwyn District Council	Sewage Treatment & Disposal Area	Lincoln Rolleston Road, Rolleston	RS 7639 (13.759 ha)	Inner Plains	104	NOT OPERATIVE	
D129	Selwyn District Council	Sewage Treatment & Disposal Area	Beethams Road, Leeston	Lots 1 & 2 DP 29488, Lot 1 DP 69263, & Lot 1 DP 70552 (26.2 ha)	Outer Plains	4	NOT OPERATIVE	
D130	Selwyn District Council	Sewage Treatment Plant & Disposal Area	Creyke Road & Pole Road, Darfield	Part Lot 1 DP 6651 (139.301 ha)	Outer Plains	22	NOT OPERATIVE	
D133	Selwyn District Council	Water Supply Treatment Plant	School Terrace, Arthur's Pass	Pt Res 40738 (0.000 ha)	High Country	48	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D134	Selwyn District Council	Water Supply Intake	West Coast Road (SH 73), Arthur's Pass	Pt RS 40738 (0.000 ha)	High Country	48	NOT OPERATIVE	
D135	Selwyn District Council	Sewage Treatment Area	West Coast Road (SH 73), Castle Hill	Pt Run 256 (1.6 ha)	High Country	29	NOT OPERATIVE	
D136	Selwyn District Council	Water Supply Intake	Thomas Stream, Castle Hill	Res 3289 (0.000 ha)	High Country	29	NOT OPERATIVE	
D137	Selwyn District Council	Sewage Disposal	West Coast Road (SH 73), Castle Hill	Pt Run 256 (4.5 ha)	High Country	29	NOT OPERATIVE	
D138	Selwyn District Council	Water Supply Reservoir	West Coast Road (SH 73), Castle Hill	Pt Run 256 (0.000 ha)	High Country	50	NOT OPERATIVE	
D142	Selwyn District Council	Reserve	Glentunnel	Pt RS 12778 (0.000 ha)	Malvern Hills	57	NOT OPERATIVE	
D144	Selwyn District Council	Sewage Treatment Ponds	Kowai Drive, Lake Coleridge	Lot 2 DP 64624 (0.795 ha)	High Country	51	NOT OPERATIVE	
D145	Selwyn District Council	Water Supply Treatment Area	Hummocks Road, Lake Coleridge	Lot 1 DP 78849 (0.000 ha)	High Country	51	NOT OPERATIVE	
D153	Selwyn District Council	Sewage Treatment Area	Douglas Street, Lincoln	Lot 1 DP 50546 (6.103ha)	Outer Plains	116	NOT OPERATIVE	
D159	Selwyn District Council	Water Supply Treatment Area	Roecombe Road, Sheffield	RS 9142 (0.000 ha)	Malvern Hill	21, 22	NOT OPERATIVE	
D160	Selwyn District Council	Water Supply & Pumping Station	Pocock Road, Springfield	Pt RS 20293 (0.000 ha)	Outer Plains	26	NOT OPERATIVE	
D161	Selwyn District Council	Water Supply Reservoir	West Coast Road (SH73), Springfield	Pt RS 9075 (0.000 ha)	Outer Plains	21, 26	NOT OPERATIVE	
D162	Selwyn District Council	Water Supply Reservoir	Bush Gully Road, Whitecliffs	Pt RS 14756 (0.000 ha)	High Country	55	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D163	Selwyn District Council	Cemetery	Kowhai Drive, Lake Coleridge	Res 4360 (1.002 ha)	High Country	51	NOT OPERATIVE	
D164	Selwyn District Council	Cemetery	West Coast Road (SH 73), Springfield	Pt Res 1355 (1.860 ha)	Outer Plains	21, 26	NOT OPERATIVE	
D165	Selwyn District Council	Cemetery	Old West Coast Road, Waddington	Res 2417 (4.047 ha)	Outer Plains	54	NOT OPERATIVE	
D166	Selwyn District Council	Cemetery	Coaltrack Road, Coalgate	Res 41684 (2.197 ha)	Malvern Hills	58	NOT OPERATIVE	
D167	Selwyn District Council	Cemetery	Downs Road, Hororata	Pt RS 8439 (1.214 ha)	Malvern Hills	16	NOT OPERATIVE	
D168	Selwyn District Council	Cemetery	Auchenflower Road, Kimberley	Res 2355 (4.004 ha)	Outer Plains	17	NOT OPERATIVE	
D169	Selwyn District Council	Cemetery	Greendale Road, Greendale	Res 1591 (2.023 ha)	Outer Plains	12, 17	NOT OPERATIVE	
D171	Selwyn District Council	Cemetery	Weedons Road, Springston	Res 2578 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D172	Selwyn District Council	Cemetery	Shands Road, Templeton	Res 2420 (6.070 ha)	Inner Plains	14	NOT OPERATIVE	
D173	Selwyn District Council	Cemetery	Old South Road, Dunsandel	Res 2287A (4.861 ha)	Inner Plains	7	NOT OPERATIVE	
D174	Selwyn District Council	Cemetery	Boundary Creek Road, Brookside	Pt RS 4519 (0.405 ha)	Outer Plains	8	NOT OPERATIVE	
D175	Selwyn District Council	Cemetery	Boundary Road, Lincoln	Res 5230 (2.942 ha)	Inner Plains	110	NOT OPERATIVE	
D176	Selwyn District Council	Cemetery	Feredays Road, Leeston	Res 1434 (10.117 ha)	Outer Plains	4	NOT OPERATIVE	
D177	Selwyn District Council	Cemetery	Seven Cross Roads, Southbridge	Pt RS 6734 (0.405 ha)	Outer Plains	3, 4	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D178	Selwyn District Council	Cemetery	Maddisons Road & Weedons Ross Road, Weedons	Pt RS 9456 (0.455 ha)	Inner Plains	13	NOT OPERATIVE	
D180	Selwyn District Council	Cemetery	Leeston-Dunsandel Road, Killinchy	Lot 1 DP 44319 (0.233 ha)	Outer Plains	7, 8	NOT OPERATIVE	
D181	Selwyn District Council	Gravel Pit	Southbridge Leeston Road, Southbridge	Res 4796, Res 1434 Pt Res 1435 and Pt RS 7966 (26.0627 ha)	Outer Plains	4	NOT OPERATIVE	
D184	Selwyn District Council	Recreation Reserve	Homebush Road (SH 77), Glentunnel	Res 5257 (71.478 ha)	Malvern Hills	57	NOT OPERATIVE	
D185	Selwyn District Council	Recreation Reserve	Old West Coast Road, Courtenay	Res 2413 (0.000 ha)	Outer Plains	17	NOT OPERATIVE	
D186	Selwyn District Council	Selwyn Water Supply Glentunnel Pump Station	Leeston Dunsandel Road	RS 39775	Outer Plains		NOT OPERATIVE	
D187	Selwyn District Council	Recreation Reserve	Greendale Road, Greendale	Res 3882 (2.843 ha)	Outer Plains	135	NOT OPERATIVE	
D189	Selwyn District Council	Recreation Reserve	Auchenflower Road, Darfield	Res 1566 (5.666 ha)	Outer Plains	17	NOT OPERATIVE	
D191	Selwyn District Council	Recreation Reserve	Domain Road & Tramway Road, Kowai	Res 1252 (40.469 ha)	Outer Plains	21, 26	NOT OPERATIVE	
D192	Selwyn District Council	Recreation Reserve	Timber Yard Road, Lakeside	Sec 51 Blk X (12.340 ha)	Outer Plains	4	NOT OPERATIVE	
D194	Selwyn District Council	Recreation Reserve	North Belt, Lincoln	Lot 1 DP 75711 & RS 41606 (8.452 ha)	Inner Plains	110	NOT OPERATIVE	
D195	Selwyn District Council	Recreation Reserve	North Rakaia Road, Rakaia	Sec 21 Blk IX Res 4625 (8.452 ha)	Outer Plains	6, 7	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D196	Selwyn District Council	Recreation Reserve	Drain Road, Doyleston	Res 3939 (4.046 ha)	Outer Plains	130	NOT OPERATIVE	
D198	Selwyn District Council	Recreation Reserve	Old Tai Tapu Road, Tai Tapu	Res 4125 & RS 3372 (29.466 ha)	Inner Plains	9	NOT OPERATIVE	
D200	Selwyn District Council	Recreation Reserve	Roecombe Road & West Coast Road (SH 73), Sheffield	RS 42314 (8.085 ha)	Outer Plains	53	NOT OPERATIVE	
D201	Selwyn District Council	Recreation Reserve	Southbridge Sedgemore Road, Southbridge	RS 41072 (5.896 ha)	Outer Plains	131	NOT OPERATIVE	
D202	Selwyn District Council	Recreation Reserve	Ellesmere Junction Road, Springston	Res 2362 (4.424 ha)	Outer Plains	109	NOT OPERATIVE	
D203	Selwyn District Council	Recreation Reserve	Maddisons Road, Weedons	Res 1596 (20.372 ha)	Inner Plains	13	NOT OPERATIVE	
D204	Selwyn District Council	Recreation Reserve	West Melton Road, West Melton	Res 3789, Lot 3 DP 63535, Lot 1 DP 49672 (6.742 ha)	Inner Plains	88	NOT OPERATIVE	
D205	Selwyn District Council	Recreation Reserve	Hartleys Road, Whitecliffs	Lot 1 & 3 DP 11125 (1.321 ha)	Malvern Hills	16	NOT OPERATIVE	
D206	Selwyn District Council	Gravel Reserve	Tramway Road, Sheffield	Res 968 (2.023 ha)	Outer Plains	21	NOT OPERATIVE	
D207	Selwyn District Council	Gravel Reserve	Windwhistle Road, Windwhistle	Res 2238 (1.242 ha)	Outer Plains	15	NOT OPERATIVE	
D208	Selwyn District Council	Gravel Reserve	Pig Saddle Road, Russells Flat	Res 2188 (2.023 ha)	Malvern Hills	21	NOT OPERATIVE	
D209	Selwyn District Council	Gravel Reserve	Wairiri Road (SH 77), Glentunnel	Pt Res 1618 (1.624 ha)	Inner Plains	16	NOT OPERATIVE	
D210	Selwyn District Council	Gravel Reserve	Te Pirita Road, Te Pirita	Res 2319 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D211	Selwyn District Council	Gravel Reserve	Beatty's Road & Coaltrack Road, Homebush	Res 1556 (2.023 ha)	Outer Plains	16	NOT OPERATIVE	
D212	Selwyn District Council	Gravel Reserve	Beatty's Road & Coaltrack Road, Homebush	Res 1522 (2.046 ha)	Outer Plains	16	NOT OPERATIVE	
D213	Selwyn District Council	Gravel Reserve	Waireka Road & Coaltrack Road, Homebush	Res 1521 (2.023 ha)	Outer Plains	16, 17	NOT OPERATIVE	
D214	Selwyn District Council	Gravel Reserve	Bealey Road & Derretts Road, Hororata	Res 2220 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D215	Selwyn District Council	Gravel Reserve	Morgans Road, Te Pirita	Res 2304 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D216	Selwyn District Council	Gravel Reserve	Rockwood Road, Hororata	Res 2304 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D217	Selwyn District Council	Gravel Reserve	Haldon Road, Hororata	Res 2302 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D218	Selwyn District Council	Gravel Reserve	Pinegrove Road, Waddington	Res 1351 (2.024 ha)	Outer Plains	22	NOT OPERATIVE	
D219	Selwyn District Council	Gravel Reserve	Auchenflower Road & Bleakhouse Road, Racecourse Hill	Res 1540 (2.023 ha)	Outer Plains	17, 22	NOT OPERATIVE	
D220	Selwyn District Council	Gravel Reserve	Deans Road, Homebush	Res 1558 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D221	Selwyn District Council	Gravel Reserve	Homebush School Lane & Hacketts Road, Homebush	Pt Res 1524 (0.926 ha)	Outer Plains	16, 17	NOT OPERATIVE	
D222	Selwyn District Council	Gravel Reserve	Yeomans Road, Homebush	Res 3536 (1.520 ha)	Outer Plains	16, 17	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D223	Selwyn District Council	Gravel Reserve	Clintons Road, Hawkins	Res 1527 (2.023 ha)	Outer Plains	64	NOT OPERATIVE	
D224	Selwyn District Council	Gravel Reserve	Essendon Road & Greendale Road, Greendale	Pt RS 20720 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D225	Selwyn District Council	Gravel Reserve	Adams Road & Hollands Road, Greendale	Res 2216 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D226	Selwyn District Council	Gravel Reserve	Clintons Road & Ridgen Road, Greendale	Res 1505 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D227	Selwyn District Council	Gravel Reserve	Shipley Road & Hollands Road, Greendale	Res 1503 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D228	Selwyn District Council	Gravel Reserve	Homebush Road, Darfield	Res 1529 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D229	Selwyn District Council	Gravel Reserve	Creyke Road & Homebush Road, Darfield	Res 1531 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D230	Selwyn District Council	Gravel Reserve	Wards Road, Charing Cross	Res 2215 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D231	Selwyn District Council	Gravel Reserve	Bealey Road, Charing Cross	Res 2213 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D232	Selwyn District Council	Gravel Reserve	Stranges Road & Telegraph Road, Charing Cross	Res 1507 (2.023 ha)	Outer Plains	12, 17	NOT OPERATIVE	
D233	Selwyn District Council	Gravel Reserve	Courtenay Road & Wards Road, Charing Cross	Res 1502 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D234	Selwyn District Council	Gravel Reserve	Stranges Road, Charing Cross	Res 1506 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D235	Selwyn District Council	Gravel Reserve	Courtenay Road & Miles Road, Kirwee	Res 1498 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D236	Selwyn District Council	Gravel Reserve	Bealey Road & Miles Road, Aylesbury	Res 1460 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D237	Selwyn District Council	Gravel Reserve	Wards Road, Aylesbury	Res 1494 (2.023 ha)	Outer Plains	12, 13	NOT OPERATIVE	
D238	Selwyn District Council	Gravel Reserve	Grange Road, Norwood	Res 1499 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D239	Selwyn District Council	Gravel Reserve	Grange Road, Norwood	Res 1492 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D240	Selwyn District Council	Gravel Reserve	Hoskyns Road & West Coast Road (SH 73), Aylesbury	Res 1463 (2.023 ha)	Inner Plains	18	NOT OPERATIVE	
D241	Selwyn District Council	Gravel Reserve	Bealey Road, Aylesbury	Res 1038 (2.188 ha)	Outer Plains	18	NOT OPERATIVE	
D242	Selwyn District Council	Gravel Reserve	Aylesbury Road & Miles Road, Aylesbury	Res 1461 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D243	Selwyn District Council	Gravel Reserve	Aylesbury Road & Wards Road, Burnham	Res 1493 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D244	Selwyn District Council	Gravel Reserve	Sandy Knolls Road, Burnham	Res 1465 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D245	Selwyn District Council	Gravel Reserve	Grange Road & Two Chain Road, Burnham	Res 1041 (2.024 ha)	Outer Plains	13	NOT OPERATIVE	
D246	Selwyn District Council	Gravel Reserve	Godley Road, Burnham	Res 1488 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D247	Selwyn District Council	Gravel Reserve	Illingworth Road, Greendale	RS 40304 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D248	Selwyn District Council	Gravel Reserve	Main South Road (SH 1), Bankside	Pt RS 1809 (0.781 ha)	Outer Plains	7	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D249	Selwyn District Council	Gravel Reserve	Morgans Road & Saunders Road, Te Pirita	RS 40307 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D250	Selwyn District Council	Gravel Reserve	Ardlui Road & Saunders Road, Mead	Res 2458 (1.214 ha)	Outer Plains	6	NOT OPERATIVE	
D251	Selwyn District Council	Gravel Reserve	Illingworth Road & Mitchells Road, Greendale	Res 4844 (3.159 ha)	Outer Plains	12	NOT OPERATIVE	
D252	Selwyn District Council	Gravel Reserve	Te Pirita Road, Te Pirita	Res 2311 (2.023 ha)	Outer Plains	11	NOT OPERATIVE	
D253	Selwyn District Council	Gravel Reserve	South Two Chain Road, Dunsandel	Res 2298 5083 (2.441 ha)	Outer Plains	12	NOT OPERATIVE	
D254	Selwyn District Council	Gravel Reserve	South Two Chain Road, Bankside	Res 4974 & 5082 (2.428 ha)	Outer Plains	7	NOT OPERATIVE	
D255	Selwyn District Council	Gravel Reserve	Morgans Road & Sharlands Road, Te Pirita	Res 2309 (2.028 ha)	Outer Plains	11	NOT OPERATIVE	
D256	Selwyn District Council	Gravel Reserve	Te Pirita Road, Te Pirita	Res 2312 (2.028 ha)	Outer Plains	11	NOT OPERATIVE	
D257	Selwyn District Council	Gravel Reserve	Hunters Road & Sharlands Road, Bankside	Res 2323 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D258	Selwyn District Council	Gravel Reserve	Old South Road, Bankside	Res 2322 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D259	Selwyn District Council	Gravel Reserve	SH 73, Kirwee	Pt Res 2413 (0.000 ha)	Outer Plains	17	NOT OPERATIVE	
D260	Selwyn District Council	Gravel Reserve	Highfield Road, Kirwee	Res 3878 (0.101 ha)	Outer Plains	18	NOT OPERATIVE	
D261	Selwyn District Council	Gravel Reserve	Bealey Road & Courtenay Road, Aylesbury	Pt RS 15976 (0.809 ha)	Outer Plains	17	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D262	Selwyn District Council	Gravel Reserve	West Coast Road (SH 73), Darfield	Pt RS 33725 (0.405 ha)	Outer Plains	74	NOT OPERATIVE	
D263	Selwyn District Council	Gravel Reserve	Coaltrack Road, Norwood	Res 2803 (4.047 ha)	Outer Plains	12	NOT OPERATIVE	
D264	Selwyn District Council	Gravel Reserve	Old West Coast Road & Tramway Road, Waddington	Res 967 (4.047 ha)	Outer Plains	22	NOT OPERATIVE	
D265	Selwyn District Council	Gravel Reserve	Algidas Road, Lake Coleridge	Res 2798 (0.809 ha)	High Country	24	NOT OPERATIVE	
D266	Selwyn District Council	Gravel Reserve	Algidas Road, Lake Coleridge	Res 2799 (0.809 ha)	High Country	24	NOT OPERATIVE	
D267	Selwyn District Council	Gravel Reserve	Algidas Road, Lake Coleridge	Res 2801 (0.809 ha)	High Country	24	NOT OPERATIVE	
D268	Selwyn District Council	Gravel Reserve	Algidas Road, Lake Coleridge	Res 2800 (0.809 ha)	High Country	24	NOT OPERATIVE	
D269	Selwyn District Council	Gravel Reserve	Algidas Road, Lake Coleridge	Res 2802 (0.809 ha)	High Country	19, 24	NOT OPERATIVE	
D270	Selwyn District Council	Gravel Reserve	Windwhistle Road (SH 77), Glenroy	Pt Res 2169 (0.424 ha)	Malvern Hills	16	NOT OPERATIVE	
D271	Selwyn District Council	Gravel Reserve	Coleridge Road, Lake Coleridge	Res 2207 (2.023 ha)	High Country	15	NOT OPERATIVE	
D272	Selwyn District Council	Gravel Reserve	Bells Road & Weedons Ross Road, West Melton	Res 1457 (2.023 ha)	Inner Plains	18	NOT OPERATIVE	
D273	Selwyn District Council	Gravel Reserve	Old West Coast Road, West Melton	Res 342 (4.047 ha)	Inner Plains	18	NOT OPERATIVE	
D274	Selwyn District Council	Gravel Reserve	Curraghs Road & Jones Road, Weedons	Res 998 (2.023 ha)	Inner Plains	13	NOT OPERATIVE	
D275	Selwyn District Council	Gravel Reserve	Larcombs Road & Main South Road (SH 1), Rolleston	Res 955 (4.047 ha)	Inner Plains	13	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D276	Selwyn District Council	Gravel Reserve	Springs Road, Prebbleton	Pt Res 202 (2.593 ha)	Inner Plains	123	NOT OPERATIVE	
D277	Selwyn District Council	Gravel Reserve	Christchurch Akaroa Road (SH 75), Motukarara	Res 5088 (1.799 ha)	Outer Plains	9	NOT OPERATIVE	
D278	Selwyn District Council	Gravel Reserve	Edwards Road, Ellesmere	Res 1045 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D279	Selwyn District Council	Gravel Reserve	Ellesmere Junction Road & Edwards Road, Ellesmere	Pt Res 1045 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D280	Selwyn District Council	Gravel Reserve	Brookside Road & Ellesmere Junction Road, Ellesmere	Res 1044 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D281	Selwyn District Council	Gravel Reserve	Brookside Road & Selwyn Road, Ellesmere	Res 4179 (8.094 ha)	Inner Plains	8, 13	NOT OPERATIVE	
D282	Selwyn District Council	Gravel Reserve	Norwood Road & Selwyn Road, Ellesmere	Res 2732 (0.911 ha)	Outer Plains	8	NOT OPERATIVE	
D283	Selwyn District Council	Gravel Reserve	Corbetts Road, Ellesmere	Res 2487 (4.047 ha)	Outer Plains	8	NOT OPERATIVE	
D284	Selwyn District Council	Gravel Reserve	Bethels Road, Ellesmere	Res 5263 (12.834 ha)	Outer Plains	8	NOT OPERATIVE	
D285	Selwyn District Council	Gravel Reserve	Selwyn Road & Weedons Road, Rolleston	Res 338 (4.047 ha)	Inner Plains	13	NOT OPERATIVE	
D286	Selwyn District Council	Gravel Reserve	Southbridge Dunsandel Road, Dunsandel	Res 1344 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D287	Selwyn District Council	Gravel Reserve	Rakaia Selwyn Road, Dunsandel	Res 962 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D288	Selwyn District Council	Gravel Reserve	Southbridge Dunsandel Road, Dunsandel	Res 961 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D289	Selwyn District Council	Gravel Reserve	Feredays Road, Leeston	Res 964 (2.023 ha)	Outer Plains	4	NOT OPERATIVE	
D290	Selwyn District Council	Gravel Reserve	Southbridge Leeston Road, Leeston	Res 4145 (1.619 ha)	Outer Plains	4	NOT OPERATIVE	
D291	Selwyn District Council	Gravel Reserve	Southbridge Leeston Road, Leeston	Res 351 (8.094 ha)	Outer Plains	4	NOT OPERATIVE	
D292	Selwyn District Council	Gravel Reserve	Harts Road & Southbridge Sedgemere Road, Southbridge	Res 915 (1.518 ha)	Outer Plains	4	NOT OPERATIVE	
D293	Selwyn District Council	Gravel Reserve	Lower Lake Road & Timber Yard Road, Lakeside	Res 4464 (9.927 ha)	Outer Plains	4	NOT OPERATIVE	
D294	Selwyn District Council	Gravel Reserve	Heslerton Road Kings Road, Killinchy	Lot 1 DP 52025 (10.114 ha)	Outer Plains	7	NOT OPERATIVE	
D295	Selwyn District Council	Gravel Reserve	Sheats Road, Southbridge	Res 2287B (1.371 ha)	Outer Plains	3, 7	NOT OPERATIVE	
D296	Selwyn District Council	Gravel Reserve	Wrights Road, Dunsandel	Res 1470 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D297	Selwyn District Council	Gravel Reserve	Hunters Road & Wrights Road, Dunsandel	Res 1471 (4.047 ha)	Outer Plains	7, 12	NOT OPERATIVE	
D298	Selwyn District Council	Gravel Reserve	Sharlands Road, Dunsandel	Res 2323 (2.023 ha)	Outer Plains	7	NOT OPERATIVE	
D299	Selwyn District Council	Gravel Reserve	Hororata Dunsandel Road, Dunsandel	Res 2297 & Res 4494 (4.340 ha)	Outer Plains	12	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D300	Selwyn District Council	Gravel Reserve	Hororata Dunsandel Road & Wrights Road, Dunsandel	Res 1311 (4.047 ha)	Outer Plains	12	NOT OPERATIVE	
D301	Selwyn District Council	Gravel Reserve	Breadings Road & Main South Road (SH 1), Bankside	Pt Res 1809 (1.214 ha)	Outer Plains	7	NOT OPERATIVE	
D302	Selwyn District Council	Gravel Reserve	Terrace Road, Bankside	Res 3601 (0.405 ha)	Outer Plains	7	NOT OPERATIVE	
D303	Selwyn District Council	Gravel Reserve	North Rakaia Road, Bankside	Res 2960 (0.405 ha)	Outer Plains	7	NOT OPERATIVE	
D304	Selwyn District Council	Gravel Reserve	Two Chain Road, Burnham	Res 1042 (2.023 ha)	Outer Plains	13	NOT OPERATIVE	
D305	Selwyn District Council	Gravel Reserve	Coaltrack Road & Telegraph Road, Norwood	Pt Res 1755 (3.953 ha)	Outer Plains	12, 13	NOT OPERATIVE	
D306	Selwyn District Council	Gravel Reserve	Old West Coast Road, Kirwee	Pt Res 1052 (1.151 ha)	Outer Plains	18	NOT OPERATIVE	
D307	Selwyn District Council	Gravel Reserve	Woolshed Road, Kirwee	Res 3877 (0.202 ha)	Outer Plains	18	NOT OPERATIVE	
D308	Selwyn District Council	Gravel Reserve	Highfield Road, Kirwee	Res 3879 (0.101 ha)	Outer Plains	17, 18	NOT OPERATIVE	
D309	Selwyn District Council	Gravel Reserve	Station Road, Kirwee	Res 3880 (0.202 ha)	Outer Plains	18	NOT OPERATIVE	
D310	Selwyn District Council	Gravel Reserve	Hoskyns Road & Sharps Road, Aylesbury	RS 18518 & Res 1462 (9.591 ha)	Inner Plains	18	NOT OPERATIVE	
D311	Selwyn District Council	Gravel Reserve	Addingtons Road, Kimberley	Res 1530 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D312	Selwyn District Council	Gravel Reserve	Auchenflower Road & Tramway Road, Kimberley	Res 1533 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D313	Selwyn District Council	Gravel Reserve	Auchenflower Road, Kimberley	Res 1538 (2.023 ha)	Outer Plains	17, 22	NOT OPERATIVE	
D314	Selwyn District Council	Gravel Reserve	Homebush Road, Darfield	Res 1528 (2.023 ha)	Outer Plains	63	NOT OPERATIVE	
D315	Selwyn District Council	Gravel Reserve	Creyke Road, Darfield	Res 1513 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D316	Selwyn District Council	Gravel Reserve	Creyke Road & Telegraph Road, Darfield	Res 1511 (2.023 ha)	Outer Plains	77	NOT OPERATIVE	
D317	Selwyn District Council	Gravel Reserve	Essendon Road & Wards Road, Charing Cross	Res 1510 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D318	Selwyn District Council	Gravel Reserve	Telegraph Road, Charing Cross	Res 1508 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D319	Selwyn District Council	Gravel Reserve	Essendon Road, Greendale	Res 1509 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D320	Selwyn District Council	Gravel Reserve	Clintons Road & Wards Road, Darfield	Res 1514 (2.023 ha)	Outer Plains	75	NOT OPERATIVE	
D321	Selwyn District Council	Gravel Reserve	Bealey Road, Greendale	Res 2527 (2.087 ha)	Outer Plains	12, 17	NOT OPERATIVE	
D322	Selwyn District Council	Gravel Reserve	Warrens Road, Greendale	Res 1517 (2.023 ha)	Outer Plains	12	NOT OPERATIVE	
D323	Selwyn District Council	Gravel Reserve	Adams Road & Bealey Road, Charing Cross	Res 2214 (2.023 ha)	Outer Plains	12, 17	NOT OPERATIVE	
D324	Selwyn District Council	Gravel Reserve	Old West Coast Road, Waddington	Res 1536 (2.023 ha)	Outer Plains	22	NOT OPERATIVE	
D325	Selwyn District Council	Gravel Reserve	Coxs Road & Junction Road, Springfield	Res 970 (4.065 ha)	Outer Plains	21	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D326	Selwyn District Council	Gravel Reserve	Homebush Road & Waireka Road, Hawkins	Res 1525 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D327	Selwyn District Council	Gravel Reserve	Hacketts Road & Waireka Road, Homebush	Res 1523 (2.023 ha)	Outer Plains	17	NOT OPERATIVE	
D328	Selwyn District Council	Gravel Reserve	Bangor Road, Hawkins	Res 2669 (1.619 ha)	Outer Plains	17	NOT OPERATIVE	
D329	Selwyn District Council	Gravel Reserve	Rakaia Gorge Road (SH 77), Windwhistle	Pt Res 1778 (0.809 ha)	Outer Plains	15	NOT OPERATIVE	
D330	Selwyn District Council	Gravel Reserve	Leaches Road, Windwhistle	Pt Res 3934 & Pt Res 1779 (0.809 ha)	Outer Plains	15	NOT OPERATIVE	
D331	Selwyn District Council	Gravel Reserve	Plantation Road, Hororata	Pt Res 1757 & Pt Res 3526 (0.809 ha)	Outer Plains	16	NOT OPERATIVE	
D332	Selwyn District Council	Gravel Reserve	Bealey Road & Plantation Road, Hororata	Pt Res 1757 & Pt Res 3526 (1.214 ha)	Outer Plains	11, 16	NOT OPERATIVE	
D333	Selwyn District Council	Gravel Reserve	Windwhistle Road (SH 77), Glenroy	Pt Res 2183 (3.202 ha)	Outer Plains	16	NOT OPERATIVE	
D334	Selwyn District Council	Gravel Reserve	Coleridge Road, Lake Coleridge	Res 4767 (2.701 ha)	Outer Plains	15	NOT OPERATIVE	
D335	Selwyn District Council	Gravel Reserve	West Coast Road (SH 73), Kowai Bush	Pt Res 975 (1.391 ha)	High Country	25, 26	NOT OPERATIVE	
D336	Selwyn District Council	Gravel Reserve	Rubicon Road, Kowai Bush	Res 4016 (2.023 ha)	Outer Plains	26	NOT OPERATIVE	
D337	Selwyn District Council	Gravel Reserve	Barrs Road & Wrights Road, Annat	Res 989 (2.023 ha)	Outer Plains	21	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D338	Selwyn District Council	Gravel Reserve	Dalethorpe Road & McCurdys Road, Russells Flat	Res 1433 (2.023 ha)	Outer Plains	21	NOT OPERATIVE	
D339	Selwyn District Council	Gravel Reserve	Malvern Hills Road, Coalgate	Res 1872 (0.961 ha)	Malvern Hills	16	NOT OPERATIVE	
D340	Selwyn District Council	Gravel Reserve	Homebush Road (SH 77), Coalgate	Pt Res 1557 (1.563 ha)	Outer Plains	59	NOT OPERATIVE	
D341	Selwyn District Council	Gravel Reserve	Zig Zag Road	RS 37885 (1.492 ha)	Outer Plains	15	NOT OPERATIVE	
D342	Selwyn District Council	Gravel Reserve	Two Chain Road, Rolleston	Lots 1 & 3 DP 67195 (2.780 ha)	Outer Plains	13	NOT OPERATIVE	
D343	Selwyn District Council	Gravel Reserve	Mitchells Road & Sharlands Road, Te Pirita	Res 2293 (2.023 ha)	Outer Plains	6, 7, 11, 12	NOT OPERATIVE	
D344	Selwyn District Council	Gravel Reserve	Rockwood Road & Saunders Road, Hororata	Pt Res 2285 (2.825 ha)	Outer Plains	11	NOT OPERATIVE	
D345	Selwyn District Council	Gravel Reserve	Robinsons Road & Springs Road, Lincoln	Pt Res 214 (8.041 ha)	Inner Plains	14	NOT OPERATIVE	
D346	Selwyn District Council	Gravel Reserve	Selwyn Road, Lincoln	Res 388 (3.326 ha)	Inner Plains	13, 14	NOT OPERATIVE	
D347	Selwyn District Council	Gravel Reserve	Algidus Road, Lake Coleridge	Res 4026 (1.012 ha)	High Country	19	NOT OPERATIVE	
D348	Selwyn District Council	Gravel Reserve	Two Chain Road, Burnham	Lot 3 DP 54850 (2.423 ha)	Outer Plains	12, 13	NOT OPERATIVE	
D350	Selwyn District Council	Gravel Reserve	Homestead Road, Lake Coleridge	Res 4027 (1.012 ha)	High Country	20	NOT OPERATIVE	
D351	Selwyn District Council	Gravel Reserve	Dalethorpe Road, Russells Flat	Res 978 (1.821 ha)	Malvern Hills	21	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D352	Selwyn District Council	Gravel Reserve	Kowai Road, Kowai Bush	Res 992 (1.191 ha)	Outer Plains	26	NOT OPERATIVE	
D353	Selwyn District Council	Gravel Reserve	Swamp Road, Tai Tapu	Res 1432 (2.023 ha)	Outer Plains	9	NOT OPERATIVE	
D354	Selwyn District Council	Gravel Reserve	Dalethorpe Road, Russells Flat	Res 976 (2.023 ha)	Outer Plains	21	NOT OPERATIVE	
D355	Selwyn District Council	Sanitary Landfill	Bangor Road (SH 77)	Lot 1 DP 64470 & Res 2669 (5.668 ha)	Outer Plains	17	NOT OPERATIVE	
D356	Selwyn District Council	Sanitary Landfill	Heslerton Road & Kings Road, Killinchy	Lot 1 DP 52025 (10.114 ha)	Outer Plains	7	NOT OPERATIVE	
D357	Selwyn District Council	Sanitary Landfill	Coxs Road & Junction Road, Springfield	Res 970 (4.065 ha)	Outer Plains	21	NOT OPERATIVE	
D358	Selwyn District Council	Sanitary Landfill	Weedons Road, Lincoln	Res 42089 (8.275 ha)	Outer Plains	112	NOT OPERATIVE	
D359	Selwyn District Council	Solid Sewage Waste Site	Arduli Road & Derretts Road, Hororata	Res 2656 (1.368 ha)	Outer Plains	11	NOT OPERATIVE	
D360	Selwyn District Council	Solid Sewage Waste Site	Bleakhouse Road & Tramway Road, Kimberley	Res 1539 (2.084 ha)	Outer Plains	22	NOT OPERATIVE	
D361	Selwyn District Council	Sanitary Landfill	West Coast Road (SH 73)	Pt RS 40738 (0.000 ha)		38	NOT OPERATIVE	
D362	Selwyn District Council	Sanitary Landfill	Struie Road, Hororata	Lot 3 DP 78682 (0.000 ha)	Outer Plains	16	NOT OPERATIVE	
D377	Selwyn District Council	Reserve Site Darfield Water supply	Kimberley Road	Lot 1 DP 31007 (0.1189ha)	Outer Plains	22	NOT OPERATIVE	
D378	Selwyn District Council	Gravel Reserve	Rockwood Road	Lot 1 DP 79465 (2.691 ha)	Outer Plains	11, 16	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D379	Selwyn District Council	Plantation	Te Pirita Road	Res 2651 (10.9265 ha)	Outer Plains	11	NOT OPERATIVE	
D380	Selwyn District Council	Council Buildings	Te Pirita Road	Pt Res 2289 (2.0093 ha)	Outer Plains	11	NOT OPERATIVE	
D381	Selwyn District Council	Gravel Pit	Saunders Road	RS 38873 (4.0469 ha)	Outer Plains	11	NOT OPERATIVE	
D382	Selwyn District Council	Gravel Pit	Saunders Road	Lot 1 DP 58891	Outer Plains	11	NOT OPERATIVE	
D383	Selwyn District Council	Gravel Pit	Saunders Road	Lot 2 DP 58891 (2.025 ha)	Outer Plains	11	NOT OPERATIVE	
D384	Selwyn District Council	Gravel Pit	Ardlui Road	Pt Res 2314 (2.0234 ha)	Outer Plains	11	NOT OPERATIVE	
D385	Selwyn District Council	Gravel Pit	Ardlui Road	Pt Res 39010 (2.037 ha)	Outer Plains	11	NOT OPERATIVE	
D386	Selwyn District Council	Gravel Pit	Mitchells Road, Te Pirita	Res 2295 (2.0234)	Outer Plains	12	NOT OPERATIVE	
D387	Number not allocated							
D388	Selwyn District Council	Gravel Pit	Old South Road	Res 1469 (2.0234ha)	Outer Plains	7	NOT OPERATIVE	
D389	Selwyn District Council	Suddley Hall	Leeston Road	Lot 2 DP 63159 (0.3579ha)	Outer Plains	8	NOT OPERATIVE	
D390	Selwyn District Council	Suddley Park	Leeston Road	Lot 1 DP 40180 (2.685ha)	Outer Plains	8	NOT OPERATIVE	
D391	Selwyn District Council	Plantation	North Rakaia Road	RS 34171 (7.3172ha)	Outer Plains	3, 7	NOT OPERATIVE	
D392	Selwyn District Council	Hall	Leeston Taumutu Road	Pt Lot 4 DP 987 (0.2701ha)	Outer Plains	4	NOT OPERATIVE	
D393	Selwyn District Council	Cemetery	Washbourne Road, Southbridge	Pt RS 4049 (0.3035ha)	Outer Plains	4	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D394	Selwyn District Council	Springfield Water Supply Reservoir	West Coast Road	Pt RS 32030 (20m ²)	Malvern Hills	52	NOT OPERATIVE	
D395	Selwyn District Council	Recreation reserve	Bridge Street, Coalgate	Res 2409 (8.0937ha)	Outer Plains	59	NOT OPERATIVE	
D396	Selwyn District Council	Sewerage Disposal Area	Creyke Road, Darfield	Pt Lot 1 DP 6651 and Pt RS 27971 (139.3008ha)	Outer Plains	74	NOT OPERATIVE	
D397	Selwyn District Council	Recreation Reserve	Hororata Road & Thwaites Road, Hororata	Res 2217 & 1589 (92.015 ha)	Outer Plains	61	NOT OPERATIVE	
D398	Selwyn District Council	Upper Selwyn Huts, Recreation Reserve	Selwyn Lake Road, Upper Selwyn Huts	Res 3048 (5.097 ha)	Outer Plains	8	NOT OPERATIVE	
D399	Selwyn District Council	Rakaia Huts, Recreation Reserve	Ocean View Place, Rakaia	Lot 1 and 2 DP 55293 (2.077ha)	Outer Plains	133	NOT OPERATIVE	
D400	Selwyn District Council	Recreation Reserve, Rakaia Huts,	Pacific Drive, Rakaia	Lot 1 DP 4439 and Res 4363 (44.3883ha)	Outer Plains	133	NOT OPERATIVE	
D401	Selwyn District Council	Gravel Reserve	Scotts Road, Hororata	Lot 3 DP 22684 (1.8095ha)	Outer Plains	16	NOT OPERATIVE	
D402	Selwyn District Council	Gravel Reserve	Struie Road, Coalgate	Res 2317 (2.0234ha)	Outer Plains	16	NOT OPERATIVE	
D403	Selwyn District Council	Rolleston Township Sewer Disposal Area	Burnham School Road	Lot 1 DP 82324 (60 ha (approx))	Outer Plains	13	NOT OPERATIVE	
D404	Selwyn District Council	Burnham Sewage Disposal	Burnham School Road	Pt Res 1157 1158 (21.27 ha)	Outer Plains	13	NOT OPERATIVE	
D405	Number Not Allocated							
D406	Selwyn District Council	Te Pirita Water Supply	Te Pirita Road	Lot 1 DP 43255	Outer Plains	11	NOT OPERATIVE	

Des No.	Authority Responsible	Site Name	Location	Legal Description and Area	Zone	Map No.	Status	Comments/ Conditions
D407	Selwyn District Council	Reservoir	Near Rhodes Road, Tai Tapu	Lot 1 DP 45060	Port Hills	14	NOT OPERATIVE	
D408	Selwyn District Council	Reservoir and Recreation Reserve	Genesis Drive	Lot 50 DP 56675 (1058m ²)	Inner Plains	134	NOT OPERATIVE	
D409	Selwyn District Council	Springfield Water Supply - Kowai Reservoir	Kowai Road	RS 32174	Malvern Hills	26	NOT OPERATIVE	
D411	Selwyn District Council	Rolleston Waste Water Treatment and Disposal	Burnham School Road, Rolleston	Lot 1 DP 92324 (84 ha)	Outer Plains	13	OPERATIVE	<ul style="list-style-type: none"> - Processing & removal of sludge - Landscaping - Fencing - Composting - Colours of buildings - Signage - Noise - Accidental Discovery Protocol
D412	Selwyn District Council	Rolleston Resource Recovery Park	Burnham School Road, Rolleston	Sec 1 Survey Office Plan 317609 (16 ha)	Outer Plains	13	OPERATIVE	<ul style="list-style-type: none"> - Management Plan - Cultural / Archaeological - Access - Noise - Fencing - Landscaping - Signage - Odour/Dust - Litter/Waste
D416	Selwyn District Council	Rolleston Wastewater Disposal Area	Burnham School Road, Rolleston	RES4075 (505978) Part of pt Lot1 DP61557 RS 33387 (502540) Pt RS 33357 (502540) Lot2 DP309881 RS 36372 (502540) Pt Lot2 DP82068	Outer Plains	13	OPERATIVE	<ul style="list-style-type: none"> - Buffer area - Outline Plan - Landscaping - Fencing - Signage - Noise - Archeology

Other Requiring Authorities

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Airways Corporation of NZ Limited (AW)							
AW2	14	Secondary Surveillance Radar/VHF Transmitter Site	Navigational Aids	Cass Peak, Summit Hill Road, Port Hills	Rural Port Hills	Pt RS 35511 Block VII Halswell SD; ROW over Pt RS 35511 and Pt Block 4 DP 3125 S09895. CT 33A/521 Area - 1148m ²	Part of facility is located in Christchurch City. Conditions relating to – 1.Colouration and reflectivity 2.Archaeological supervision during site works.
Canterbury Regional Council							
CR1	26	Kowhai River – West	Soil Conservation and River Control	Springfield	Rural Outer Plains	RS 41051 Area - 40.5000ha	
CR2	26	Kowhai River – East	Soil Conservation and River Control	Springfield	Rural Outer Plains	RS 41052 Area - 19.2000ha	
CR3	12	Hawkins River	River Conservation	Bealey Road, Greendale	Rural Outer Plains	RS 2719 Area - 2.1245ha	
CR4	22	Waimakariri River	River Protection	Cooks Road, Courtenay	Rural Outer Plains	Pt Res 947 Area - 65.4919ha	
CR5	17	Waimakariri River	Soil Conservation and River Control	Old West Coast Road, Courtenay	Rural Outer Plains	Pt Res 178 Area - 47.1383ha	
CR6	17	Waimakariri River	River Protection	Ansons Road, Courtenay	Rural Outer Plains	Pt Res 947 Area - 74.9680ha	
CR7	12	Selwyn River	River Conservation	State Highway 1, Selwyn	Rural Outer Plains	Res 2706 Area - 12.7475ha	
CR8	18	Waimakariri River	Waimakariri River Protection	Halkett Road, Courtenay	Rural Outer Plains	Pt Res 1052 Area - 20.8412ha	
CR9	9	Tai Tapu	Works Yard	Lincoln-Tai Tapu Road, Lincoln	Rural Inner Plains	Pt Lot 3 DP 1597 (part thereof) Area – 0.4760ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
CR10	17/18	Waimakariri River Secondary Stopbanks	River Protection and Flood Control	Between the South Bank of the Waimakariri River and Old West Coast Road, between Cooks Road to the West and Thompsons Road to the East.	Rural Outer Plains	Lot 1 DP 306678 (34.53ha); Lot 2 DP 306678 (38.493ha); Lot 3 DP 306678 (34.687ha); Lot 4 DP 306678 (47.406ha); Lots 5, 6, 7, 8 DP 306678 & Lots 5, 6, 7 DP 72342 (346.8157ha); Lot 1 DP 70593 (85.143ha); Reserve 2615 (24.2814) and Lot 1 DP 33106 (7.0895ha) Total Area – 618.4456	
CR11	18	Waimakariri River Secondary Stopbanks	River Protection and Flood Control	Between the South Bank of the Waimakariri River and Old West Coast Road, between Thompsons Road to the West and Chattertons Road to the East.	Rural Inner Plains	Part Reserve 3542 (approx 350ha); Lot 1 DP 26437 (146.901ha); Part Lot 8 DP 24168 & Reserves 2464 & 2467 & Part Reserve 2466 (869.921ha); Lot 1 DP 59937 (277.35ha); Lot 2 DP 59937 (76.315ha); Lot 3 DP 59937 (0.023ha); Lot 4 DP 59937 (0.023ha); Lot 7 DP 59937 (0.023ha); and Lot 1 DP 41754 (0.372ha) Total Area – 1720.974ha (approximately)	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Minister of Defence							
DE1	13	Burnham Military Camp	Defence Purposes – Burnham Military Camp	Main South Road, Burnham Road and Two Chain Road, Burnham	Rural Outer Plains	<p>Pt Res 1160 and 1636, Blocks II and III, Leeston Survey District – NZ Gazette Reserves and Other Lands Disposal and Public Bodies Empowering Act 1932</p> <p>Res 1159, Block II, Leeston Survey District – NZ Gazette 1950, page 755</p> <p>Res 1176, Block II, Leeston Survey District – NZ Gazette 1952, page 1865</p> <p>RS 41213 Block II, Leeston Survey District – NZ Gazette 1980, page 1041</p> <p>Total Area - 441ha (approximately)</p>	
DE2	16	Glentunnel Ammunition Storage Depot	Defence Purposes – Ammunition Storage Depot	Turnballs Road, Glentunnel	Rural Malvern Hills	<p>Pt Lot 3 and Lot 4 DP 9454, RS 18933, RS 2478, Pt RS 19013, Pt RS 19967, Pt RS 20454, and Pt RS 20455. All Certificate of Title Volume 537 folio 154 – NZ Gazette 1989 page 1618</p> <p>Pt Lot 3 DP 4099 – NZ Gazette 1992 page 3277</p> <p>Adjoining or passing through part Lot 3, DP 4099 and Pt Lot 3 DP 9454, RS 40017 and RS 8980 – NZ Gazette 1993 page 2092</p> <p>Total Area - 301.0977ha (approximately)</p>	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
DE3	18	West Melton Rifle Range	Defence Purposes – Military Training Area	Range Road, West Melton	Rural Inner Plains	Part Res 947, Res 2470, Res 1247, RS 14152 and Res 1050, Blocks VI and VII, Rolleston Survey District – NZ Gazette 1943 page 676, 1945 page 1553 Adjoining or passing through Res 2470 and Pt Res 947, Blocks VI and VII, Rolleston Survey District – NZ Gazette 1983, page 3323 Total Area - 413.9096ha (approximately)	
DE4	13	Weedons Depot and Communications Site	Defence Purposes – Depot and Communications	Jones Road, Weedons	Rural Inner Plains	RS 9186, RS 10892, RS 10573, and RS 14322, Block XVI, Rolleston Survey District – NZ Gazette 1964, page 1656 Total Area - 42.4262ha (approximately)	
Kordia Limited							
KL1	16	Aitkens Road, Hororata	Broadcasting, Telecommunications and Radio-communications facility, including associated structures, works and activities.	Aitkens Road, Hororata	Outer Plains	Lot 1 DP 301317 being a registered lease and part of Lot 1 RS 31802	Conditions relating to – 1. Structures 2. Radio frequency 3. Under grounding of power lines 4. Monitoring and reporting
Minister of Corrections							
MC1	13	Rolleston Prison and Periodic Detention Centre	Rolleston Prison	Walkers Road/Two Chain Road/Runners Road, Rolleston	Rural Outer Plains	Lots 2, 4 and 6 DP 67195, Sections 1 & 2 SO 14371 Area - 63.2957ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Minister of Education							
ME 13	131	Southbridge Primary School	Primary School	Hastings Street, Southbridge	Liv 1 & Rural Outer Plains	PT RS 5861 (CT 406/293), Pt Lot 1 DP 18624, Lot 1 DP 80498, Lot 2 DP 17338, Lot 2 DP 18297 and PT Lot 1 DP 18297 Block I, Southbridge Survey District Area - 4.7904ha	Condition relating to – 1. Heritage trees on site
ME 17	13	Broadfield Primary School	Primary School & Residence	Robinsons Road, Broadfield	Rural Inner Plains	Pt RS 7582 Block IV, Leeston Survey District Area – 1.7503	
ME 18	13	Burnham Primary School	Primary School	Godley Road, Burnham	Rural Outer Plains	Res 4809, 4810, 4654, Pt RS 13523 Block II, Leeston Survey District Area – 2.1734ha	
ME 19	57	Glentunnel Primary School	Primary School and Residence	Homebush Road, Glentunnel	Rural Malvern Hills	Res 2279 Blk VIII Hororata SD Area – 3.2198ha	
ME 20	135	Greendale Primary School	Primary School and Residence	Greendale Road, Greendale	Rural Outer Plains	Pt Res 722 Block XIV, Hawkins Survey District Area – 0.8094	
ME 21	9	Greenpark Primary School	Primary School & Residence	Greenpark Road, Greenpark	Rural Outer Plains	PT RS 5750 & 5756 (CT 371/115) and PT RS 5750 & 5756 (CT371/116) Block IX, Halswell Survey District Area - 0.8094ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
ME 22	14	Ladbrooks Primary School	Primary School & Residence	Barnes Road, Ladbrooks	Rural Inner Plains	Pt RS 2491 (0.8096ha), Pt Lot 2 DP 22896 (0.1608ha) Block I, Halswell Survey District Area – 0.9701ha	
ME 23	15	Lake Coleridge-Windwhistle Primary School	Primary School & Residence	Rakaia Gorge Road, Windwhistle	Rural Outer Plains	Pt Lot 12 DP 3317 Block VII, Fighting Hill Survey District Area - 0.8143ha	
ME 24	52		Springfield Primary School	Tramway Road, Springfield	Rural Outer Plains	Lot 3 DP 9682 Block XII Kowai Survey District Area – 1.8413ha	
ME 25	13	Weedons Primary School	Primary School & Residence	Weedons Ross Road, Weedons	Rural Inner Plains	PT RS 9456 (CT Ref 396/146), PT RS 7569 (CT Ref 398/28) and PT Lot 2 DP 489 Block XV, Rolleston Survey District Area - 1.8437ha	
Minister of Social Services and Employment							
MS1	13	Te Puna Wai o Tuhinapo	Youth Justice Residential Centre	Runners Road, Rolleston	Rural Outer Plains	Pt RS 1636, SO 2510 Area - 8.6370ha	Conditions relating to – 1. Buildings 2. Occupancy 3.Community liaison 4. Security 5. Noise 6. Landscaping 7. Lighting 8. Archaeological discovery 9. Roading 10. Dust

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
Orion New Zealand Limited							
OR3	21	Annat Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Tramway Road, Annat	Rural Outer Plains	Lot 1 DP 43536 Area - 0.1590ha	
OR4	7	Bankside Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	South Two Chain Road, Bankside	Rural Outer Plains	Lot 1 DP 45743 Area - 0.1600ha	
OR5	8	Brookside Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Buckleys and Branch Drain Roads, Brookside	Rural Outer Plains	RS 38240 Area - 1446m ²	
OR6	75	Darfield Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Clintons and McLaughlins Roads, Darfield	Rural Outer Plains	Lot 1 DP 40904 Area - 0.0736ha	
OR7	4	Hills Road Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Hills Road, Leeston	Rural Outer Plains	Lot 1 DP 33798 Area - 0.0404ha	

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
OR8	9	Motukarara Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Fiddlers Road, Motukarara	Rural Inner Plains	Part Res 959 Area – 1153m ²	
OR9	13	Springston Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Shands Road/ Rolleston Road/Lincoln Road, Springston	Rural Outer Plains	RS 40051 Area - 1.0354ha	
OR10	13	Weedons Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Weedons Ross Road, Weedons	Rural Inner Plains	Lot 1 DP 49211 Area - 0.1679ha	
OR11	14, (123 & 124?)	Prebbleton Substation	The reception, transformation from transmission voltage to distribution voltage, and distribution of electrical power and energy	Corner of Birchs Road and Hamptons Road	Rural Inner Plains	Lot 1 DP 22302 Area – 1660m ²	<p>Conditions including the following:</p> <ol style="list-style-type: none"> 1. Limited hours of operation for one of the substations transformers if specific noise standards cannot be complied with; 2. Construction noise; 3. Management of dust and sediment during construction;

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
							<p>4. Management of hazardous substances during construction;</p> <p>5. Electric and magnetic fields – compliance with New Zealand Standards;</p> <p>6. Radio frequency levels – compliance with the New Zealand Standards.</p>
New Zealand Railways Corporation							
RC1	Various	Main South Line and Midland Line	Railway	Throughout Selwyn District	Various	Various	
Telecom New Zealand Limited							
TE12	49	Arthurs Pass Rural Radio Station	Telecommunications Purposes	West Coast Road/State Highway 73, Arthurs Pass	Rural High Country	Railway Lease No. 42116 Grid Reference – S59/060275 Area - 10m ²	NOT OPERATIVE
TE13	135	Bealey Spur Radio Station	Telecommunications Purposes	Cloudesley Road, Bealey Spur	Rural High Country	Pt Res 3286, Crown Land, Block XV, Bealey Spur District Grid Reference – S66/115176 Area - 400m ²	NOT OPERATIVE
TE14	13	Burnham Exchange	Telecommunications Purposes	Godley Road, Burnham	Rural Outer Plains	Pt RS 13523 Area - 276m ²	NOT OPERATIVE

Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TE15	9	Greenpark Exchange	Telecommunications Purposes	Hudsons Road, Greenpark	Rural Outer Plains	Pt Lot 2 DP 13693, Block IX, Halswell Survey District Area - 278m ²	NOT OPERATIVE
TE16	19	Lake Coleridge Exchange	Telecommunication Purposes	Algidous Road, Lake Coleridge	Rural High Country	Pt RS 30100, Pt Lot 1 DP 6605, Block IX, Coleridge Survey District Grid Reference - S74/032780 Area - 1936m ²	NOT OPERATIVE
TE17	16	Lowmount Microwave Station	Telecommunications Purposes	Whitecliffs Road, Malvern Hills	Rural Malvern Hills	Pt RS 40216 with Interest in ROW over RS 40216 Grid Reference - S74/274629 Area - 2023m ²	NOT OPERATIVE
TE18	9	Motukarara Exchange	Telecommunications Purposes	Christchurch Akaroa Main Road/State Highway 75, Motukarara	Rural Inner Plains	Pt Sec 15B Rabbit Island Settlement, Block XIV, Halswell Survey District Area - 217m ²	NOT OPERATIVE
TE19	21	Springfield Land Mobile System	Telecommunications Purposes	West Coast Road/State Highway 73, Springfield	Rural Outer Plains	Pt RS 9075, 9178 & 20918, Block XII, Kowhai Survey District Grid Reference - S74/379796 Area - 717m ²	NOT OPERATIVE
TE20	135	Springston Exchange	Telecommunications Purposes	Lincoln - Leeston Road, Springston South	Rural Outer Plains	Pt RS 7260, Block VIII, Leeston Survey District Area - 275m ²	NOT OPERATIVE
Transpower New Zealand Ltd							
TP1	51	Coleridge Outdoor Switchyard	Electricity Outdoor Switchyard	Hummocks Road, Lake Coleridge	Rural High Country	Pt RS 30100 and Pt Lot 1 DP 6605, Block XIII, Coleridge Survey District, on SO Plan 19017 Area - 1847m ²	

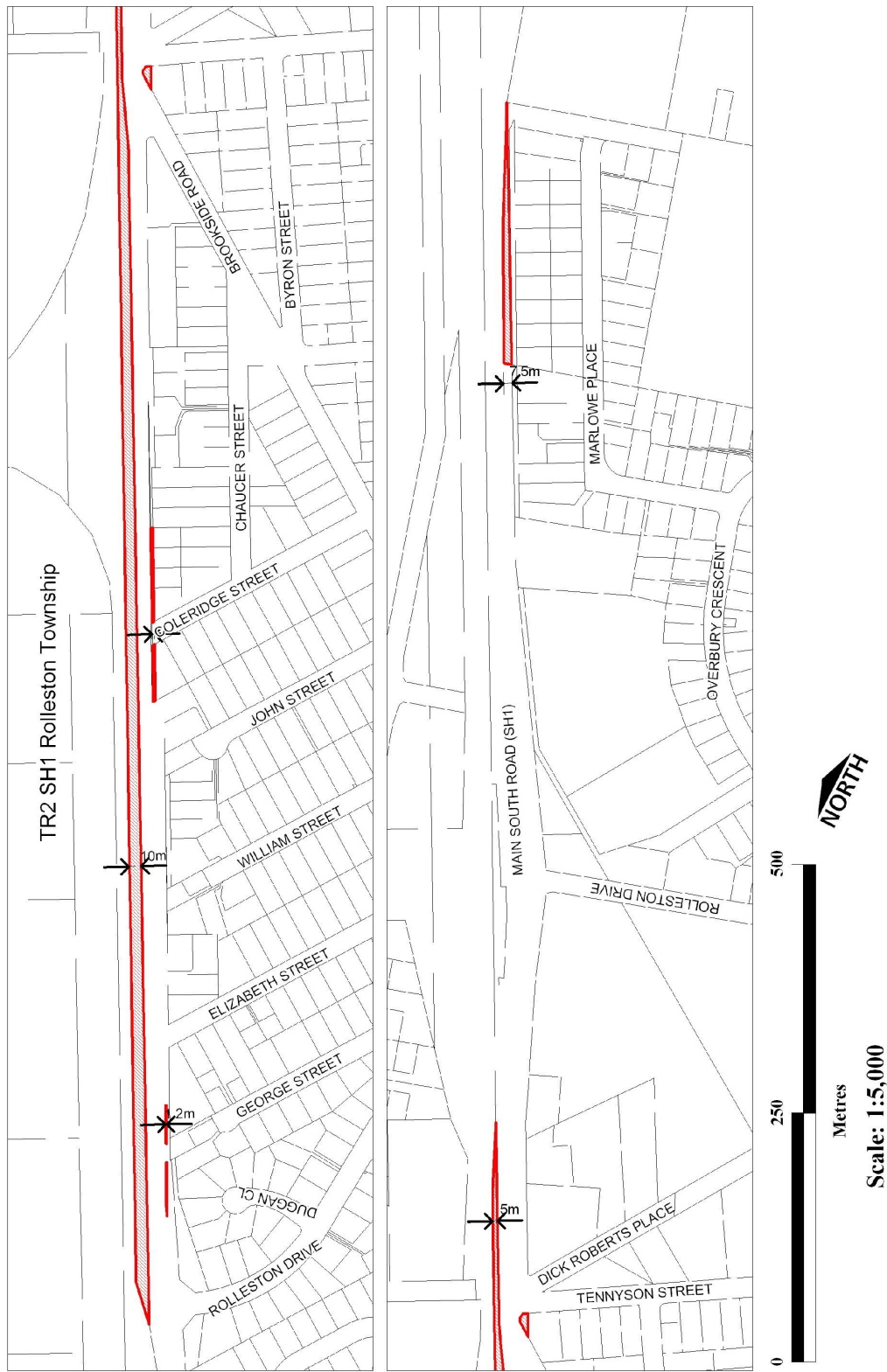
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TP2	49	Arthurs Pass Substation	Electricity Substation	West Coast Road State Highway 73, Arthurs Pass	Rural High Country	Leased railway land described as Lot 28 on Plan LO 33063 with a right of access. Area - 2040m ²	
TP3	29	Castle Hill Substation	Electricity Substation	West Coast Road State Highway 73, Castle Hill	Rural High Country	Sec 1 on SO Plan 16500, with a ROW over Pt Run 256, Block XVI Harper Survey District Area - 2275m ²	
TP4	16	Hororata Substation	Electricity Substation	Bealey Road, Hororata	Rural Outer Plains	Sec 1 SO 5371 (2.4255ha); Sec 1 SO Plan 14311 (1.2912ha); Sec 1 SO Plan 7452 (6057m ²); and Sec 2 SO Plan 7452 (7082m ²) Total Area - 5.0306ha	
TP5	13	Springston Substation	Electricity Substation	Weedons Road, Springston	Rural Outer Plains	Sec 1 SO 11203 Area - 2.0128ha	

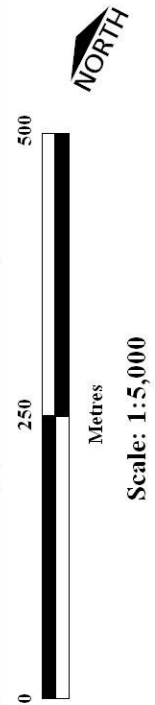
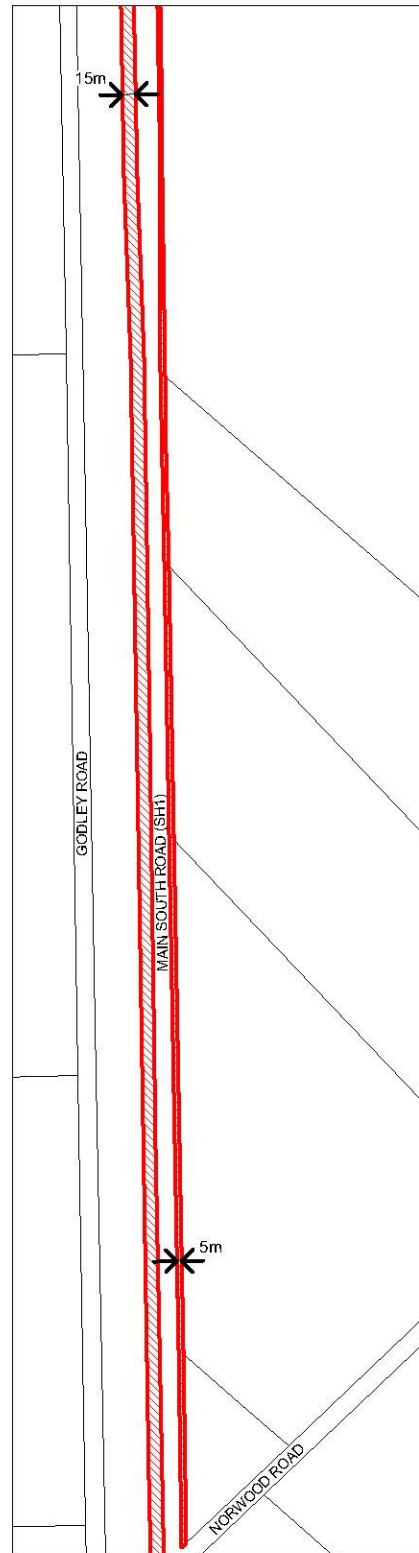
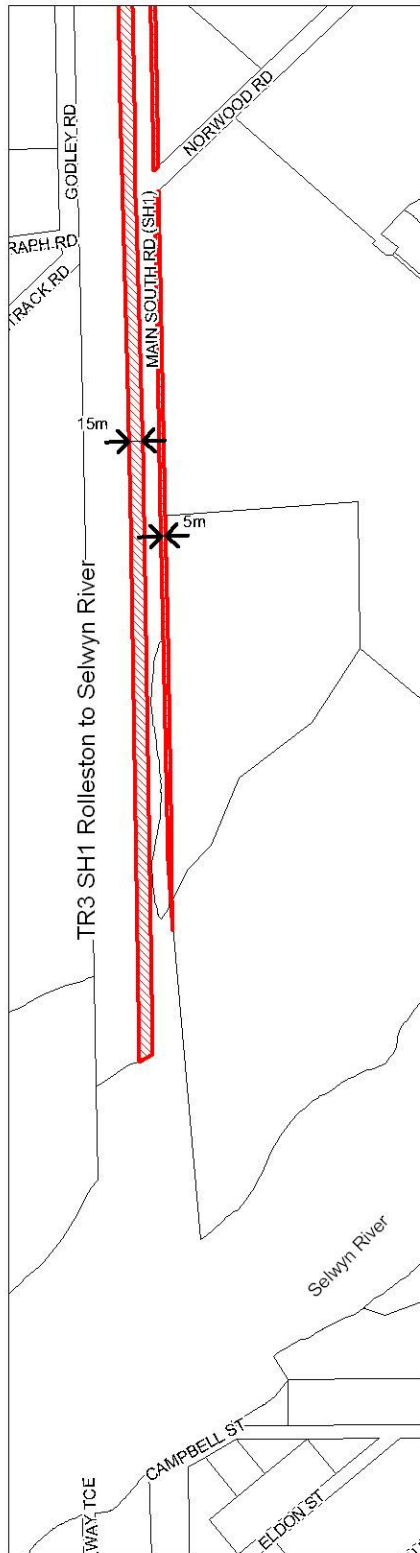
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
New Zealand Transport Agency							
TR1	Various	State Highways 1, 73, 75 and 77	State Highway	<p>SH1: From the intersection of SH1 with the centerline of the Rakaia River. Note: there is a short section of SH1 south of Marshs Road that is within Christchurch City.</p> <p>SH73: From the Dawsons Road / SH 73 intersection to the summit of Arthurs Pass.</p> <p>SH75: From the centerline of the Halswell River (Halswell River Bridge RP 0/8.35) to the centerline of the Halswell River (Motukarara Culvert RP 14/9.52)</p> <p>SH77: From the centerline of the Rakaia River (Rakaia Gorge Bridge) to the SH 73 / SH 77 intersection.</p>	Various	Various	Various
TR2	97/98/100	State Highway 1	Road Widening	Rolleston Township, from north of Hoskyns Road to south of Elizabeth Street	Inner Plains	Various	Variable width (see Map*)

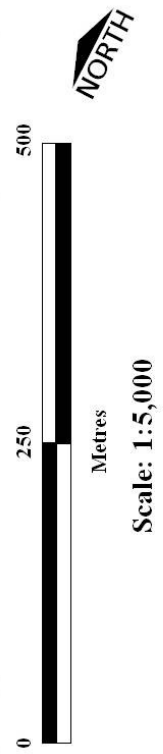
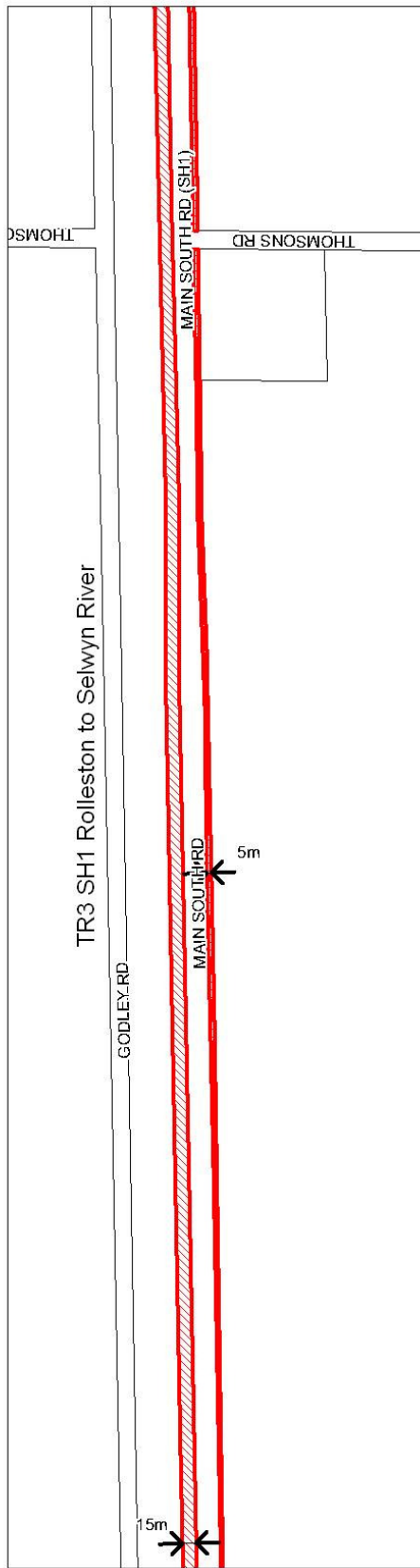
Des No.	Map Ref	Site Name	Designation Purpose	Location	Zone	Legal Description and Gazette (where known)	Comments/ Conditions
TR3	13/99	State Highway 1	Road Widening	South of Elizabeth Street, Rolleston, to Selwyn River Bridge	Inner Plains / Outer Plains	Various	Variable on southern side of SH1. 15m on northern side of SH1. (see Map*)
TR4	13/135	State Highway 1	Road Widening	SH1 North of Rolleston	Inner Plains	Various	10m on the northern side of SH 1 (see Map*)
*See Maps at the end of this appendix.							

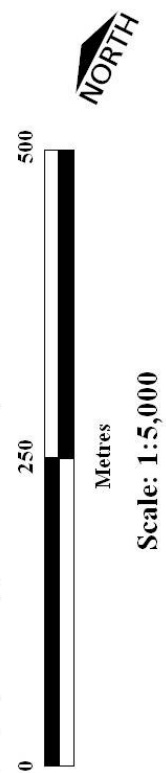
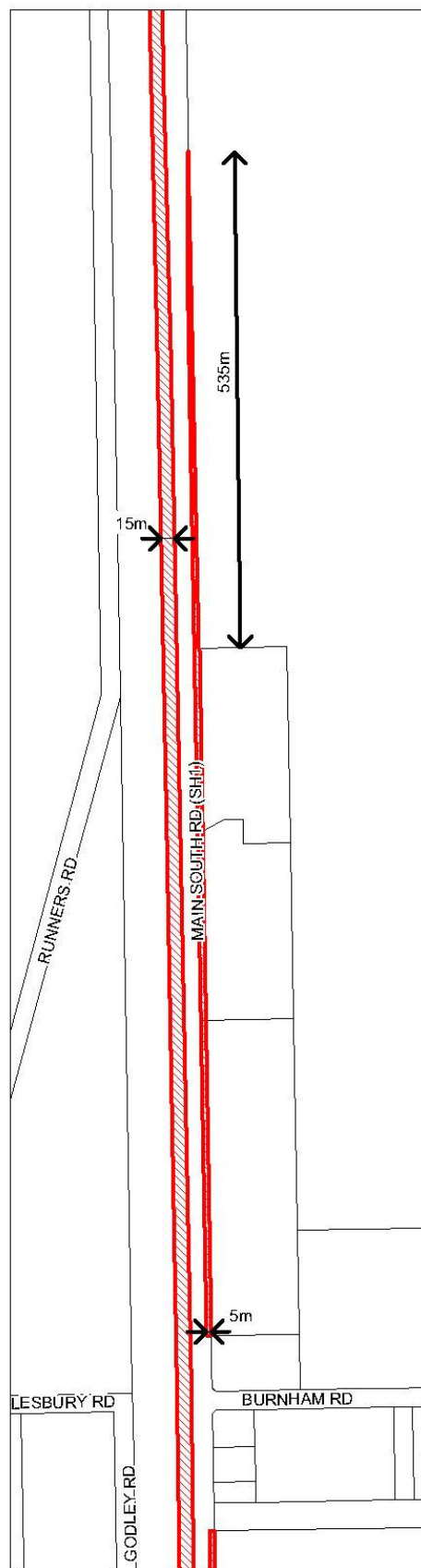
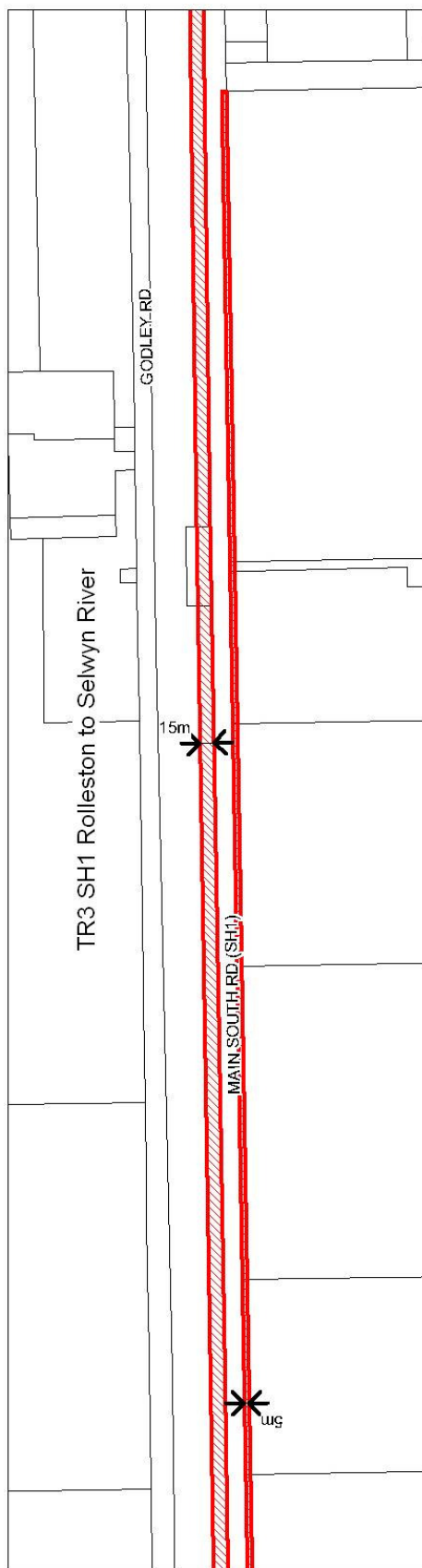
New Zealand Transport Agency Road Widening Designation Maps

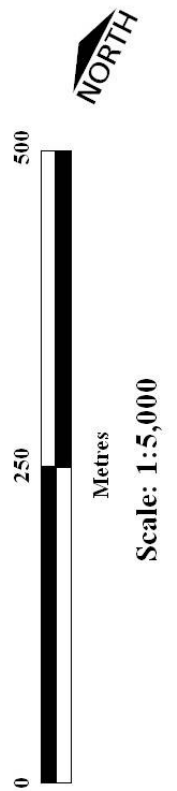
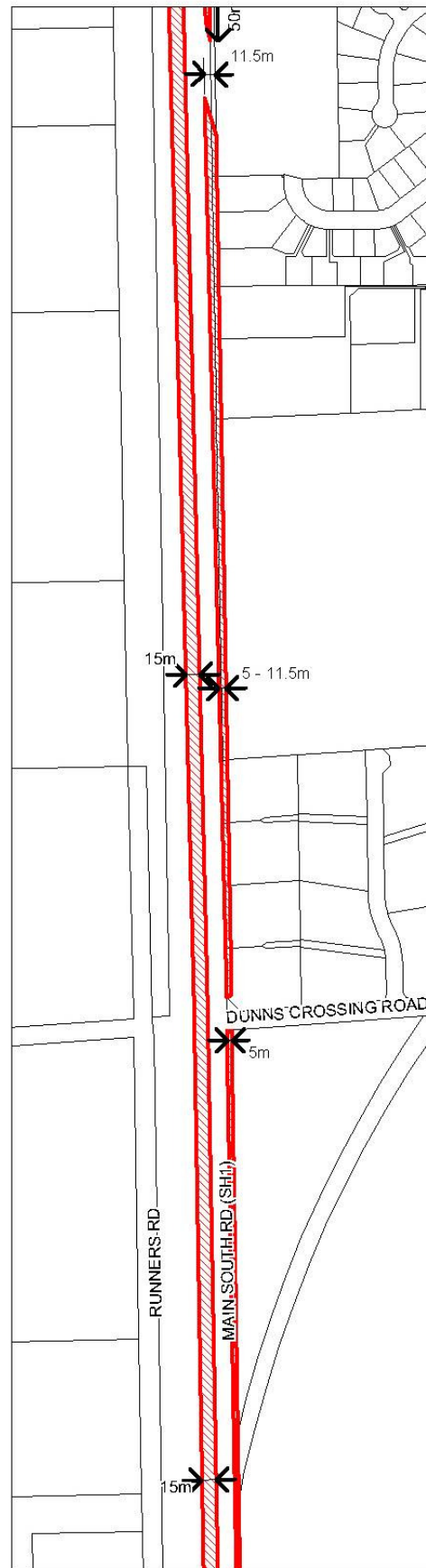
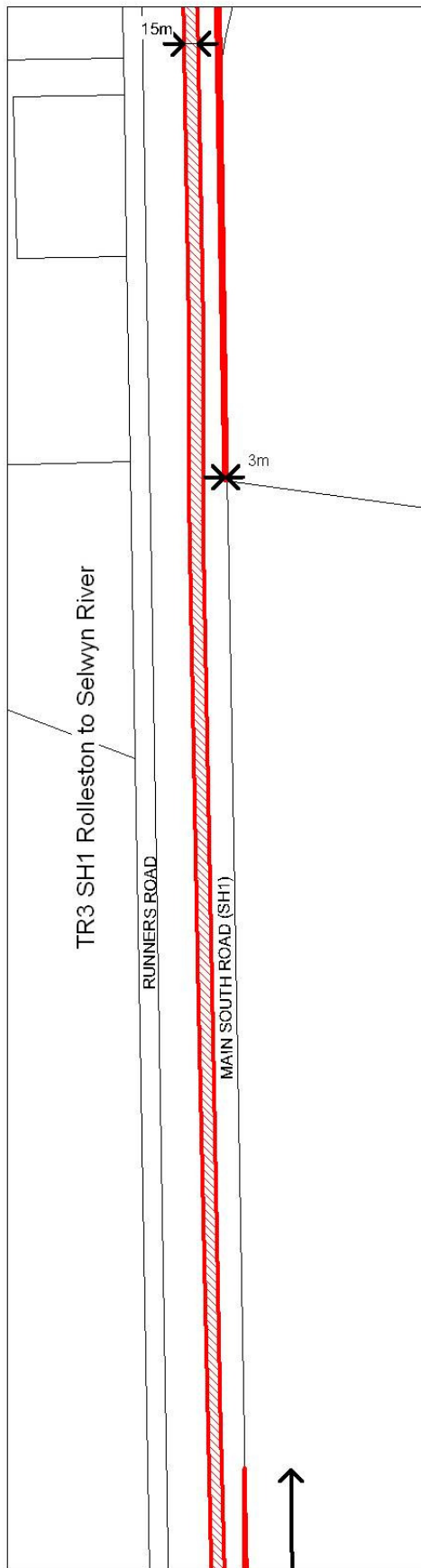
TR2





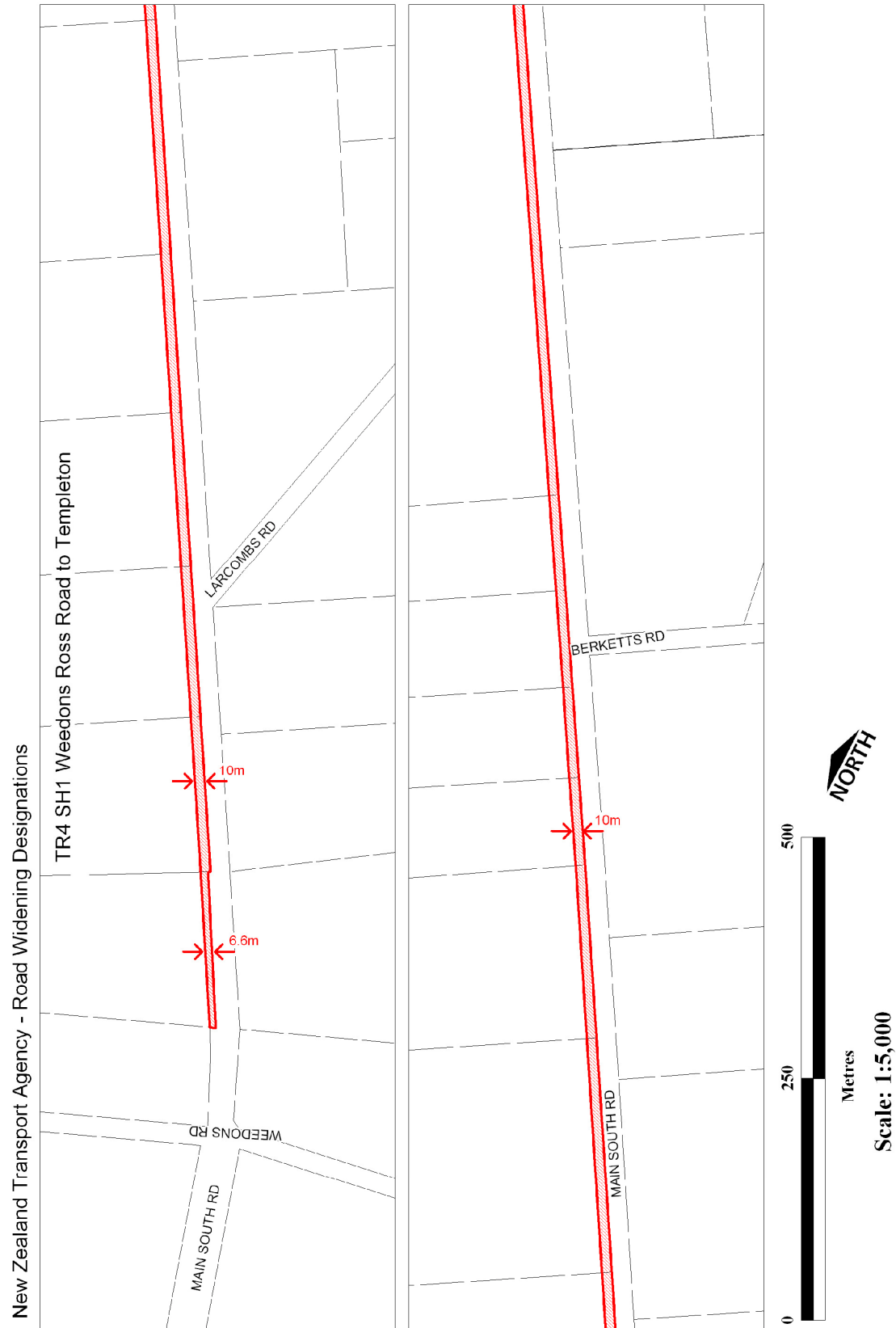






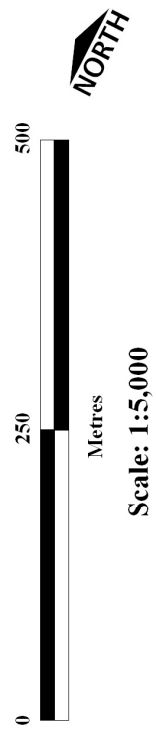
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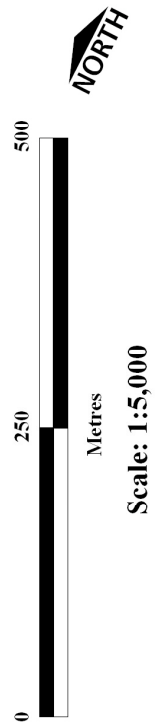
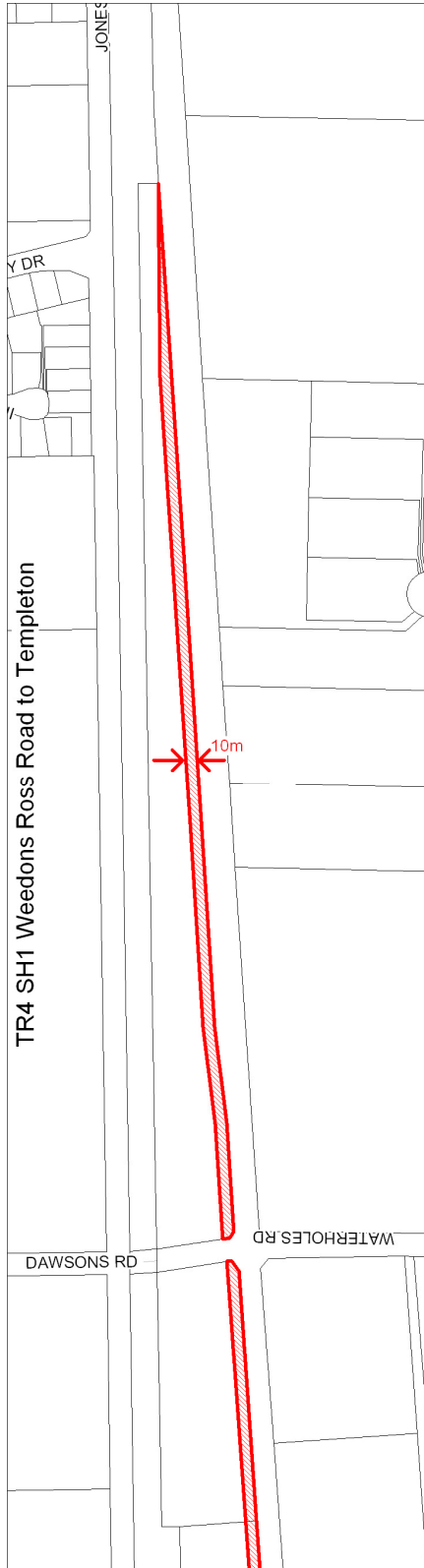


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TR4 SH1 Weedons Ross Road to Templeton



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