

SCHEDULE OF AMENDMENTS

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

Name	Description
LURP Action 18 (viii)	
LURP Action 18 (i-vii)	
Action 6	
Action 48	
LURP Action 27 (iv)	

Townships Volume

Amendments from 9 July 2014 to 13 December 2014

Replace pages - Please recycle all pages removed

Part A1 – Living Zone Rules - Cross Boundary issues with other Councils A1 005-006

Amend table A1.1

Part A4 – Living Zone Rules - Finding Material in the Plan A4 011-014

Amend Table A4.4

Add paragraph to use of zones section

Amend Living Z description A4.4

Part B3 – Living Zone Rules - People's health, Safety and Values B3 037-068

Add bullet points to Quality of the Environment - Strategy

Add Objective B3.4.6

Add Policies B3.4.4a, B3.4.4b and B3.4.4c

Subsequent renumbering of policies

Part B4 – Living Zone Rules - Growth of Townships B4 001-002

Add new sentence residential density issues B4 005-006

Amend Policy B4.1.3 B4 025-108

Add Policy B4.2.13

Amend Objective B4.3.7

Add paragraph subdivision of land – anticipated environmental results

Amend Policy B4.3.9

Amend policy B4.3.68

Amend policy B3.4.77 and amend numbering because there were two B4.3.77s

Part C4 – Living Zone Rules – Buildings <i>Add new rules 4.9.37</i> <i>Replace Pages due to renumbering</i> <i>Amend rule 4.9.44</i> <i>Delete Rule 4.8.2 add rules 4.8.2-4.8.4</i> <i>Amend rules 4.9.21 and 4.9.22</i> <i>Amend rule/table 4.7.1</i> <i>Amend rule 4.7.3</i> <i>Amend rule 4.9.24</i> <i>Amend rule 4.12.2</i> <i>Add rule 4.12.3</i>	Replace whole chapter
Part C5 – Living Zone Rules - Roads and Transport <i>Insert Rule 5.1.1.7</i>	C5 001-002
Part C10 – Living Zone Rules – Activities <i>Delete Rules 10.7, 10.7.1, 10.7.1.1 and 10.7.2</i>	Replace whole chapter
Part C12 – Living Zone Rules – Subdivision <i>Amend Rule 12.1.3.3</i> <i>Amend Rule 12.1.3.52</i> <i>Add assessment matters 12.1.4.94- 12.1.4.100</i> <i>Amend rule 12.1.3.5</i> <i>Add rule 12.1.3.53</i> <i>Amend rule 12.1.4.2</i> <i>Amend rule 12.1.7.7</i>	Replace whole chapter
Part C14 – Earthworks – Business Zones <i>Add new rule 14.1.1.9</i>	Replace whole chapter
Part C16 – Buildings– Business Zones <i>Add new rule 16.1.2.1</i> <i>Amend Rules 16.7.1 and 16.7.1.1</i> <i>Amend tables 16.1 and 16.2</i> <i>Add new rule 16.4</i>	Replace whole chapter
Part C17 – Roads and Transport – Business Zones <i>Amend rule 17.3.1.5</i>	C17 003-010
Part C18 – Utilities – Business Zones <i>Add new rule 18.1.1.9</i>	C18 003-004
Part C22 – Activities - Business Zones <i>Amend Rule 22.6.1.3</i> <i>Amend Rule 22.10.1</i> <i>Delete rule 22.5 activities and vibration</i> <i>Delete 22.13</i> <i>renumbering</i>	Replace whole chapter

Part C24 – Subdivision – Business Zones <i>Amend rule 24.1.3.11</i> <i>Amend Rule 24.1.3.13</i>	Replace whole chapter
Part D – Definitions <i>Insert new definition: Rural Residential Activity</i> <i>Replace definition comprehensive residential development</i> <i>Insert new definition medium density</i> <i>Insert new definition rear service lane</i> <i>Insert new definition small-lot medium density</i>	Replace whole chapter
Part E – Townships Volume – Appendix 13 - Transport <i>Amend table E13.1(a)</i> <i>Amend table E13.4</i>	Replace whole chapter
Appendix 21 Alter heading	E21 001-002
Part E – Townships Volume – Appendix 37 <i>Add ODP area 7 to appendix 37</i> <i>Change ODP area 3 text</i>	E37 015-024 E37 045-050
Part E – Townships Volume – Appendix 38 <i>Add ODP 4,9,10,11,12 and 13 to appendix 38</i>	Replace whole chapter E38
Part E – Townships Volume – Appendix 42 <i>Replace text for area 3 in ODP appendix 42</i>	E42 017-026
Part E – Townships Volume – Appendix 43 <i>New B2A ODP</i>	Replace whole chapter
Part E – Townships Volume – Appendix 44 Rooding and fencing layouts	Replace whole chapter

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 and the management of rural residential growth.	CCC, EC, Waimakariri District Council (WDC) and New Zealand Transport Agency (NZTA)	Consistent provisions in plans for residential density in the District and rural residential densities in the Greater Christchurch area subject to Chapter 6 of the Canterbury Regional Policy Statement.
Effects of stormwater run-off in Christchurch on flood flows and water quality in the Halswell River.	CCC and EC	Submissions on proposals for residential development in Halswell catchment. Lobby EC to model flood flows.

Table A4.4 – Description of Township Zones

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

Zone	Description
Living Z	Living Z new urban growth areas within or adjacent to the edge of existing townships. These areas are to be subject to an Outline Development Plan to ensure that good standards of urban design and connectivity with existing townships are achieved. The Living Z zone provides for a range of site sizes and living options, including provisions for lower density stand-alone housing and semi-detached or attached medium density housing types. The Living Z zones, where an ODP is not operative in the Plan, are deferred until such time as an Outline Development Plan for the area is made operative in the District Plan. Where the inclusion of an operative ODP is the only reason for the deferral, the deferral will be considered to be lifted upon an ODP becoming operative within the Plan. Medium Density areas shown on an Outline Development Plan are subject to the Medium Density rules. The plan distinguishes between 'Small-lot' Medium Density housing and 'Comprehensive' Medium Density Housing. Small-lot Medium Density housing provides for small houses on small lots. The anticipated typologies for small-lot Medium Density housing in the Selwyn District include detached and semi-detached. These lots can be developed individually by separate house builders using a variety of designs. Comprehensive Medium Density development will occur where four or more dwellings are designed and developed in a comprehensive manner on one large block of land identified for medium density housing within an Outline Development Plan. The key distinction between small lot and comprehensive medium density is that comprehensive developments have all the houses developed as part of a single overall design. Comprehensive design enables more intensive developments, with a wider range of typologies such as attached and terraced units that are generally two stories in height being the anticipated built forms in comprehensive developments. Comprehensive design also facilitates purpose-built housing for a specific community sector, such as retirement villages and student accommodation. Any Neighbourhood or Local Centres shown on an Outline Development Plan are subject to the Business 1 rules.
Business 1	Business 1 Zones have environments which are noisier and busier than Living zones, with more traffic, people, signs and building coverage. Business 1 Zones are still pleasant areas for people to live or work in, with good amenity/aesthetic values. They are also areas where higher density housing can be established as a permitted activity.
Business 2	Business 2 Zones are areas where activities likely to be considered less pleasant by people are located. Aesthetic and amenity standards are less than those in Living or Business 1 Zones. Activities are still managed to protect natural resources and people's health or well-being. Activities likely to cause 'reverse sensitivity' issues are discouraged in Business 2 Zones e.g. residential activities.
Business 3	The Business 3 Zone includes Lincoln University and the research organisations located at Lincoln. The zone is a 'hybrid' of Business 1 and 2. Some activities in this zone are likely to be considered unpleasant by people. Activities are also likely to be sensitive to effects from activities that would locate in a Business 2 Zone. Reasonably high aesthetic/amenity values are desirable in the Business 3 Zone due to both: - Its location, and - The number of customers/visitors to the site.
"A" or "B" Zones	A number of Living and Business zones have an "A" or "B" after the number, which indicates that the particular zone has some special rules or requirements. These special requirements are identified in the policies and rules for each zone.

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

- The zoning had been altered by a plan change; or

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

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

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

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

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

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

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

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

reverse sensitivity effects, ensures effective linkages to the adjoining township and protection of Te Taumutu Rununga and Ngai Tahu values, and ensures that any site specific constraints can be overcome.

Quality of the Environment, Amenity Values and The Act

Effects of activities on the pleasantness of an area, its environment and amenity values is a matter to be addressed as part of promoting sustainable management.

Promoting ‘sustainable management’ of natural and physical resources includes:

- “Enabling people and communities to provide for their economic, social and cultural well-being and their health and safety”, (section 5(2));
- “Avoiding, remedying or mitigating any adverse effects of activities on the environment” (section 5(2)(c)); and
- Having ‘particular regard’ to:
 - “The maintenance and enhancement of amenity values” (section 7(c)); and
 - “Maintenance and enhancement of the quality of the environment” (section 7(f)).

“Reverse sensitivity” is also a matter to be addressed as part of promoting sustainable management of natural and physical resources. “People” and “natural and physical resources” are part of the definition of “environment” in section 2 of the Act. Potential adverse effects of new activities on existing activities must be “avoided, remedied or mitigated” under section 5(2)(c) of the Act. Potential “reverse sensitivity” effects have been recognised by the Environment Court as an issue under the Act, in many cases.

QUALITY OF THE ENVIRONMENT – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues affecting environmental quality, amenity values and ‘reverse sensitivity’.

Quality of the Environment and Amenity Values

- The Plan uses zones to identify areas within townships which have a similar character and amenity values.
- The Plan policies and rules manage effects of activities in each zone, to maintain the character and amenity values of that zone.

Reverse Sensitivity

- The Plan identifies zones where activities which have nuisance or visual effects can be located.
- The policies and rules manage those zones to avoid activities which will be sensitive to the effects in that zone, from setting up in the zone and creating “reverse sensitivity” effects.

Zones

- Living zones have a character and amenity values most pleasant for living in (residential activities). The difference between Living 1 and 2 Zones is the residential density (section sizes).
- The Living 3 Zone is distinctly different to the Living Z, 1 and 2 Zones as it must be located within the Greater Christchurch area of the District covered by Chapter 6 of the Canterbury Regional Policy Statement and in locations identified in the adopted Rural Residential Strategy 2014. Development within the Living 3 Zone must integrate with adjoining

Townships and display a distinctly rural residential character, form and function and protect and enhance the quality of the environment including the ‘Critical Outcomes’ Location Criteria in the adopted Selwyn District Council Rural Residential Strategy 2014.

- The Objectives, Policies and Rules manage the establishment of rural residential activities in terms of their proximity to land used for primary production and other strategic and nationally important facilities operating within the eastern area of the District, such as agricultural research farms and tertiary education facilities associated with Crown Research Institutes and Lincoln University.
- Business 1 zones are noisier and busier than Living zones. They are still pleasant areas for people to gather, live or work in, with good aesthetic values and few nuisance effects.
- Business 2, 2A and 2B zones have lower standards for aesthetics and nuisance effects, but people’s health and safety are protected. Activities in Business 2, 2A and 2B zones are protected from ‘reverse sensitivity’ effects.
- The Business 3 Zone accommodates effects from research and education activities at Lincoln. These activities have some effects that are characteristic of Business 1 and 2 Zones. They have activities that will create adverse effects, but may also be sensitive to effects of other activities characteristics of Business 2 zones.

Please refer to Part A, Section 4.5 (Townships and Zones) for more information on zones in the District Plan.

QUALITY OF THE ENVIRONMENT – OBJECTIVES

Objective B3.4.1

The District’s townships are pleasant places to live and work in.

Objective B3.4.2

A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.

Objective B3.4.3

“Reverse sensitivity” effects between activities are avoided.

Objective B3.4.4

Growth of existing townships has a compact urban form and provides a variety of living environments and housing choices for residents, including medium density housing typologies located within areas identified in an Outline Development Plan.

Objective B3.4.5

Urban growth within and adjoining townships will provide a high level of connectivity both within the development and with adjoining land areas (where these have been or are likely to be developed for urban activities or public reserves) and will provide suitable access to a variety of forms of transport.

Objective B3.4.6

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development only in the locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

Explanation and Reasons

Townships in the Selwyn District are pleasant places to live and work in with, generally, low levels of pollution or nuisance effects and high aesthetic and amenity values, compared with metropolitan areas. Objective B3.4.1 is to maintain this quality of the environment.

Many townships in the District often have a variety of activities intermixed, rather than separated into residential and business areas. The small scale of many activities means this mixing can occur without creating adverse effects. Objective B3.4.2 recognises and provides for this land use pattern, provided potential, adverse effects are managed.

In the case of rural residential development there is the potential for reverse sensitivity effects to arise from the proximity to rural activities. This issue is addressed through Objective B3.4.3 and B4.1.2.

Some townships in Selwyn District have 'reverse sensitivity' issues. These are usually caused between 'industrial type' and 'residential type' activities, but may also arise when residential development or other noise sensitive activities establish within the 50 dBA Ldn noise contour of Christchurch International Airport. They arise when either:

- The industry or Christchurch International Airport alters its operation and its effects increase; or
- The township grows and residents live closer to the industry or within the 50 dBA Ldn noise contour of the Christchurch International Airport; or
- New residents arrive who object to the industry or operations of the Christchurch International Airport.

Objective B3.4.3 recognises and addresses this effect.

Objective B3.4.4 recognises and provides for greater management of urban development whilst providing for anticipated population growth through a diversity of housing options and living environments, including medium density housing types. A compact urban form restricts the amount of land used for residential activities whilst providing for an increasing population. Medium density developments provide for a greater diversity of living environments catering for a variety of housing choices for residents. Medium density developments are to be developed in accordance with Outline Development Plans to ensure that such areas are appropriately located within a wider development and are located in close proximity to public amenity areas such as open space reserves and/or shops and services.

Residential developments that have strong transport connections with small, easily navigable blocks encourage the use of a variety of forms of transport. Objective B3.4.5 seeks to ensure that new developments are well integrated with the existing urban form.

The objectives are achieved using policies and rules. A regulatory approach is used for three reasons:

- These effects are often not factored in to people's decisions about where to locate activities.
- The effects are adverse enough that they need to be addressed under the Act.

- Regulations to protect the quality of the environment and amenity values in townships, have been successful to date.

QUALITY OF THE ENVIRONMENT — POLICIES AND METHODS

ZONES

Policy B3.4.1

To provide zones in townships based on the existing quality of the environment, character and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.

Policy B3.4.2

To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.

Explanation and Reasons

Policies B3.4.1 and B3.4.2 provide for the use of zones to manage the quality of the environment and amenity values in townships. Policy B3.4.1 provides for maintaining the existing character and amenity in existing areas. To achieve a more compact urban form and provide for anticipated population growth, sites in Greenfield areas of existing townships in the Greater Christchurch area have been identified for medium density developments as specified in Outline Development Plans. This policy allows for the character of these areas to differ from the low density character that is typical of the existing townships and will enable development opportunities in association with ODPs to be taken up while maintaining high levels of amenity. Policy B3.4.2 recognises that any activity may locate in a zone, provided that its effects do not detract from the quality of the environment or the amenity values in that zone. For example, small businesses and community facilities such as schools, halls and recreation grounds are part of the environment in Living zones.

Changing the zoning of land to provide new areas for Living or Business zones is addressed in Part B, Section 4.3 – Residential and Business Development.

Methods

District Plan Maps

- Identify zones

District Plan Provisions

- Zone policies
- Policies for quality of environment and amenity values in different zones
- Rules for effects in each zone
- Medium Density Design Guide
- Subdivision Design Guide
- Township Structure Plans

Policy B3.4.3

To provide Living zones which:

- **are pleasant places to live in and provide for the health and safety of people and their communities;**
- **are less busy and more spacious than residential areas in metropolitan centres;**
- **have safe and easy access for residents to associated services and facilities;**
- **provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;**
- **ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and**

- ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:
 - access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;
 - block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;
 - streets are aligned to take advantage of views and landscape elements;
 - section proportions are designed to allow for private open space and sunlight admission;
 - a subdivision layout that minimises the number of rear lots;
 - layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;
 - a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;
 - a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;
 - any existing natural, cultural, historical and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.

Policy B3.4.4 (a)

To provide for rural residential living environments through the Living 3 Zone. Where new Living 3 Zone areas are proposed, these are to be in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014 and developed in a manner that:
Is in accordance with an Outline Development Plan contained within the District Plan that sets out the key features, household density, infrastructure servicing and methods to integrate the rural residential area with the adjoining Township;

- Facilitates the provision of housing choice and diverse living environments outside of the greenfield residential priority areas shown in the Canterbury Regional Policy Statement;
- Ensures that rural residential development only occurs where it is located adjacent to a township in order to achieve a consolidated pattern of urban growth;
- Ensure that rural residential development is able to effectively connect to reticulated wastewater and water services (including the provision of a fire fighting water supply to the standards set out in SNZ PAS 4509:2008; either as provided within the reticulated system, or as supplementary on-site storage);
- Integrates with existing townships through the provision of efficient linkages and provides for a choice of travel modes;
- Avoids significant adverse landscape and visual effects on rural character and amenity and retains the distinctiveness between rural and urban environments;
- Avoids development in areas where natural hazard risk or ground contamination cannot be adequately managed;

- Avoids adverse effects on sites of significance and values to Te Taumutu Rununga and Ngai Tahu;
- Avoids adverse effects on the safe and efficient functioning of the arterial road network;
- Avoid significant reverse sensitivity effects with strategic infrastructure, including State Highways, quarrying activities, Christchurch International Airport, Transpower high voltage transmission lines and associated infrastructure, Burnham Military Camp and the operational capacity of the West Melton Military Training Area, Council's Rolleston Resource Recovery Park and wastewater treatments plants in Rolleston and Lincoln, education facilities, and tertiary education facilities and agricultural research farms associated with Crown Research Institutes and Lincoln University.

Policy B3.4.4 (b)

Rural residential living environments are to deliver the following amenity outcomes and levels of service:

- Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods, and which in terms of their scale, density and built form achieves a degree of openness and rural character;
- Avoids the provision of public reserves, parks and peripheral walkways unless required to secure access to significant open space opportunities that benefit the wider community, assist in integrating the development area with adjoining urban development, or where located in an urban growth path where future intensification is likely;
- Avoids suburban forms of services such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections);
- Provides fencing that is reflective of a rural vernacular, in particular fencing that is transparent in construction or comprised of shelter belts and hedging (see Appendix 43 for examples of such fencing).

Policy B3.4.4 (c)

Rural residential areas in the adopted Selwyn District Council Rural Residential Strategy 2014 that are located within a township urban growth path identified in an adopted structure plan shall only be rezoned and developed for rural residential activities where robust methods are established to ensure that future comprehensive intensification of these areas to urban densities can be achieved. This includes methods to deliver functional and efficient infrastructure services for both the initial rural residential development and future urban intensification. Consideration shall be given to the methods referenced in Section 7 of the adopted Selwyn District Council Rural Residential Strategy 2014, including appropriate design techniques, servicing requirements and legal mechanisms developed in consultation with the Council.

Explanation and Reasons

Living zones are the zones which have the character and quality of the environment most compatible with residential activities. Other activities can be located in Living zones, provided their effects do not detract from the amenity values of the zone. All townships in Selwyn District have a Living zone. In most townships, that zone has a variety of residential, business and community activities.

The policy seeks to ensure that the Living zones provide for a variety of high quality living environments that cater for the housing choices and needs of residents. This includes providing for medium density residential areas identified in Outline Development Plans. These medium density developments encourage urban consolidation and provide for greater diversity in housing to respond to a variety of lifestyle choices to accommodate the needs of residents.

The policy seeks to ensure that medium density developments are located within close proximity of open spaces, community facilities, or neighbourhood centres. The co-location of medium density developments with open space seeks to ensure that new developments achieve a balance between the built environment and open space to ensure compatibility with the existing 'spacious' low density amenity values in the townships. Further, locating medium density close to community facilities or neighbourhood centres improves access to services and efficient movement of people, reduces the daily travel distance for residents and encourages more sustainable forms of transport, including a more effective and efficient public transport system.

The policy seeks to provide a healthy and safe living environment that reflects the lifestyle choices and needs of the community. This can be achieved through the design of new developments that respond to the surrounding natural environment, provide public and private open spaces, are easily accessed and navigated, and are positioned to make the most of sunlight.

The integration of new developments with surrounding neighbourhoods can be achieved through the creation of a variety of transport connections. The key design elements to achieve greater connectivity include providing multifunctional thoroughfare streets, a variety of transport linkage options, including access to public transport, walking and cycling routes, and green networks and neighbourhood blocks that are pedestrian friendly. To provide a high quality medium density environment the design of the development must consider street design and the layout of blocks to take advantage of the natural and physical elements of the site. This can include creating long narrow blocks to ensure that all properties receive sunlight and daylight into living areas and private open space, designing streets to respond to the landscape, and providing a strong interface with open spaces.

It is important that at higher densities new developments deliver high amenity outcomes. Medium density developments shall maintain amenity values through well designed buildings and streets that are compatible with the existing character of the township. Compatibility is to be retained through limiting building heights and scale of medium density houses. Medium density housing shall be designed to be in keeping with the surrounding environment by providing space between houses or blocks of terraces to provide privacy, sunlight and daylight access and to maximise access of private and public open space. Further, quality medium density residential development shall address and engage the street and the public realm through quality urban design at the interface. Housing developments need to be designed with sufficient variety in building form, alignment, materials and colour to achieve an attractive composition as a whole.

Retaining existing natural, historical and other unique features of the area within the development provides a sense of identity and uniqueness to a new development.

Each of these elements when combined contribute to creating opportunities for neighbours to meet, provide opportunities for passive surveillance and contribute to a positive sense of place, community and identity for the area.

Method

District Plan Rules

- Living zones
- Medium Density Design Guide
- Subdivision Design Guide

Policy B3.4.5

To provide Business 1 Zones which enable a range of business activities to operate while maintaining environmental quality and aesthetic and amenity values which make the zone(s) attractive to people.

Explanation and Reasons

Business 1 Zones are areas which accommodate activities that have noise, traffic, signage, visitors, large scale buildings and similar effects that would detract from the environment in the relatively “quieter” Living zones. They are areas where people gather for work, social occasions or higher density living environments. Therefore, low levels of nuisance effects and good aesthetic standards are required. The larger townships in Selwyn District have Business 1 Zones.

Method

District Plan Rules

- Business 1 Zones

Policy B3.4.6

- (a) To provide Business 2 and 2B Zones with few requirements for aesthetic or amenity values, but which have sufficient provisions: to safeguard people's health and well-being and to avoid pollution of natural resources or potential 'reverse sensitivity' effects.**
- (b) To provide a Business 2A Zone which can cater for business activities requiring large footprint buildings and/or sites but which have sufficient provisions to safeguard people's health and well-being and avoid pollution of natural resources or potential 'reverse sensitivity' effects.**

Explanation and Reasons

Business 2 and 2B Zones are areas where activities may be able to locate that have effects which are incompatible with the character or amenity values of Living, Business 1 or Rural Zones. Activities which may be sensitive to these effects, such as residential activities, are managed in Business 2, 2A and 2B Zones to avoid potential 'reverse sensitivity' issues. Business 2 and 2B Zones tend to adjoin or be close to townships, so effects of some activities still need to be managed or may be inappropriate in Business 2 Zones. The Rural (Outer Plains) Zone may be an alternative location for "rural-based" industrial activities. The Business 2A Zone does not adjoin any residential area and as such caters for a larger scale of activities than other Business 2 Zones.

In the case of Rolleston the Business 2A Zone is surrounded by rural zoned land with the nearest Living Zone being located on the southern side of SH1 and the South Island Main Trunk Railway Line. A rural residential enclave (Armack Drive) exists to the west of the Business 2A Zone (beyond Railway Road and the Midland Railway) and this has been recognised in the development controls that apply along the western boundary of the Business 2A Zone.

The Business 2A Zone at Rolleston provides for a range of business activities in particular those requiring larger allotment sizes with good access to State Highway 1 and/or the Main Trunk Railway Line. In this regard this zone has an important role in the economic prosperity of the Greater Christchurch area as well as providing significant employment opportunities for Selwyn District residents.

Business 2 Zones currently exist at: Leeston, Rolleston, Darfield and Coalgate. The Business 2A Zone exists at Rolleston. The Business 2B Zone exists at Lincoln.

Method

District Plan Rules

- Business 2 Zone
- Business 2A Zone
- Business 2B Zone

Policy B3.4.7

To provide a Business 3 Zone to accommodate specialist agricultural research, education and associated business activities in surroundings that maintain the environmental quality needed to undertake these activities; and avoids potential 'reverse sensitivity' effects with other activities.

Explanation and Reasons

The effects of some of the research and business activities in Lincoln are unique in the Selwyn District. The activities often have effects that residential or other business activities may be sensitive too. On the other hand, these same activities may also be sensitive to effects from other activities, such as those typical of Business 2 Zones. Therefore, the Plan has created a specialist zone providing the character, quality of the environment and amenity values demanded by these activities.

Some of the rules for the Business 3 Zone list types of activities rather than effects. The reasons are:

- The specialist nature of this zone means that it is more efficient to describe activities than effects.
- Many of the effects being managed are difficult to write as rules.
- Pursuant to section 94 of the Crown Research Institutes Act 1993, all CRI activities in this zone are permitted activities.

Method

District Plan Rules

- Business zone

Policy B3.4.8

To recognise parts of the Rural zone around a township as an alternative area to locate certain activities which cannot locate in Living zones due to adverse effects, and there is no appropriate Business zone.

Explanation and Reasons

At present many townships in the Selwyn District do not have Business zones because they do not have areas with this character. This does not preclude future businesses from locating in these townships. As discussed in the 'explanation' to Policy B3.4.3, many small scale businesses can locate in Living zones. Where a business will have effects that are incompatible with the character of a Living zone, that activity may be able to locate in the Rural Zone around the township. The Rural Volume of the Plan, recognises the Rural Zone as a low population density area, providing for activities that need space to operate or to mitigate their effects. There are parts of the Rural Zone that have special landscape, ecological or amenity values, and areas where natural hazards or 'reverse sensitivity' effects may occur. Any particular site within the Rural Zone would need to be appropriate for the proposed activity.

This policy does not apply to "rural-based" industrial activities of a size and scale beyond that permitted by the District Plan within the Rural (Inner Plains) Zone around existing townships, given that the effects of these types of activities may be incompatible with the higher population density and smaller allotment sizes in this area, compared to that of the Rural (Outer Plains) Zone. Similarly, this policy does not apply to that of the Rural (Outer Plains) Zone. Similarly, this policy does not apply to "other" types of industrial activities (being those not directly associated with the rural area). The effects associated with "other" types of industrial activities (being those that are not directly associated with the rural area) may detract from the amenity values of all parts of the Rural Zone and are therefore encouraged to locate within Business 2 Zones only.

This policy does not apply to the establishment of utilities in Rural Zones. For the establishment of such activities, the objectives and policies located in Physical Resources, Section B2.2 – Utilities shall apply.

A similar policy is contained in the Rural Volume of the Plan as Policy B3.4.1.

Method

District Plan Policies and Rules

- Rural Volume

Policy B3.4.9

Where an existing activity, which is not a permitted activity in a zone, applies for a resource consent to alter or expand, consider the effects of the change in the activity on the character, quality of the environment and amenity values of the zone.

Explanation and Reasons

Many townships in the Selwyn District have a mix of business and residential activities and community facilities. Policy B3.4.9 recognises that where this mix occurs the effects of established activities are part of the environment. The consent authority should consider this when assessing the effects of any proposed changes to that activity, rather than assessing the effects as if the existing activity was a new activity applying to establish in the zone.

Method

District Plan Policy

- To assess resource consent applications

NOISE

Policy B3.4.10

Ensure noise in all zones does not adversely affect the health or well-being of people.

Policy B3.4.11

Maintain background sound levels which are appropriate to the quality of the environment and amenity values of each zone.

Explanation and Reasons

Policies B3.4.10 and B3.4.11 describe the effects from noise which should and should not occur to promote sustainable management. The District Plan rules set noise limits for an activity to be a permitted activity in any zone. In addition some activities are listed as discretionary or non-complying activities in some zones, because of potential adverse effects from noise. Any activity that cannot comply with the noise limits may still be able to occur in the zone, if the noise will not adversely affect people's health or well-being and is appropriate to the character of the

zone or is required for the delivery of emergency services. It is acknowledged that there are some exemptions to the noise standards.

Method

District Plan Rules

- Noise (all zones)
- Listed discretionary or non-complying activities (all zones)

GLARE

Policy B3.4.12

Avoid night lighting and, where practical, glare from reflections shining directly into adjoining sites, in all zones.

Explanation and Reasons

Lighting is an essential part of most activities which operate at night. It is also very valuable for security and the protection of property. Policy B3.4.12 provides maximum flexibility to use night lighting provided any effects of glare on surrounding sites are addressed. Policy B3.4.12 also applies to glare from reflections where it is practical to avoid these effects. This requires potential glare on adjoining properties to be considered when designing and positioning large structures made of glass, metal or other reflective material or painted white or a light colour.

Method

District Plan Rules

- Maximum light spill (all zones)
- Size of structures (Living zones)

Policy B3.4.13

Reduce the potential nightglow from outdoor lighting in the area around the West Melton Observatory.

Explanation and Reasons

The West Melton Observatory has been located in Bell's Road since 1968. That site was chosen so that the nightglow from lights in Christchurch City would not reduce the visibility of stars. As subdivision and residential density has increased in the West Melton area, nightglow from house lights and car lights is starting to affect the observatory. Preventing subdivision and residential development in the area or shifting the observatory are both costly solutions to the problem. Much of the potential nightglow can be reduced by:

- Designing subdivisions so that vehicular accessways are not directly opposite the observatory, to reduce the glow from car lights; and
- Using a specific design for outside lights.

Methods

Lighting Subdivision and Vehicular Accessways

District Plan

- Section 4.3 Policies

Information

- Appropriate types of night lighting

DUST

Policy B3.4.14

Avoid nuisance effects caused by dust from stockpiled material or construction work in Living or Business zones.

Explanation and Reasons

Many townships in the Selwyn District are located on the Canterbury Plains where they are exposed to wind, particularly north-westerly winds. Sites in townships will be exposed to dust from natural sources such as riverbeds or land. However, dust nuisance can be exacerbated by material blown from stockpiled material or extensive earthworks associated with subdivision or construction works. Policy B3.4.14 addresses dust nuisance. It is implemented by rules to avoid dust nuisance by covering, consolidating or keeping damp these dust sources.

Method

District Plan Rules

- Earthworks (Living and Business 1 zones)
- Outdoor Storage (Living and Business 1 zones)

VIBRATION

Policy B3.4.15

Avoid, remedy or mitigate adverse effects caused by excessive or prolonged vibration associated with people's activities.

Explanation and Reasons

Vibration can disturb people and damage property. Policy B3.4.15 requires adverse effects from vibration to be addressed. The policy is implemented by a rule requiring a resource consent for vibration effects that exceed the levels specified in the relevant New Zealand Standards.

Method

District Plan Rules

- Vibration and Blasting (all zones)

SCALE AND NATURE OF ACTIVITIES

Policy B3.4.16

Ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night.

Explanation and Reasons

Policy B3.4.16 provides that non-residential activities which are located in Living zones do not adversely affect residential properties, particularly at night. The policy is implemented by a rule which applies to non-residential activities in a Living zone. The rule specifies hours of operation for activities. Any activity which cannot comply with the rule may still be able to locate in or adjoining a Living zone if the activities outside the 'hours of operation' are unlikely to disturb surrounding allotments. There are no restrictions on the hours of operation for activities in Business zones. There are however increased building setback standards for sites in Business 2 and 3 Zones adjoining a Living zone and more stringent noise, light spill and recession plane standards for all Business zones adjoining a Living zone.

In the case of the Business 2A Zone there are more stringent controls on noise, light spill, recession planes, setbacks and landscaping where adjoining the Rural zone.

Method

District Plan Rules

- Hours of Operation (Living zones)
- Scale of Activities (Living zones)

Policy B3.4.17

Acknowledge that peoples' concern about health and safety is best addressed through rigorous examination of current scientific understanding and best practice technological responses, while accepting that full certainty as to effects is neither possible nor required under the Resource Management Act 1991.

Explanation and Reasons

The Resource Management Act 1991 is an effects based statute that permits resource users to avoid, remedy or mitigate the effects of their activities. It is not possible to provide full information in respect of outcomes from any proposed activity. It is possible however, to assess the risk of an activity and to make informed decisions on the basis of that risk assessment. If the risk of a proposed activity is unacceptable the resource consent application will be declined. If the risk of the activity is acceptable, then subject to the Act's other requirements, the activity will be sanctioned by the resource consent authority and proceed.

Method

District Plan Rules

- Discretionary and non-complying activities (Living zones)
- Utilities (all Zones)

TRAFFIC

Policy B3.4.18

Ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the quality of the environment in Living zones and the local receiving environment.

Policy B3.4.19 (a)

Ensure all activities have appropriate car-parking facilities to avoid, remedy or mitigate any adverse effects of car-parking on:

- The amenity values of streets;
- The privacy of residents; and
- Safe and convenient access to sites.

Policy B3.4.19 (b)

Ensure that a high level of amenity, safety and accessibility is achieved for pedestrians, users of public transport and cyclists when car parking is provided.

Policy B3.4.19 (c)

Ensure that access by sustainable transport modes, such as public transport, cycling and walking, is considered when assessing parking needs for new activities.

Explanation and Reasons

Policy B3.4.18 provides that non-residential activities in Living zones should not generate effects associated with the number of vehicles or people that are of a scale incompatible with the living zone as a whole or the surrounding residential activities. Consideration should include the existing amenity, traffic volume and character as well as the anticipated functioning and amenity of the frontage road. The quality of the environment may not be noticeably affected where extra pedestrian and vehicle activity occurs on an infrequent basis.

Policy B3.4.19(a) recognises that car-parking on roadsides can affect the outlook and privacy of residents and the ability to provide parking for their own visitors outside their homes, if cars are parked along the street on a regular or continual basis. Therefore, activities should have adequate car-parking either on-site or in an area off the road, in close proximity to the site. Potential effects of on-street parking on the safety and efficiency of the road network is addressed under Part B, Section 2.1 – Transport Networks.

Policy B3.4.19(b) recognises that activities requiring a high level of on-site car parking can be visually dominant, present unattractive street frontages, adversely affect the amenity of an area,

and take little account of pedestrian access, circulation, security and safety to and through a site. The need to provide car parking on a site often comes at the expense of other key components of good overall site design and layout, resulting in buildings being pushed to the rear of sites away from the public footpath interface, with car parking routinely located adjacent to road frontages and a lack of landscaping. Consideration should be given to the overall design and layout of sites to ensure that car parking layout does not dominate the overall layout of the site, and a high level of amenity and on-site safety is achieved.

Policy B3.4.19(c) seeks that all new developments and activities are not just accessible by motor vehicles, but are also easily accessed by sustainable transport modes such as public transport, cycle and pedestrian routes. Providing for sustainable modes of transport may reduce the need for car parking, thus improving amenity and also providing users with healthy alternatives to motorised vehicle transport. Implications for sustainable transport and the safety and efficiency of the road network are addressed under Part B, Section 2.1 – Transport Networks.

Method

District Plan Rules

- Scale of Activities (Living zones)
- Car parking (all Zones)

OUTDOOR STORAGE

Policy B3.4.20

Avoid adverse effects on the amenity or aesthetic values of Living and Business 1 Zones from the outdoor storage of goods on sites.

Explanation and Reasons

The storage of goods outdoors on sites can detract from the aesthetic or amenity values of Living and Business 1 Zones. The effect depends on the location of the storage area, the type of goods stored and the surroundings. For example, storing goods in front yards tends to have a greater visual impact than siting them in rear yards. Parking boats, caravans or trailers on residential properties is usually more acceptable than storing rubbish or goods for recycling.

Policy B3.4.20 is implemented by a rule requiring areas used to store goods outside to be screened under certain conditions. There are exemptions for vehicles in all zones and outdoor displays areas in Business 1 Zones.

Method

- District Plan Rules
- Outdoor Storage of Goods (Living and Business zones)

OUTDOOR SIGNS AND NOTICEBOARDS

Policy B3.4.21

Ensure signs in all zones are designed and positioned to avoid:

- Adverse effects on the visibility or safety of pedestrians, cyclists or motorists;
- Impeding access to or past sites;
- Nuisance effects from sound or motion features on signs or from glare or reflectivity;
- Adverse effects on the amenity values of the zone; or
- Dominance of the 'skyline' or view, caused by large signs protruding above the roofs of buildings.

Explanation and Reasons

Outdoor signs and noticeboards are important vehicles for information, which enables people and communities to provide for their health, safety and social, economic and cultural well-being. Inappropriately-positioned or designed signs can adversely affect people's health or safety or create nuisance effects. For example:

- A sign that looks like a traffic signal may be misinterpreted;
- A sign with sound effects can disturb neighbours;
- Too many freestanding signs outside a block of shops can make it difficult to pass along the footpath;
- A low overhanging sign may impede visibility or knock a passer-by; and
- A very tall sign may dominate the outlook or 'skyline' of an area.

Part B, Section 2.1 Transport Networks addresses effects of signs alongside roads on traffic safety.

Method

District Plan Rules

- Outdoor Signs (all Zones)
- Outdoor Noticeboards (all Zones)

Policy B3.4.22

Ensure signs in Living zones are of a size, design and number which maintain the quality of the environment and amenity values of the zone, but recognise the need for retail activities located in Living zones to have extra signs on the site.

Explanation and Reasons

The zone objective for Living zones seeks to maintain an environment which is less busy and more spacious than a metropolitan area. Large areas of signs or advertising hoardings may add to an impression of a 'busier', more metropolitan area. At the same time, some signage is desirable to give people and communities the information they need for their health, safety and

daily activities. Policy B3.4.22 and associated rules provide for outdoor advertising in Living zones at a level that maintains the quality of the environment in residential areas.

Signs in Living zones should reflect the products, services or information relative to the site on which they are located. These differ from other temporary signs used to advertise upcoming events of interest to the community. Space or structures in Living zones should not be used as general advertising space or hoardings for any product or service, whether related to the site or community, or not.

Most townships in the Selwyn District have shops and service stations located in Living zones. Policy B3.4.22 recognises that retail premises, by their very nature, will have additional signs advertising products they sell. The policy and rules allow for additional on-site signs for retail premises. Any adverse effects of these additional signs on the quality of the environment are mitigated by the small number of these premises in Living zones.

Method

District Plan Rules

- Outdoor Signs (Living zones)
- Outdoor Noticeboards (Living zones)

BUILDING DESIGN

Policy B3.4.23

Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to:

- **Avoid, remedy or mitigate adverse effects on adjoining sites; or**
- **Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or**
- **Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.**

Explanation and Reasons

In general, the District Plan does not have provisions that tell people what colour, shape or materials to use when building structures. The Plan does, however have rules for the height, bulk of buildings and recession planes, to avoid adverse effects of shading and loss of privacy or outlook, on adjoining sites. In the case of the Business zones some of these provisions are either relaxed or do not exist where adjoining another business zoned site. An exception is within the Business 1 zone where it is considered that active management of design is needed in order to address the effects on public spaces.

Some areas have been identified in the Plan as having either: outstanding natural features or landscapes values or special heritage or amenity values. In these areas, the Plan has design criteria for erecting a building or structure, including signs, as a permitted activity (no resource consent needed). Buildings or structures that cannot comply with the rules, may be able to be erected through the granting of a resource consent, if the proposed design is appropriate to the area.

The areas subject to building design controls due to the proximity of outstanding natural features or landscapes are identified in Part B, Section 1.4 of the Plan. Such controls affect the expansion of the townships of: Arthur's Pass, Castle Hill and Lake Coleridge, and the expansion of other townships in certain directions. It will also affect parts of the Rural Zone. This matter is addressed in the Rural Volume of the Plan.

The townships of Arthur's Pass and Castle Hill also have building design controls in their existing villages. These controls are to maintain the special building styles and associated character that exist in those villages, at present. This matter is addressed in policies 28 and 29 of this Section.

Building Act 2004

A building consent is still required for the erection, alteration or demolition of any building under the Building Act 2004, whether that building requires a resource consent or not. All buildings must comply with any relevant structural criteria in the New Zealand Building Code.

Method

District Plan Rules

- Height of Buildings (All Zones)
- Size of Buildings (Living zones)
- Recession Planes (All Living Zones and some Business Zones)
- Urban Design Guides

Policy B3.4.24(a)

Ensure that Business 1 zoned town centres are walkable and well integrated, and that development in those town centres contributes to the economic and social vibrancy of the District's towns by:

- **complementing public spaces (both those in public ownership and on-site public space) with high quality active frontage**
- **ensuring the provision of high quality public space**
- **bringing activity to street frontages by, where possible, positioning buildings and active frontage along the street boundary and not locating car parking between buildings and a road**
- **providing for a high quality pedestrian experience in places the public may be present**
- **ensuring that development supports the urban structure by providing for direct and logical pedestrian routes within and through larger sites and to entranceways along pedestrian desire lines**
- **ensuring entranceways are positioned in logical places for pedestrian access**
- **allowing for a variety of building typologies including large format retailing where appropriate.**

Explanation and Reasons

Town Centres are the hub of a community and the venue for a variety of transactions. A vibrant and vital town centre results from the variety of experiences and transactions on offer from a single journey. The presence of people on the street is an essential component of a vital town centre, adding interest, excitement and commercial opportunities.

An inviting and walkable town centre allows people to combine shopping and other activities (such as using the library or meeting with friends). The social fabric of the town is strengthened by the opportunities for chance encounters. There are health benefits from allowing people to incorporate walking into their daily routine. But people will only walk around a centre if it is safe, attractive and convenient.

The integration of adjacent sites is important for the economic success of the centre, increasing opportunities for multi-use visits and broadening the range of activities taking place in the centre.

For these reasons, a centre must have a layout which supports pedestrian activity and buildings must be designed to bring interest and activity to streets and areas where people may be present. Developments which turn their backs on the street and neighbouring development and which do not contribute to a pleasant and convenient pedestrian experience will undermine the opportunity for a community hub to be developed.

The plan differentiates between small developments (with floor areas below 450m²) and large ones.

Small developments have a reduced scale of effects, but there is more potential for adverse cumulative effects from development which is undertaken at different times. Effects are managed with bottom line standards designed to ensure regular development with good street interaction.

Large developments have a greater scale of effects but can be designed comprehensively and include on-site public space. These proposals need a greater degree of scrutiny, so they are restricted discretionary activities, but assessment can include the overall effects of the development on the environment (rather than rigid compliance with standards).

The policy recognises that there is a demand for large format retail; that it is appropriately located in the B1 zone; and that its presence can be an important contribution to the economic and social vitality of a town centre. It seeks a balance between the positive contribution such retail makes and the adverse effect it can have if poorly designed.

Methods

District Plan Rules (Business 1 zones)

- Streetscene
- Retail Activities
- On-Site Public Spaces
- Entranceways
- External finish
- Landscaping
- Urban Design Guides

Policy B3.4.24(b)

Support the use of building or landscaping concept plans or ideas developed for townships in Selwyn District where such plans or ideas:

- **Are appropriate to the proposed activity;**
- **Do not contravene any District Plan policies or rules; and**
- **The builder/developer is interested in using them.**

Explanation and Reasons

Some townships in Selwyn District, such as Rolleston, Lincoln, Prebbleton and Tai Tapu have town concept plans. These plans include ideas for building, design and landscaping to enhance the quality of the environment and amenity values in the township. Other townships have particular themes which are provided by business or community groups, such as verandas on shops. The Council shall encourage people to consider these ideas provided that they are appropriate, that people are interested, and that they do not conflict with any of the policies or rules in the District Plan. The Council shall not require people to adhere to these concept plans or ideas. They are not statutory documents prepared under any legislation, and are not necessary to address adverse environmental effects.

Method

Information

- Make people aware of any township concept plans where appropriate

Policy B3.4.25

In all zones in townships, ensure buildings:

- **Do not shade adjoining properties; and**
- **Maintain a predominantly low rise skyline.**

Explanation and Reasons

Policy B3.4.25 describes effects which all buildings should have, in any zone in a township. Access to sunlight is important to most sites, to make them attractive. Even if activities are predominately indoors, sunlight is a potential source of light or heating.

Townships in Selwyn District have predominately low rise buildings, except for Lincoln University and some business areas. In consultation (township surveys and landscape workshops) many residents considered multi-storey apartment blocks or other high rise buildings will adversely affect the amenity values of townships in Selwyn District because they are characteristic of more 'metropolitan' areas, and because they reduce the outlook on to the rural area.

Within the Business 2A Zone and the Business 3 Zone at Lincoln provision is made for taller buildings to reflect needs of both locations given the importance of both to the District and the Greater Christchurch area.

In the case of the Business 2A Zone at Rolleston whilst it has the same permitted height limit (15m) as the Business 2 Zones, provision is made for buildings between 15m to 20m to be considered as a restricted discretionary activity. In addition, there is no recession plane applicable within the Business 2A Zone recognising the nature and character of this Zone. The

location of the Business 2A Zone is well separated from Living zones to ensure that the lack of recession plane will not result in any unacceptable effects.

In the case of the Business 3 Zone at Lincoln provision is made for multi stored buildings which is a distinctive character of the existing development in this area.

Method

District Plan Rules

- Recession Planes (all Living Zones and some Business Zones)
- Building Height (all zones)
- Building Setbacks (all zones)

Policy B3.4.26

Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.

Explanation and Reasons

Policy B3.4.26 manages the effects from the location of buildings relative to property boundaries. In residential areas, buildings located too close to road boundaries can affect both the outlook and privacy of neighbouring residents. They can also affect the character of the residential area, particularly if other buildings are setback from road boundaries. In business zones a setback from the road boundary may not be necessary or appropriate. This policy is implemented by rules for the setback of buildings. It should be read in conjunction with Part B, Section 2.1, Transport, Policy B2.1.5(b).

Method

District Plan Rules

- Building Setbacks (all zones)

Policy B3.4.27

Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.

Explanation and Reasons

Policy B3.4.27 and associated rules ensure non-residential activities in Living zones do not detract from the quality of the environment in Living zones. This quality includes the following things:

- Large buildings are set back from the property boundary to protect people's privacy and outlook.
- Buildings do not cover the whole of the section or site and the surrounding area is kept in lawns, gardens, paving or similar features.
- Buildings are of a similar size and height to dwellings.

There is often a market incentive for residential properties to avoid these effects, because they may reduce the value of the property. There is less direct market incentive for non-residential activities to do so. Therefore, the District Plan has a policy and rules to address these effects.

Method

District Plan Rules

- Building Setbacks (Living zones and sites adjoining Living zones)
- Site Coverage (Living zones)
- Landscaping (Living zones)
- Building Height (Living zones)
- Building Size (Living zones)

CASTLE HILL VILLAGE

Policy B3.4.28

Ensure that development within Castle Hill Village maintains an ‘alpine chalet’ theme and an ‘alpine village’ character and proceeds in a way that does not affect unduly views from within the village of the surrounding landscape.

Explanation and Reasons

Castle Hill Village was developed with an ‘alpine’ village theme or character. Since its creation, building design has been controlled to promote a particular style of building design. That style is an ‘alpine chalet’ style, with the following characteristics:

- wooden or stone buildings
- dark hues and natural finishes
- steep pitched roofs
- absence of fences and formal gardens
- controls on the height of and the provision of space around buildings

Policy B3.4.28 is implemented by a set of rules for erecting buildings as permitted activities (no resource consent needed). The rules are quite specific, but are a change from past planning schemes when all buildings needed a resource consent. Alternatively, a person may apply for a resource consent to erect a building that does not comply with the rules. Any resource consent application will be assessed on whether the proposed building design is in keeping with the ‘alpine chalet’ design and theme.

Method

District Plan Rules

- Alpine Villages

ARTHUR'S PASS VILLAGE

Policy B3.4.29

Ensure structures and buildings maintain the mix of 'small, historic workers cottages' and the 'alpine chalet' style of buildings at Arthur's Pass Village.

Explanation and Reasons

The character of Arthur's Pass Village has evolved over time. Some buildings in the village were construction houses erected in association with work on the Otira Tunnel and Midland Railway Line. More modern buildings have been built for businesses relying on the tourism and recreation opportunities in the area, and more modern houses for staff involved with transport networks or Arthur's Pass National Park. As a result, Arthur's Pass has a unique mix of building styles:

- the early workers cottages
- the 'alpine chalet' theme adopted by some of the larger, modern buildings

Characteristics of the early, workers cottages, include:

-Wooden or corrugated iron materials

- Small size (one or two rooms) sometimes with a 'lean to'
- Low pitched roof; and
- Outside stone chimney

Characteristics of the 'alpine chalet' style buildings include;

- Wooden or stone materials
- Dark hues or natural finishes; and
- Steep pitched roof

Policy B3.4.29 recognises the unique character of these building designs at Arthur's Pass and seeks to maintain both of them. The policy is implemented by a set of rules for erecting buildings as permitted activities (no resource consent needed). The rules are quite specific but are a change from past planning schemes when all buildings needed a resource consent. Alternatively, a person may apply for a resource consent to erect a building that does not comply with the rules. Any resource consent application will be assessed on whether the proposed building design is 'in keeping' with one of these two design themes in Arthur's Pass Village.

Method

District Plan Rules

- Alpine Villages

RELOCATED BUILDINGS

Policy B3.4.30

Ensure any relocated building is reinstated to an appropriate state of repair, within a reasonable timeframe.

Explanation and Reasons

Buildings are often relocated as a whole or in parts, on to a new site, from either within or outside the District. Buildings are relocated for many reasons. They can be a cheaper alternative to new buildings; a specific building design may be required; or the building may be relocated to a new site to preserve it.

Some people object to relocated buildings being moved into their neighbourhood because they think it will reduce property values in the area, particularly if the relocated building is old and the other houses, new. Other people are more concerned if the relocated building sits on blocks on the new site for a long time, or is damaged during transit and not repaired.

Policy B3.4.30 and the accompanying rules do not prevent people from relocating buildings into any zone. The provisions enable the Council to require the building be set on to a building pad or foundations and repaired to a certain standard, within a specified time. The Council plan does not prevent people relocating buildings for the following reasons:

- The Plan does not control the design or age of any other building.
- Relocated buildings can be an efficient use of physical resources, which is a matter to be considered in promoting sustainable management under section 7(e) of the Act.
- If a particular developer wishes, he/she can use mechanisms outside the District Plan to prevent relocated buildings within a particular subdivision.

The Plan rules do not apply in the Business 2 and 3 Zones. Incomplete relocated buildings are less likely to affect the aesthetic and amenity values in Business 2 and 3 Zones, than in Business 1 and 3 and Living zones.

Relocated building is defined in Part D of the Plan. It does not include new buildings or parts of new buildings designed specifically for the site, but built off-site and transported to it.

Method

District Plan Rules

- Relocated Buildings (Living, Business 1 and Business 3 Zones)

LANDSCAPING AND AMENITY PLANTINGS

Policy B3.4.31

Encourage sites in Living and Business 1 Zones to maintain a landscaped area along the road frontage of the site.

Policy B3.4.32

Encourage sites in Business 2, 2A and 2B Zones and the Business 3 Zones which adjoin a road to have the road frontage of the site landscaped or screened.

Explanation and Reasons

Living and Business 1 Zones are areas where people live and work. Tidy sites with gardens, lawns or sealed grounds help to maintain the aesthetic values of these zones and make them attractive places to live.

In Business 2, 2A and 2B Zones and the Business 3 Zone the Plan places less emphasis on aesthetic values as Living and Business 1 Zones. When sites in these zones are located adjacent to roads, untidy yards can affect the amenity values of the township and peoples appreciation of the place as a 'nice' area to live.

Policies B3.4.31 and B3.4.32 are implemented using two methods. A rule for some landscaping or screening applies to new activities. The rule only relates to the area between the buildings and road frontage of any site. The Council also encourages local business groups and township committees to develop voluntary programmes to 'spruce up' business areas.

When implementing amenity planting adjoining roads, consideration should be given to selecting plants that do not obscure visibility for vehicles entering or leaving the site.

Methods

District Plan Rule

- Landscaping or Screening (Business zones)

Advocacy

- Encourage township committees and business groups to develop plans or programmes to 'spruce up' business areas.

Policy B3.4.33

Encourage people who are developing or redeveloping sites in townships to retain trees, bush or other natural features on the site, as part of the new development.

Explanation and Reasons

Policy B3.4.33 recognises that trees, bush and other natural features can add to the amenity values of a township, even when on private land and only able to be admired from across the fence. Policy B3.4.33 encourages landowners to keep such features when developing their sites. The features addressed in Policy B3.4.33 do not include trees, bush or sites which are formally protected for their heritage, cultural or ecological values in the District Plan. These features are provided for in Part B, Sections 1.3 and Part B, Section 3.3 of the Plan. The LTP Development Contribution Policy allows for consideration of retained trees and vegetation as a credit towards development contributions for reserves.

Methods

Advocacy

- Suggest to people undertaking activities that they retain existing trees and bush on the site

LTP

- Development Contribution Policy

LAKE COLERIDGE VILLAGE

Policy B3.4.34

Encourage the maintenance or enhancement of green areas, plantings and walkways which add to the amenity values of Lake Coleridge Village.

Explanation and Reasons

Lake Coleridge Village includes extensive grass areas, walkways and a mix of exotic and indigenous trees and bush. These features give the village particularly attractive surroundings, as well as providing shelter from north-westerly winds. New activities in the village are encouraged to both utilise, and help maintain and enhance these features.

Methods

Advocacy

- Encourage people to continue to use and develop the walkways, green areas and plantings.

LTP

- Development Contribution Policy

District Plan Rules

- Subdivision – encourage walkways and green spaces in subdivision layouts, provided they are ‘cost effective’ to maintain.

REVERSE SENSITIVITY EFFECTS

Policy B3.4.35

Encourage Business 1 Zones to be consolidated into one area in each township, or into two areas in townships which may grow large enough to support two separate business areas.

Policy B3.4.36

Encourage Business 2, 2A and 2B Zones to be consolidated in one area, in each township.

Explanation and Reasons

If each Business zone in a township is consolidated in one area it:

- Reduces the number of boundaries between residential and business areas and associated potential for ‘reverse sensitivity’ effects.
- Enables a zone to be created where the quality of the environment and amenity values reflect the requirements of business activities.

Business zones are provided for activities which have effects that will detract from the amenity values of Living zones. If several, small Business 1 or 2 Zones are 'scattered' throughout a township, then there is much greater potential for adverse effects and 'reverse sensitivity' issues than if the activities are clustered into one area.

In the case of the Business 2A Zone this exists in one discrete location at Rolleston, and is well separated from any Living Zones. In the case of the Business 2B Zone, this exists in one discrete location at Lincoln, and a 50m buffer from the Living Z Zone will be created.

Policy B3.4.37 has an exception for larger townships which, may grow large enough to support two, separate Business 1 Zones within the next 20 years.

Method

District Plan Zones

- Area identified as Business zones in District Plan
- To assess plan change requests to rezone land for new Business zones

Policy B3.4.37

Avoid establishing activities in Business 2, 2A and 2B Zones or the Business 3 Zone at Lincoln, which are likely to be sensitive to the effects of other activities in the zone, unless any potential for 'reverse sensitivity' effects will be minor.

Explanation and Reasons

The activities which are accommodated in Business 2, 2A and 2B Zones and the Business 3 Zone at Lincoln may have effects which are incompatible with other activities. For example, in Business 2, 2A and 2B Zones the visual effects of sites; vibration from heavy vehicles; dust from the stockpiling of materials; or noise from machinery, may be incompatible with residential activities, other forms of accommodation, schools or restaurants. In the Business 3 Zone, odour from livestock or fertilisers, chemical sprays, noise and heavy vehicles are some of the effects which may be incompatible with residential activities, other forms of accommodation or restaurants.

The Business 2, 2A, 2B and 3 Zones are created specifically to accommodate activities which have these effects away from the activities which they can potentially affect.

Method

District Plan Rules

- Business 2 Zone
- Business 2A Zone
- Business 2B Zone
- Business 3 Zone

Policy B3.4.38

Where Living zones and Business 2 Zones adjoin, ensure any new activity occurring along the boundary in either zone, includes measures to mitigate any potential ‘reverse sensitivity’ effects on existing activities.

Explanation and Reasons

Business 2 Zones are encouraged to be separated from Living zones where possible. Existing land use patterns mean many Business 2 Zones adjoin Living zones along at least one boundary, and some adjoin Living zones on two or three boundaries. Policy B3.4.38 requires new activities which locate on sites along these boundaries, whether they be in the Living zone or the Business 2 Zone, to include measures to reduce potential effects on existing activities on sites along the boundary. This includes potential ‘reverse sensitivity’ effects from new residential activities in the Living zone existing activities on adjoining sites in the Business 2 Zone.

Examples of such measures include, but are not limited to, landscaping and screening of sites to reduce visual effects, greater setback distances for buildings from property boundaries or building line restrictions, the use of larger sections, roads or walkways along the zone boundary to act as ‘buffer zones’, or bunding landscaping.

Methods

District Plan Policy

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

District Plan Rules

- Subdivision
- Setbacks from boundaries (Business 2 Zones)
- Setbacks from boundaries (Living zones)

Policy B3.4.39

Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential ‘reverse sensitivity’ effects will be avoided, remedied or mitigated.

Explanation and Reasons

Rezoning land for new residential development around townships should not create ‘reverse sensitivity’ issues with existing activities in any zone. Policy B3.4.39 does not preclude rezoning of land for residential development adjoining Business 2, 2A and 2B Zones or sites in the Rural Zone which have activities with incompatible effects provided appropriate methods are used to address potential ‘reverse sensitivity’ issues. Appendix 14 suggests information on activities in the surrounding area be included with any plan change request to rezone land.

Method

District Plan Policy

- To assess plan changes to rezone land for new residential development

Policy B3.4.40

To recognise the special characteristics of the Rakaia Huts settlement based on the existing quality of the environment, character and amenity values.

Explanation and Reasons

The majority of the Rakaia Huts have developed in an ad-hoc fashion over a number of years. The area is a historic fishing settlement that has evolved into residential areas with some permanent, semi-permanent and holiday accommodation. The land on which the huts are located is susceptible to flooding from the Rakaia River. The tenure of the land has been an issue in the past, and has been addressed to an extent by the Council and occupants. Rationalisation of land tenure and restrictions on future development options due to flooding has been provided for in this plan.

Method

District Plan Rule

- Natural Hazards Area (Living zone)
- Subdivision

QUALITY OF THE ENVIRONMENT — ANTICIPATED ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing Section B3.4:

- Townships develop with zones of distinctive character.
- Living zones maintain a quality of the environment and amenity values compatible with residential areas.
- Most new residential activities occur in Living zones, with some higher density living areas in Business 1 Zones.
- Any new residential activities in Business 2, 2A and 2B Zones or the Business 3 Zone are ancillary to other activities in the zone.
- Increases in the variety of small scale businesses and other non-residential activities in Living zones.
- Business 1 Zones have more variety in activities and associated infrastructure.
- Business 1 Zones are attractive places for people to visit, work in or reside in.
- Lower standards of aesthetic and amenity values are maintained in Business 2, 2A and 2B Zones.
- The Business 3 Zone remains dominated by specialist research, education and associated activities.
- No increase in 'reverse sensitivity' issues in townships.

QUALITY OF THE ENVIRONMENT — MONITORING

Please refer to Part E, Appendix 1.

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4 GROWTH OF TOWNSHIPS

B4.1 RESIDENTIAL DENSITY – ISSUES

- **The need for a range of section sizes and living environments in Selwyn District, while maintaining the spacious character and amenity values of townships.**

What are the Issues?

In a survey of township residents carried out by the Council (November 1998 and April 1999) respondents consistently identified that larger section sizes than those found in Christchurch City and the corresponding impression of “spaciousness”, as important. Many respondents also suggested the existing District Plan did not make sufficient provision in townships for either:

- Flats and small sections; or
- A range of section sizes.

As lifestyles change and the population ages, not all people want or can manage a large section. At the same time, the amenity values associated with larger sections and spaciousness have been identified by people in several forms as an important part of the character of the small rural towns in Selwyn.

Part of promoting sustainable management of natural and physical resources involves both:

- Enabling people and communities to have the living environments and section sizes which suit their needs; and
- Maintaining the spacious character and amenity values of townships.

How a new residential area is designed, the layout and size of sections, and access to open space and outlooks affect how pleasant the place is to live in. For example, if a residential area does not include enough open space or reserve areas and has small section sizes, it will create more of an impression of being a ‘built up’ or ‘metropolitan’ area, than one that has more open space and larger section sizes.

If a township has a local stream or river, public access along that waterbody may enhance the amenity values of the new residential area. Trees, bush, and pasture often add to the amenity values of a township, even when they are on private land. The loss of pasture land is inevitable if the area is used for residential development, but it may be possible to retain trees or bush areas as part of the new residential development. The LTCCP Development Contribution Policy allows for consideration of retained trees and vegetation as a credit towards development contributions for reserves.

There is an identified demand for rural residential sections, particularly within the commuter belt of the District with Christchurch City. There has also been an increase in the use of 4ha rural allotments provided for under the Rural (Inner Plains) Zone for rural residential lifestyle living rather than rural purposes. It is recognised that a managed amount of rural land should be rezoned to rural residential densities to provide diverse living environments and promote housing choice, but that this should only be provided through a comprehensive plan change process where all potential adverse effects can be assessed, along with the location’s consistency with Chapter 6 of the Canterbury Regional Policy Statement and the adopted Selwyn District Council Rural Residential Strategy 2014.

This section addresses issues relating to residential density: section sizes; site coverage; and open space; as part of residential growth in townships. Part B, Section 4.2 deals with subdivision of land and Part B, Section 4.3 deals with areas for new residential or business development in the District. Part B, Section 4.4 addresses financial contributions.

RESIDENTIAL DENSITY – STRATEGY

The Township Volume of the District Plan uses the following basic strategy to address issues of residential density:

- Zones used to provide for living environments with differing residential density.
- Existing residential areas have a similar density in the new plan, to the existing density. The residential density in new Living zones or undeveloped Living zones (Living X), together with the Living WM Zone, is determined by the subdivider, but is not more dense than the density in the Living 1 Zone for the township. The exception is in Living Z zones and Medium Density areas where greater densities are anticipated. These areas are subject to additional regulatory controls which will ensure high quality urban design outcomes to maintain the amenity of the towns.
- The Plan provisions provide for a range of section sizes in Living zones by having an average lot size, not a minimum.
- Spaciousness is managed through site coverage (small section/small house; large house/large section).
- Increased site coverage for smaller sections and flats is allowed in Living 1 Zones for a percentage of sections. The percentage is managed through a resource consent, to keep overall spaciousness.
- Density in Living 2 and 3 Zones is kept low thus reflecting the rural character by maintaining a sense of open space, panoramic views and rural outlook.
- There is no limit on building density and site coverage in Business 1 Zones, with the exception of the Business 1 Zone bounded by State Highway 1, Rolleston Drive and Dick Roberts Place and the Business 1A Castle Hill Zone.
- Open space areas are provided to mitigate effects of building density.

RESIDENTIAL DENSITY – OBJECTIVES

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall ‘spacious’ character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

Objective B4.1.2

New residential areas are pleasant places to live and add to the character and amenity values of townships.

Explanation and Reasons

Policy B4.1.2 retains Living 2 and 3 Zones areas with lower residential density than Living 1 Zones. The policy refers to 'considerably lower' which acknowledges that low density living zones be spacious and reflect something of the rural characteristics in which they are located. Currently they are from 6 to 12 times lower. The Council suggests average section sizes would need to remain between 3 and 6 times lower in the Living 2 Zone and between 6 and 10 times lower in the Living 3 Zone than that of Living 1 Zones, to have a visually discernible difference in residential density. If more intensive residential density than this is desired in Living 2 or 3 Zones, the area should be rezoned to another Living zone.

In recent years the Council has received applications from landowners in Living 2 zones to subdivide their sections. The information supplied in those applications and in response to the Council's township surveys (November 1998 and April 1999) suggest that 1 hectare or even 0.5 hectare allotments are larger than necessary to meet at least some of the demand for larger residential sections. However some proposals for further subdivision of allotments in Living 2 Zones have been opposed by surrounding residents, who have purchased properties in that area because the residential density is one house per hectare or 0.5 of a hectare.

Subdivision of land into smaller allotments in Living 2 Zones may be desirable if it:

- Makes more efficient use of the land;
- Enables people to provide for their economic well-being by selling surplus land; or
- Improves the amenity values of the area because allotments are easier to maintain.

When considering adverse effects on amenity values the consent authority should consider that a change in residential density per se, is not necessarily an adverse effect. For example, if people are having difficulty maintaining larger allotments, drains or water races or vehicular accessways, increasing residential density may improve the amenity of the area.

Method

District Plan Rules

- Subdivision (Living 2 Zones)

Policy B4.1.3

Within the Greater Christchurch area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement, to provide for rural residential development through the Living 3 zone and only where located in accordance with the areas shown in the adopted Selwyn District Council Rural Residential Strategy 2014. Elsewhere in the District to allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they achieve the following:

- **A compact township shape;**
- **Consistent with preferred growth options for townships;**
- **Maintains the distinction between rural areas and townships;**
- **Maintains a separation between townships and Christchurch City boundary;**
- **Avoid the coalescence of townships with each other;**
- **Reduce the exposure to reverse sensitivity effects;**
- **Maintain the sustainability of the land, soil and water resource;**

- **Efficient and cost-effective operation and provision of infrastructure.**

Explanation and Reasons

Low density living zones reflect a desire by some to live on a small holding while undertaking only limited “farming” if desired. It is essentially a life-style rather than occupation and has both urban and rural characteristics. While this form of low density living need not necessarily adjoin an existing township, it must be consistent with the objectives and policies of the District Plan including developing a compact and consolidated township shape, and be consistent with preferred growth options for townships.

It is possible to accommodate this type of residential activity selectively in the District, while minimising the use of versatile soils thereby sustaining the productivity of the District. However, the location and extent of the low density living environment must take account a number of factors including: effluent treatment and disposal (water quality), water supply, accessibility and walkability to community services and facilities, natural hazards, and compatibility with surrounding rural activities.

Low density living environments need to be provided with adequate and safe road access in order to reduce any impacts on the functioning of the roading network, both locally and further a field. Similarly servicing by an acceptable means will be required to adequately dispose of sewage and stormwater to protect the quality of surface and underground waters. An adequate and reliable water supply must also be provided.

In some areas a low density living environment may detract from rural character and amenity associated with a rural area. People who live in rural areas value their sense of open space, panoramic views and rural outlook and low density living development should reflect something of the rural character they are associated with. It is also desirable to avoid coalescence of townships and of townships with Christchurch City. It is appropriate that low density living environments do not result in a blurring of the distinction between the rural, township, and Christchurch City.

Proposals for low density living environments must have regard to compatibility with existing rural and rural related uses, such as intensive livestock production, boarding and keeping of animals, recreational uses, machinery depots and effects from day to day rural activities including noise and smell. Existing rural and rural related activities, while having adverse effects in themselves, may also have their operations duly impinged upon by inappropriately located low density living environments. Effort should be made to reduce the potential for reverse sensitivity effects by increasing lot sizes and reducing the number of people exposed to effects.

Policy B4.1.4

Allow choice in residential density in Living X Zones, provided that it is not more dense than that for the Living 1 Zone(s) in that township.

Explanation and Reasons

Living X Zones are areas zoned for residential development but have not been subdivided yet. Rather than ‘second guessing’ what future demand for residential density shall be, the District Plan provides for the landowner or subdivider to nominate section sizes and other conditions for residential density at the time the land is subdivided. Similarly, if land is rezoned for residential development. Policy B4.1.4 requires residential density to be no greater than the Living 1 Zone for the township to maintain the ‘spacious’ character identified in Objective B4.1.1. Higher density residential areas can be provided for in Business 1 Zones.

Methods

- District Plan Rules
- Outline Development Plans
- Subdivision Design Guide

Policy B4.2.13

To manage rural residential development in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement through the Living 3 Zone and the adopted Selwyn District Council Rural Residential Strategy, whilst ensuring:

- **Development is in accordance with an Outline Development Plan included in the District Plan;**
- **Areas can be efficiently serviced with network infrastructure;**
- **Efficient and effective linkages are provided to the adjoining township;**
- **Where areas are sufficiently large such that lots do not directly adjoin a rural area, the subdivision plan is to have an appropriate mix of section sizes, orientation, and internal road layout to maintain a sense of openness and visual connection to rural areas;**
- **The lot layout is consistent with the residential density required by Chapter 6 to the Canterbury Regional Policy Statement;**
- **Any risks of natural hazards or soil contamination are effectively managed;**
- **That there will be no adverse effects on ancestral land, water and the wahi tapu and wahi taonga of Te Taumutu Rununga. This includes the need to protect and enhance rivers, streams, groundwater, wetlands and springs within the catchment of Te Waihora/Lake Ellesmere and any associated mahinga kai sites;**
- **That there will no significant adverse effects on the quality of ecosystems and indigenous biodiversity;**
- **That where located in an urban growth path identified in an adopted township structure plan, the lot and road layout and infrastructure servicing is to be designed to readily facilitate intensification of the area to urban densities.**

SUBDIVISION OF LAND — ANTICIPATED ENVIRONMENTAL RESULTS

The following results should occur from implementing Section B4.2:

- Subdivision of land for other purposes than new residential or building development is easier.
- Greater variation in allotment size, shape and layout, while maintaining residential density standards and amenity values in townships.
- Allotments are created with the characteristics and services and facilities appropriate for the intended use of the land.

- On land identified as having significant open space or natural values, the Council has the ability to consider environmental compensation, depending on the circumstances of subdivision and development.
- Subdivision outcomes that incorporate the design, form and function characteristics identified within the Design Guide for Residential Subdivisions in Living Zones including:
 - Convenient access to community facilities;
 - Efficient connectivity for walking, cycling and transport;
 - Strong connections between allotments and the road frontage;
 - Retention and enhancement of important or unique existing natural, cultural and heritage features;
 - Sustainable, resource efficient development that avoids high maintenance features e.g. low maintenance roadside plantings rather than lawns in areas that are more difficult or costly to maintain.
- Living 3 Zone facilitates rural residential living opportunities and housing choice in the Greater Christchurch Urban Development Strategy area of the District covered by Chapter 6 to the Canterbury Regional Policy Statement. The location, density and development of rural residential activities are managed through the adopted Selwyn District Council Rural Residential Strategy 2014 to achieve the following subdivision outcomes:
 - Avoid areas where constraints cannot be adequately managed, including areas prone to natural hazards, ground contamination, in close proximity to strategic infrastructure and established education and research facilities, or areas of high natural, historic or cultural value or Te Taumutu Rununga and Ngai Tahu values;
 - Support the consolidated management of Township growth;
 - Provide ready access to public transport, health care and emergency services, schools, community facilities, employment and services through linkages and integration with adjoining townships;
 - Provide efficient connection to reticulated infrastructure;
 - Manage potential reverse sensitivity effects with established rural based activities;
 - Achieve the anticipated rural residential amenity and character and maintain this on an ongoing basis through Outline Development Plan and subdivision consent process.

SUBDIVISION OF LAND – MONITORING

Please refer to Part E, Appendix 1.

B4.3 RESIDENTIAL AND BUSINESS DEVELOPMENT

Introduction

This section specifically addresses issues associated with residential or business growth in townships in the District. Part A, Section 4.5 (Townships & Zones), Table A4.4 describes how townships are identified.

Part B, Sections 1.1 to 4.2 contain objectives and policies that apply to all activities generally and to residential or business growth specifically. This section collates these objectives and policies, and applies them to specific townships (policies B4.3.11 – B4.3.102). Town Form includes policies on the shape and pattern of land rezoned for new residential or business development. Appendix 14 contains a guide on information to be included with plan change requests to rezone land.

The Council has included a separate, specific section in the District Plan addressing this issue because it is a complex and significant resource management issue in the District.

RESIDENTIAL AND BUSINESS DEVELOPMENT – ISSUES

- **Effects on the environment from the location, amount and rate of residential or business growth in the District.**
- **How to provide for new residential and business growth in a way that achieves an integrated land use planning approach, while recognising that parts of the district are at different stages of strategic planning.**

Type of Growth

Residential or business growth in this section refers to the development or redevelopment of land and erecting buildings and associated infrastructure, to accommodate residential or business activities at a density, and with characteristics, found in an urban area.

Selwyn District has one of the fastest resident population growth rates in New Zealand. Between 1996 and 2006 the population residing in the District grew by 34% or 8600 people (Statistics New Zealand, 2009). Population projections developed for Council by BERL show the District's population continuing to grow by a further 30,000 people over the next three decades (BERL, 2008).

Most of the population growth has occurred in the District's townships, with many residents attracted by the feel of a small town within a rural community whilst still enjoying proximity to Christchurch. The areas with the highest (percentage) population projections are Lincoln, Prebbleton, Rolleston and West Melton.

Between 1996 and 2006, approximately 60% of the District's population lived in the rural area, predominately on small allotments close to Christchurch. In recent years the largest demand for new residential development has been in Selwyn's townships. Smaller modern accommodation options in the townships are being developed and are becoming increasingly more attractive to some residents than the larger lifestyle blocks. It is anticipated that this demand will continue in the future.

The Selwyn District Council seeks to consolidate future residential growth in the existing townships of Lincoln and Rolleston, and to a lesser extent Prebbleton. This consolidation will provide housing for the increases in the population while creating a more compact urban form, in accordance with the guiding principles of the Greater Christchurch Urban Development Strategy (UDS) and the Regional Policy Statement.

Increases in residential areas, particularly in townships, will result in new business growth to service those areas. A study carried out for the Council more than 10 years ago concluded that there is likely to be increasing demand for additional land for business activities at Rolleston and Lincoln in the future [Barber 1998]. The growing demand for reasonably-priced industrial land in the Greater Christchurch area inspired the Council to initiate the Izone project at Rolleston in 2001. Izone has grown from an initial 130 hectares in 2001 to 180 hectares in 2009, with further growth anticipated into the future, so that Izone is now one of New Zealand's largest industrial developments with the capacity to provide jobs for local residents.

Sources:

Barber, Max (1998 (2)) Commercial and Industrial Growth Estimates for Selwyn District. Prepared for the Selwyn District Council.

BERL (2008) Residential Growth Estimates for Selwyn District. Prepared for the Selwyn District Council.

Statistics New Zealand (2009) Census data and population estimates at www.stats.govt.nz.

Greater Christchurch Urban Development Strategy

The Greater Christchurch Urban Development Strategy is a long-term planning project aimed at managing Greater Christchurch's population growth. The Strategy is a partnership between Environment Canterbury, Selwyn and Waimakariri District Councils, Christchurch City Council and the New Zealand Transport Agency (bringing together the former Transit New Zealand and Land Transport New Zealand entities). Through a set of agreed actions and a framework about how the Strategy will be managed, it sets out a settlement pattern for residential, commercial, business and rural residential growth to 2041.

The Strategy:

- Reinforces the Selwyn communities desire to maintain its uniqueness and individual character;
- Encourages townships to become more self-sufficient, without attempting to duplicate the range of facilities that are in Christchurch City;
- Sets a broad framework for growth within which Council can facilitate market driven township growth through mechanisms such as structure plans (and subsequent outline development plans as part of a change to the District Plan);
- Reinforces the principles of integrated land use, transport and water systems;
- Reinforces the Council policy of Izone Southern Business Hub being the main industrial centre in the District, and encourages vibrant town centres in Rolleston and Lincoln through a range of mechanisms;
- Sets density targets to encourage a full range of section sizes in a township to accommodate all ages and the increase of single person households;
- Encourages new growth to be designed in a manner that integrates and connects to the existing township;

Implementing the Strategy requires changes to a number of policy and legislative documents, including the Regional Policy Statement and, as a consequence, the District Plan. This approach

reflects the Council's decision to take a more directive role in determining where, and in what fashion, urban growth is to occur (i.e. a change from a 'market-led' to a strategic approach).

Effects on the Environment

Residential or business growth may have adverse effects on the environment if:

- The site is unsuitable for the proposed activity.
- The capacity of existing utilities, services or facilities is inadequate; or
- The rate or amount of growth is greater than residents expect.

If an area is subject to flooding or slips, or has special landscape, ecological or heritage values, it may not be suitable for residential development. If the area surrounding a site is used for activities that are incompatible with residential activities such as a landfill or airport, 'reverse sensitivity' issues may develop. These issues are identified under various topic sections in Part B.

New residential or business development will use utilities such as: roads; water supplies; and effluent treatment and disposal systems; and community facilities such as reserves. The amount of residential or business growth may create the need for additional utilities and facilities or upgrades to existing ones. These issues are identified in Part B, Sections 2.1 to 2.4.

The results of the Council's township surveys (November 1998 and April 1999) indicated that many residents are attracted to townships in Selwyn District because of their small size, compared with Christchurch City. In these surveys, in comments on the District Plan Discussion Papers and in submissions on proposals for new residential developments, some residents have objected to:

- Growth of their townships per se; or
- The rate at which residential growth is occurring.

The reasons given usually relate to; impacts on services and community facilities and loss of the 'village' or 'small town' character.

Providing for Residential or Business Growth

How the Council provides for new residential or business growth is also an issue.

Under previous legislation Councils had an explicit role to direct and control the growth the townships. Common practice was to predict the amount of land likely to be needed for new residential or business growth for the next 10 to 18 years and to zone land to meet that demand. This approach had both advantages and disadvantages. The main advantage was the certainty it provided for the community and for agencies supplying utilities, facilities and services. The main disadvantages were:

- The areas zoned were not always areas people wanted to live in, which created surpluses and shortages of appropriately zoned land in different places.
- Those landowners who had land zoned were given considerable economic advantage over those landowners who did not. Often there was little difference in the suitability of the sites.

The District Plan seeks to ensure that any proposed residential development occurs on sites and under conditions which promote sustainable management of natural and physical resources.

However, a rapid population growth rate and a reliance on a private plan change approach has led to issues associated with the availability of, and ability of the Council to provide appropriate

and affordable infrastructure; difficulties in integrating new development with existing townships resulting in a lack of cohesiveness; and retaining the open and spacious rural identity of the character of the District.

The Council is therefore to adopt a more strategic approach to managing urban growth. The change to a community-led approach is being initiated through (among other things) the preparation of structure plans for those larger townships within the Greater Christchurch area of the Urban Development Strategy, including Lincoln, Rolleston and Prebbleton. The purpose of each structure plan is to provide a strategic framework to guide development, including the setting of urban limits, which will then be used as a basis for future changes to the District Plan. It is anticipated that new development within these townships will occur in accordance with an approved outline development plan, which demonstrates how the key principles of the structure plan are to be implemented. The preparation and subsequent implementation of each ODP area will also enable the Council to ensure that the development of these urban growth areas incorporates the principles of good urban design.

The Council also intends to adopt a strategic approach to managing growth in other townships in the district (outside the Greater Christchurch area) in order to promote an integrated land use pattern and the efficient provision of infrastructure. In these townships, the Council will continue to manage the design and layout of subdivision, and the availability of services, within existing zoned areas. Any private plan change request to re-zone land for residential or business purposes will be assessed against the policy framework for rezoning land specific to each township, together with the broader objectives and policies of the Plan relating to the overall strategic provision of infrastructure, and the Selwyn Growth Model. The Growth Model, adopted in April 2007, is a set of population and household projections with a planning horizon of 2041. It is based on known infrastructure capacity constraints and will be reviewed regularly as infrastructure is upgraded or replaced. This approach is to be applied until such time as a structure plan (or other strategic planning tool) has been prepared for these townships, either individually or collectively.

RESIDENTIAL AND BUSINESS DEVELOPMENT – STRATEGY

The Township Volume of the District Plan uses the following strategy to address residential and business growth issues:

- The Plan has policies which describe the effects that new residential or business development should not create.
- For those townships within the Greater Christchurch area, new areas for residential or business development will be created through the preparation of an Outline Development Plan and associated rezoning of land to Living or Business zones.
- For those townships within the Greater Christchurch area, any new areas of residential or business development is to occur within the Urban Limits identified within the Regional Policy Statement.
- For those townships outside the Greater Christchurch area, any new areas for residential or business development will be created by rezoning land Living or Business through a plan change request.
- Each plan change request to rezone land will be assessed against the policies in the Plan, including those relating to the strategic provision of infrastructure, to see if it is consistent with those policies (or alternatively, they are changed).

RESIDENTIAL AND BUSINESS DEVELOPMENT – POLICY FRAMEWORK

INTRODUCTION

Any plan change request to rezone land for residential or business development should be either: consistent with the objectives and policies of the District Plan; or change the provisions with which it is inconsistent. If a plan change request seeks changes to the Plan's objectives or policies, the request needs to show why the objective(s) or policy(ies) is not appropriate under the RMA. This is necessary so the Council can carry out its duties under section 32(1)(c) of the Act (see Part A, Section 3.2).

There are three sets of policies that apply to the growth of townships:

- **General Policies**
 - The objectives and policies from Part B, Sections 1.1 to 4.2 and Section 4.4. Table B4.3.1 is a cross reference to the general objectives and policies which may be particularly relevant to rezoning land for residential or business development.
- **Town Form Policies**
 - Policies B4.3.1 – B4.3.10 relate to township expansion in terms of the shape and form. They address potential adverse effects on: existing activities; infrastructure; and town 'character'. These policies apply as well as the general policies from Part B, Sections 1.1 to 4.2 and 4.4.
- **Specific Township Policies**
 - Policies B4.3.11 – B4.3.102 relate to the expansion of specific townships. The policies are derived from applying the General Policies in Part B, Sections 1.1 to 4.2 and the Town Form policies B4.3.1 – B4.3.10 to the specific townships. In some townships there are clear, preferred areas for expansion while in others there is not. The specific township policies are based on the circumstances of each township at the time of writing the Plan. If they become inconsistent with the General and Town Form policies the more general policies in those two Sections apply.

RESIDENTIAL AND BUSINESS DEVELOPMENT – OBJECTIVES

Objective B4.3.1

The expansion of townships does not adversely affect:

- **Natural or physical resources;**
- **Other activities;**
- **Amenity values of the township or the rural area; or**
- **Sites with special ecological, cultural, heritage or landscape values.**

Objective B4.3.2

For townships outside the Greater Christchurch area, new residential or business development adjoins existing townships at compatible urban densities or at a low density

around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.

Objective B4.3.3

For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

Objective B4.3.4

New areas for residential or business development support the timely, efficient and integrated provision of infrastructure, including appropriate transport and movement networks through a coordinated and phased development approach.

Objective B4.3.5

Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.

Objective B4.3.6

Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.

Objective B4.3.7

Ensure that any rural residential development occurs in general accordance with an operative Outline Development Plan, supports the timely, efficient and integrated provision of infrastructure, provides for the long-term maintenance of rural residential character, and where located in the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement occurs only in the Living 3 Zone and in locations shown in the adopted Selwyn District Council Rural Residential Strategy 2014.

Explanation and Reasons

Objective B4.3.1 outlines the types of effects that the expansion of townships should avoid. It includes both tangible effects on natural and physical resources; and intangible effects on the 'character' of both townships and rural areas. The intangible effects are often the most difficult to manage. The plan does this using a zoning system to identify and manage areas based on their character. For example, Living zones provide an environment that is most pleasant for residential activities. Business zones accommodate the effects of business activities as well as residential activities.

Objective B4.3.2 seeks to maintain the distinction between 'town and country' in Selwyn District by promoting most residential and business development in or adjoining existing townships. A more managed approach applies within the Greater Christchurch area, where new residential or business growth is to be contained within the Urban Limits identified in the Regional Policy Statement. Residential and business development can occur in the rural areas but at densities and under conditions that maintain rural character. In particular, the maintenance of a ratio of buildings to 'open space' and dominance of vegetation cover rather than hard-standing areas.

Objective B4.3.2 also encourages the expansion of existing townships in preference to the creation of new settlement areas. Additional controls apply to the expansion of those townships within the Greater Christchurch area, whereby residential or business development is to be contained within township urban limits to achieve a compact urban form. Further, new low density living environments need not necessarily be adjoining townships but should be located around the edge of existing townships where they will promote a compact town shape and consolidated form. Selwyn District already has 22 townships. None are sufficiently large to provide employment for most residents. Many do not have sufficient population to sustain basic business services and community facilities, or to fund basic utilities, such as reticulated sewage treatment and disposal.

Objective B4.3.3 seeks to ensure that sufficient land is provided within township Urban Limits (as identified within the Regional Policy Statement) to accommodate the projected growth of those townships within the Greater Christchurch area. It is anticipated that residential or business development within the Urban Limits is to occur in accordance with an Outline Development Plan that has been inserted into the District Plan. In Medium Density areas identified in Outline Development Plans, higher density development is provided for in order to accommodate anticipated population growth, whilst achieving both a compact urban form and a diversity of living environments.

Objective B4.3.4 recognises that the structure plan and subsequent Outline Development Plan and Plan Change processes provide a reliable mechanism for integrating future and anticipated urban development with infrastructure requirements. They also provide the mechanism for achieving the intensity, type and form of development necessary to accommodate urban growth in a sustainable way. In addition, ODPs provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated, addressed, protected and provided for at the time of initial urban zoning.

Objective B4.3.5 recognises the need to ensure that sufficient land is made available to accommodate the anticipated number of new households within Selwyn District's portion of the Greater Christchurch area. Objective B4.3.6 seeks to ensure that in order for the new growth areas to accommodate the predicted growth in household numbers set out in Objective B4.3.5, development of those growth areas needs to generally achieve an average net density of 10 units per hectare. This density will be implemented through Outline Development Plans and subsequent subdivision consents.

Objective B4.3.7 seeks to ensure that rural residential development occurs outside the urban limits in a manner that accords with the Regional Policy Statement. Given the nature of rural-residential development, Objectives B4.1.1, B4.1.2 and B4.1.3 of the Rural Volume of the District Plan are also relevant when assessing the sustainability of rural land for rural residential purposes.

The relevant policies are outlined in the next three subsections.

RESIDENTIAL AND BUSINESS DEVELOPMENT — GENERAL POLICIES

All objectives and policies in Part B, Sections 1.1 to 4.2 and 4.4 apply to the expansion of townships. Any variation or plan change request to rezone land should be either consistent with those objectives and policies, or seek to change them.

Table B4.3.1 provides cross references to the objectives and policies in Part B, Sections 1.1 to 4.2 and 4.4 which may be particularly relevant to rezoning land for new residential or business

development. Table B4.3.1 does not limit the application of Part B of the Plan. It does not purport to be either complete or exclusive, and is included for ease of reference only.

Table B4.3.1 – Policy Framework for Expansion of Townships (Part B Objectives and Policies)

Plan Section	Objective / Policy
Land and Soil	Objectives B1.1.1 and B1.1.2 Policies B1.1.3, B1.1.7, B1.1.8
Water	Objectives B1.2.1 and B1.2.2 Policies B1.2.2 - B1.2.7, B1.2.9
Ecosystems	Objectives B1.3.1 and B1.3.2 Policies B1.3.1 - B1.3.3
Outstanding Natural Features and Landscapes	Objectives B1.4.1, B1.4.2 and B1.4.4 Policies B1.4.6, B1.4.10, B1.4.11, B1.4.13 - B1.4.17
Transport	Objectives B2.1.1 - B2.1.4 Policies B2.1.3, B2.1.4(a) & (b), B2.1.7, B2.1.9 - B2.1.11, B2.1.15, B2.1.17 – B2.1.20, B2.1.22 and B2.1.23
Utilities	Objective B2.2.1 Policies B2.2.1 – B2.2.3, B2.2.5, B2.2.6, B2.2.11
Community Facilities	Objective B2.3.1 Policies B2.3.1, B2.3.2, B2.3.4, B2.3.8 and B2.3.9
Waste Disposal	Objective B2.4.1 Policies B2.4.2, B2.4.4 and B2.4.5
Natural Hazards	Objective B3.1.1 Policies B3.1.2 – B3.1.5, B3.1.7
Hazardous Substances	Objective B3.2.1 Policy B3.2.2
Culture and Heritage	Objective B3.3.1 Policies B3.3.6 and B3.3.7
Quality of the Environment	Objectives B3.4.1 - B3.4.5 Policies B3.4.1, B3.4.3 – B3.4.7, B3.4.23, B3.4.35, B3.4.36, B3.4.38 and B3.4.39
Residential Density	Objectives B4.1.1 and B4.1.2 Policies B4.1.3, B4.1.4, B4.1.10 and B4.1.11
Subdivision	Objective B4.2.2 – B4.2.4 Policies B4.2.1, B4.2.2 and B4.2.8 – B4.2.12

Methods

- Plan Changes.

NOTE:

See guide in Appendix 14 for information to be included with plan changes.

RESIDENTIAL AND BUSINESS DEVELOPMENT – TOWN FORM POLICIES

Policies B4.3.1 to B4.3.10 of this section apply to rezoning of land for residential or business development in addition to the general policies in Part B, Sections 1.1 to 4.2 and 4.4. Any variation or plan change request should be consistent with each and every relevant policy in these two parts of the Plan or seek to change those policies with which it is not consistent.

Policy B4.3.1

Ensure new residential, rural residential or business development either:

- **Complies with the Plan policies for the Rural Zone; or**
- **The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or**
- **The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.**

Explanation and Reasons

Zoning is an integral part of the approach the District Plan uses to promote sustainable management of natural and physical resources. New residential, rural residential or business activities need to occur on land which is appropriately zoned, to ensure the most appropriate policies and rules in the Plan apply to the activity. Additional requirements apply to those townships within the Greater Christchurch area, whereby new residential or business development within Greenfield areas is to be contained within the Urban Limits identified in the Regional Policy Statement and such development is to be carried out in accordance with an approved ODP that has been inserted into the District Plan. The purpose of these provisions is to consolidate and manage the rate of growth within these townships to ensure the integration of development with the appropriate provision of infrastructure, transport linkages, reserves and other community facilities.

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

Explanation and Reasons

To achieve Objective B4.3.2, any land rezoned for new residential or business development in areas outside the Greater Christchurch area should adjoin an existing township zone along at least one boundary, except in the case of low density residential development located around townships that achieve a compact and consolidated town shape. The new zoning pattern should also avoid leaving a patch of land zoned 'Rural' surrounded by Living or Business zones. Such a land zoning pattern can increase the potential for 'reverse sensitivity' issues between the site and adjoining zones. It also makes the provision of utilities and services more difficult, because it is uncertain whether this land will be rezoned in the future. In turn there are uncertainties about whether pipes and cables installed past the boundary should include capacity to serve the area, and, if so, who pays for it.

'Adjoining' land includes land separated by a road, water race, drain, easement or other vehicular accessway.

Policy B4.3.4

Encourage new residential or business development to occur on vacant land in existing Living or Business zones, if that land is available and appropriate for the proposed activity.

Explanation and Reasons

Many townships in Selwyn District have sites within existing Living or Business zones that may be able to be used for new residential or business activities. The Council encourages use of sites, in existing zones, in the first instance, to encourage a consolidated township area. Consolidated Living or Business areas may have the following benefits:

- Reduced potential 'reverse sensitivity' issues with activities in the Rural zone by reducing the 'interface' of the zones.
- More efficient utilisation of infrastructure, especially reticulated utilities.
- Fostering of a 'village' atmosphere.

Policy B4.3.4 Also recognises that sites in existing zones may not always be available for new activities. In addition they may not be available at an appropriate price, or be suitable for the proposed activity.

Policy B4.3.5

Ensure that land to be rezoned to Business 1 is assessed as to whether it has appropriate dimensions and characteristics to allow for the creation of the type of Business 1 zone environment sought in Policy B3.4.23a.

Explanation and Reasons

The usability of business land is highly dependent on its shape. If land is rezoned without regard to how it can be used, the result can be a town centre or neighbourhood centre where a high quality built environment is difficult to achieve.

Often, due to the shape of the land rezoned, it is difficult to achieve an improved urban form. It is therefore important that an application for rezoning demonstrates how the land can be used a way that will result in a high quality built environment, as described in Policy 3.4.23(a).

In instances where a high quality built environment is not possible or would depend to a great extent on the form of development chosen, then site specific rules may be required, either to restrict what can be done on the site, or the form of development which occurs.

The Council's *Commercial Design Guide* is a useful reference on how the shape of land may constrain development options.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

Explanation and Reasons

New residential or business development, Policy B4.3.6 promotes shapes and situations that foster a compact or consolidated town shape. Compact means zones of similar lengths and widths, rather than long, thin strips of land following a particular road, waterbodies or other feature.

A compact shaped township helps mitigate adverse effects in the following ways:

- Reduction of the number of allotments that share a boundary with the Rural Zone, and therefore the area for potential conflicts between incompatible activities.
- Facilitating of cost-effective provision of services such as reticulated water, sewage, roads and footpaths because more connections are provided, or houses served, per kilometre of pipe or road.
- Reduction in the distance of houses to businesses and community facilities, which may encourage people to walk or cycle rather than use motor vehicles for short trips. It may also help to facilitate the 'village' atmosphere of townships, such that the shopping centre and community facilities are close to all houses.
- Reduction in the impacts on the road network, and more opportunity to impose lower speed limits in the township (refer to Part B, Section 2.1).
- Maintenance of the visual distinction between the rural area and townships (refer to Part B, Section 3.4).

Policy B4.3.6 recognises that a compact shaped zone may not always be practical if there is a constraint to a zone expanding in a particular direction(s). Such constraints may include (but are not limited to) geographical features such as mountains, waterbodies, and transport routes.

Method

- Plan changes to rezone land

NOTE:

See guide in Appendix 14 for information to be included with requests for plan changes.

Policy B4.3.7

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:

- **Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;**

- **Be prepared in accordance with the matters set out in Policy B4.3.8;**
- **Take account of the Medium Density and Subdivision Design Guides.**

Explanation and Reasons

It is important to ensure that any areas identified in the District Plan as being suitable for urban growth are developed in a coordinated manner that achieves good levels of urban design and connectivity. The inclusion of an Outline Development Plan within the District Plan is therefore a key method for guiding development and achieving good environmental outcomes. Relevant urban design and subdivision design guidelines for Selwyn District are to be considered and addressed in the creation of an Outline Development Plan. A singular plan is necessary for each ODP area to maintain good strategic outcomes.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.8

Each Outline Development Plan shall include:

- **Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;**
- **Any land to be set aside for**
 - **community facilities or schools;**
 - **parks and land required for recreation or reserves;**
 - **any land to be set aside for business activities;**
 - **the distribution of different residential densities;**
 - **land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;**
 - **land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and**
 - **land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.**

- **Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;**
- **Identify any cultural (including Te Taumutu Runanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;**
- **Indicate how required infrastructure will be provided and how it will be funded;**
- **Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;**
- **Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;**
- **Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;**
- **Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;**
- **Include any other information which is relevant to an understanding of the development and its proposed zoning; and**
- **Demonstrate that the design will minimise any reverse sensitivity effects.**

Explanation and Reasons

The preparation of an Outline Development Plan requires consideration and inclusion of many aspects, particularly the location of low and medium density housing areas, layout of infrastructure and compatibility and connectivity with surrounding land uses. The phasing and general co-ordination of development is also an appropriate consideration for detailing how the ODP will be implemented.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify ODP Areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

- In Rolleston 13 Living Z areas have been identified, and an Outline Development Plan for 12 of these areas has been incorporated into the District Plan. The remaining Living Z ODP Area has been deferred. The deferment for this area shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan.
- In Lincoln six Living Z areas have been identified, and an Outline Development Plan for each area incorporated into the District Plan. A Business 2 Zone has also been identified with an operative ODP included in the District Plan.

Explanation and Reasons

The phasing of development is crucial to ensuring that sufficient land is made available to accommodate the District's predicted household growth, whilst also enabling a consolidated urban form of the Greater Christchurch area that includes both Christchurch City and Waimakariri Districts. The District Plan provides sufficient land at Rolleston to meet the anticipated growth until 2020, however four of these growth areas require an operative Outline Development Plan to be included within the District plan to ensure their integrated development and have therefore been deferred until an ODP is included. Within Lincoln, sufficient land has been made available to accommodate predicted households until 2020. A number of ODP areas in Lincoln however cover land areas that are much larger than necessary for accommodating urban growth to 2020. These ODP areas have therefore been split into two phasing periods, with the land within the second period deferred until 2021 (or 2017 in the case of ODP Area 5) and until adequate infrastructure has been provided. In terms of ODP Area 5, it is considered that due to the limited amount of households that can be achieved within the area, the deferred status can be lifted in 2017 rather than 2021.

The Business 2B zoned area is not subject to a phasing criteria and an ODP has been included into the District Plan.

Method

District Plan Rules

- Subdivision

District Plan Maps

- Identify Phases within ODP areas

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.10

To ensure that the key principles and outcomes sought in operative Outline Development Plans are achieved and where development is proposed that is not in general accordance with an operative Outline Development Plan in the District Plan, consideration shall be given as to whether:

- the proposed change will better achieve the key principles of the Outline Development Plan, as set out in Policy 4.3.7 and any specific ODP requirements set out in any area-specific ODP policy, than the land use pattern shown in the operative ODP;**
- the proposed change will potentially compromise the outcomes sought within the remainder of the Outline Development Plan area. This is especially the case where changes are proposed that only cover a portion of an ODP area and/or have implications for other parts of the ODP area beyond the applicant's control. Where development that is not in general accordance with the ODP is proposed via a subdivision consent application, it is preferable that the application covers the entire ODP area so that the implications of such changes are able to be fully understood and assessed;**
- adequate provision has been made to ensure that such changes are aligned with the corresponding land use provisions of the District Plan and that this is transparent to current and future landowners.**

Explanation and Reasons

Outline Development Plans are a key method for achieving the integrated, sustainable development of Greenfield urban growth areas. It is therefore anticipated that development will be in general accordance with Outline Development Plans. It is nonetheless recognised that through the detailed preparation of subdivision consent applications or asset design processes there is the potential for alternative solutions or routes to be developed that better achieve the outcomes sought in ODPs than the broad land use pattern shown on the ODP. When assessing applications for development that is not in accordance with an ODP, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better achieves the key principles and outcomes sought in the ODP than the layout shown in the ODP. Such demonstration is made easier where the proposed development encompasses the entire ODP area so that the implications of the changes can be fully understood. Conversely, where the proposed development is for only a portion of an ODP area the applicant will need to demonstrate that the outcomes sought for the entire ODP area will not be compromised.

Development that is not in general accordance with an ODP can also have implications for the rule package that will apply to that development over time. For example the Business 1 zone rules apply to neighbourhood business areas shown on ODPs, however if the final location of the centre changes, then the applicant will need to demonstrate that an appropriate mechanism such as consent notices on individual property titles is in place to provide certainty to future landowners regarding the relevant rule package.

Method

District Plan Rules

- Subdivision

District Plan Maps

- ODP areas

District Plan Appendices

- Operative ODPs

Medium Density Design Guide

Subdivision Design Guide

Policy B4.3.11

Provide Neighbourhood and Local Centres, as shown in operative Outline Development Plans, to satisfy the more localised and convenience needs of people and communities, whilst recognising that neighbourhood and local centres are to complement existing Town Centres which shall remain the primary focus for commercial, social and community activity within each Township.

Explanation and Reasons

The Town Centres within each township serve an important function as significant physical resources providing for the social, cultural and economic wellbeing of their respective communities of influence. Crucially such Town Centres serve as focal points in terms of providing important public and private services and facilities in the most efficient manner to the wider community, and should remain the focus of commercial, business and retail development in future.

The majority of such Town Centres are comprised of a core business area providing primarily retail, service and limited community activities. It is considered that over time the range and diversity of such functions, including that of office and commercial activity, will increase.

Whilst the Business 1 Zone Objectives, Policies and Rules also apply to neighbourhood and local centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility, and accordingly need to complement existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level.

Accordingly, such neighbourhood centres, as identified by the ODPs should:

- Range in size, but generally comprise 1,000m² – 2,000m² total floorspace and include:
 - up to 15 shops, with a maximum retail tenancy of 350m² GFA; and provide
 - a limited range of community facilities.

Local centres, as identified by the ODPs should:

- Range in size, but generally comprise up to 450m² total floorspace and include:
 - 1 – 5 shops, with a maximum retail tenancy of 350m² GFA; and provide
 - a limited range of community facilities.

Method

District Plan Rules

- Subdivision
- Business 1 Zone Rules

RESIDENTIAL AND BUSINESS DEVELOPMENT – SPECIFIC POLICIES FOR TOWNSHIPS

The policies in this Section apply to the growth of specific townships. The policies apply in addition to any relevant policies in Part B, Sections 1.1 to 4.2 and 4.4 of the Plan; and in addition to the policies B4.3.1 – B4.3.11. The policies in this Section are based on application of the general policies in Sections B1.1 to B4.2 and policies B4.3.1 – B4.3.11 and to the circumstances of specific townships at the time of writing the Plan. Should any policy in this Section conflict with any relevant policy in Sections 1.1 to 4.2 and policies B4.3.1 – B4.3.11, the latter policies shall apply.

The notes and references under each township do not limit the application of the relevant objectives and policies of the Plan.

Preferred Growth Options

In most townships, there may be more than one area that complies with all relevant objectives and policies for growth of the township. There is no preferred choice between these areas.

Some townships have a preferred area or direction for expansion. This direction or area, and the reasons, are identified in the specific policies for the township.

ARTHUR'S PASS

Preferred Growth Option

Arthur's Pass village is surrounded by Arthur's Pass National Park. Options for future expansion of the township are limited to those identified in Policy B4.3.11.

Specific Policies

Policy B4.3.12

Encourage new residential or business development to occur either by:

- **The rezoning of land in the Rural Zone between SH 73 and the Bealey River; or**
- **The redeveloping of sites in the existing Living 1 Zone.**

Explanation and Reasons

Arthur's Pass village is surrounded by Arthur's Pass National Park except for that part of the Rural Zone which adjoins the Living 1 Zone, between SH73 and the Bealey River. This area was designated for railway purposes, but the designation is no longer required. Areas for new residential or business development at Arthur's Pass are limited to either: rezoning and development of this part of the Rural Zone; or redevelopment of sites in the existing Living zone.

Any rezoning and development of land in the Rural Zone should proceed in accordance with policies B4.3.13 and B4.3.14. Further subdivision and development on sites in the Living 1 Zone is restricted by the area of land each activity needs for on-site effluent treatment and disposal. More dense development may be appropriate with reticulated sewage treatment and disposal, depending on effects on natural hazards, SH73, and landscape and amenity values.

Policy B4.3.13

Ensure that any land in the Rural Zone used for residential or business development is not:

- **Unstable or subject to flooding; or**
- **Contaminated.**

Explanation and Reasons

The land zoned Rural between SH 73 and the Bealey River is no longer required for railway purposes. Information about the history of the site is needed before the Council can be certain it is appropriate for residential or business activities. In particular, information is required on past erosion or flooding of the site and any likelihood of contaminated soil, from past uses or storage of goods.

Policy B4.3.14

Require any land rezoned for residential or business development to proceed in accordance with a development plan which provides for all of the following matters:

- **A reticulated sewage treatment and disposal system;**
- **Only one entry/exit point onto SH73;**
- **On-site car parking and bus parking if required;**
- **Any road links within the site;**
- **A pedestrian walkway throughout the site;**
- **Building and sign design and landscaping plans to complement the Alpine surroundings;**
- **Provision for access to the stop-banks along the Bealey River and a building or development set back to allow for their maintenance.**

Explanation and Reasons

Policy B4.3.14 applies largely to the area of land zoned Rural between SH73 and the Bealey River. The matters listed in Policy B4.3.14 need to be addressed to comply with the general policies in Part B, Sections 1.1 to 4.2 and 4.4 of the Plan.

General Policies

General policies that may be particularly relevant to Arthur's Pass, include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policies B1.1.3 and B1.1.7	Contaminated and unstable land
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.1, B1.4.2 and B1.4.3. Policies B1.4.1 – B1.4.5	Protecting the landscape values around Arthur's Pass
2.1 Transport	Policies B2.1.17 and B2.1.18	Townships 'straddling' Strategic Roads
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.1 Natural Hazards	Policy B3.1.2	Erosion and Flooding
3.4 Quality of the Environment	Policy B3.4.20 – B3.4.27 and B3.4.39	Signage and building design, Arthur's Pass

CASTLE HILL

Preferred Growth Option

There may be more than one site for expansion of 'Castle Hill' Village which complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.15

Encourage new residential or business activities to use sites in the existing Living 1A or Business 1A Zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

Castle Hill Village has been designed and developed as a 'whole village' concept. Large areas of the existing Living 1A and Business 1A Zones have yet to be developed. Using these sites first, provided they are available and appropriate, is consistent with the Town Form Policy B4.3.4.

Policy B4.3.16

Encourage any land rezoned for new residential or business development to be located on the west side of SH73.

Explanation and Reasons

Castle Hill Village is confined to one side of SH73. This policy is consistent with Policy B2.1.17.

Policy B4.3.17

Ensure any new residential or business development does not adversely affect the Thomas River, or wetlands.

Explanation and Reasons

This policy is consistent with Policy B1.2.2.

Policy B4.3.18

Require any land rezoned for new residential or business development to proceed in accordance with a development plan which provides for all of the following matters:

- **Building and sign design to compliment the alpine environment.**
- **The layout of roading and road and utility links, to the existing Castle Hill Village.**
- **Pedestrian links or walkways throughout the area and to the existing Castle Hill Village.**
- **The staging of any development.**

- **Landscaping or buffering of any zone boundary along SH73, to reduce noise effects for residents and visual effects for road users.**

Explanation and Reasons

The conditions are similar to those for the comprehensive development plan for the existing Living 1A and Business 1A Zones at Castle Hill Village. The conditions address potential adverse effects on the environment and are consistent with the policies in Sections 1.1 to 4.2.

General Policies

General policies that may be particularly relevant to residential or business growth at Castle Hill include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.1 and B1.4.2. Policies B1.4.6 – B1.4.9	Protecting the landscape values around Castle Hill
2.1 Transport	Policies B2.1.17	Castle Hill is confined to one side of a Strategic Road
3.4 Quality of the Environment	Policy B3.4.20 – B3.4.29	Signage and building design, Castle Hill

COALGATE

Preferred Growth Option

There may be more than one area for any future expansion of Coalgate that would comply with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.19

Encourage new residential and business activities to use sites in the existing Living and Business zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are large areas of land in the existing Living zones at Coalgate. This policy is consistent with the Town Form Policy B4.3.4.

Policy B4.3.20

Encourage any land rezoned for residential or business development to be on the south side of Homebush Road.

Explanation and Reasons

Homebush Road is a Strategic Road and Coalgate is currently confined to the south side of Homebush Road. This policy is consistent with Policy B2.1.17.

Policy B4.3.21

Ensure that any land rezoned for residential or business activities between Coaltrack Road and the Selwyn River/Waikirikiri does not create or exacerbate natural hazards.

Explanation and Reasons

The land south of Coaltrack Road forms terraces for the Waikirikiri/Selwyn River. Before this land is zoned for residential or business development, further information is needed on the history of land erosion or flooding on this land. This policy is consistent with Policy B3.1.2.

Policy B4.3.22

Ensure any land rezoned for residential or business developments does not exacerbate 'reverse sensitivity' issues in respect of activities in the Business 2 zone.

General Policies

General policies that may be particularly relevant to Coalgate include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
1.4 Outstanding Natural Features and Landscapes	Objectives B1.4.13 and B1.4.14.	Protecting the values of Waikirikiri/Selwyn River and Malvern Hills
2.1 Transport	Policies B2.1.17	Coalgate is confined to one side of a Strategic Road
3.4 Quality of the Environment	Policy B3.4.36 – B3.4.39	Reverse sensitivity issues in respect of Business 2 Zones

DARFIELD

Preferred Growth Option

The Plan provides for a pattern of development in and around the township which in general terms, provides for development in a concentric pattern with lower rural-residential densities on the periphery (Living 2A and 2A1) and graduated higher densities towards the centre (Living 2, Living X and Living 1).

As at April 2004 township water supply is a constraint that until overcome, will substantially limit the extent of further development possible around the township. With the exception of the Living 2A1 Zone, which is already intensively subdivided, outline development plans will be required for the coordinated development of land in the large Living 2A Zone, the Living X Zone and part of the Living 2 Zone north of Kowhai Drive.

The development of large areas of land on the periphery of the Township will be deferred pending an upgraded water supply, the incorporation of outline development plans, and measures to address reverse sensitivity effects. The ultimate development of land in the deferred zones may ultimately also be subject to review in respect to effluent treatment required.

Specific Policies

Policy B4.3.23

Encourage new residential and business development on sites in existing Living and Business zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are large areas of land zoned Living at Darfield that have not been subdivided or developed for residential purposes. There are also vacant sites in the existing Business 1 zones along North and South Terrace. This policy is consistent with the Town Form Policy B4.3.4.

Policy B4.3.24

To encourage the provision of large residential allotments within the Living 2 Zones.

Explanation and Reasons

Residential density and allotment sizes average between 0.5 and 1 hectare in the Living 2 Zones at Darfield. These zoned areas cover large blocks of land up to 2 km from the town centre. The zone is intended to allow large residential lots of an average minimum area of 5000m², and some large existing lots are expected to be further subdivided provided this overall density is not exceeded. Further subdivision in the zone is also subject to the availability of the necessary infrastructure, particularly water supply. This policy complements the Policy B4.1.3 and the Town Form Policy B4.3.6.

Policy B4.3.25

Discourage individual property access from new Living or Business zones to State Highway 73 or State Highway 77 (Bangor Road) and manage the number and location of any new subdivisional roads on to these routes.

Explanation and Reasons

Future expansion of Darfield, will straddle two Strategic Roads, State Highway 73 and State Highway 77 (Bangor Road). Subdivision in new Living or Business zones (i.e. zones created after the date of notification of this Plan) will need to be designed so that individual properties do not have direct frontage access to these routes. The number of any new subdivisional roads intersecting with these highways should be minimised (or prevented where necessary), or located such that the efficiency and safety of these highways is not impaired. Policy B4.3.20 complements Policy B2.1.18.

Policy B4.3.26

Encourage any new Business zone to adjoin an existing Business zone of similar character if land for this purpose is available and appropriate.

Explanation and Reasons

Darfield has two Business 1 and 2 Zones. Policy B4.3.26 is to encourage consolidated Business zones in townships rather than in several isolated areas. This policy is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.27

Ensure any land rezoned for new residential or business development does not create or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zones or the Midland Railway.

Explanation and Reasons

Darfield has a variety of activities located in Business 2 Zones and the Rural Zone around the edge of the township that may not be readily compatible with residential activities. The Council is also aware of complaints about the noise and dust from coal trains using the Midland Railway line.

Policy B4.3.27 is to ensure that the existing activities in the Business 2 Zones and the Midland Railway Line are not affected by residential activities keep established too close to them, which leads to complaints about their nuisance effects. This is consistent with policies B3.4.38 and B3.4.39.

Policy B4.3.28

To provide for mixed densities in the Living X Zone, and rural residential development around the township in the Living 2A (Deferred) Zone to a minimum average area of 1ha, and in the Living 2A1 Zone to a minimum average area of 2ha, subject to the following:

- **That all new allotments are able to be serviced with a reticulated potable water supply:**

- **That outline development plans have been incorporated into the Plan for the coordinated development of four identified areas of land in the Living 2A Zone, the Living X Zone and part of the Living 2 Zone to address roading, reserve, and pedestrian/cycle linkages;**
- **Where applicable, provision has been made to address any reverse sensitivity issues.**

Explanation and Reasons

As of April 2004, the Darfield water supply system was at capacity, and pending the development of a new system, and the obtaining of the necessary resource consents, further subdivision in the Deferred Living X and 2A Zones is unlikely to be possible. The scope for further development, and the likely rate of resubdivision in the Living 2A1 Zone, is such that it is less affected by this constraint.

The Living X Zone provides for a range of allotment sizes as may be nominated by the developer, but not to a lesser area than specified in the Living 1 Zone. Development in the Living X Zone is also subject to deferral pending the incorporation of outline development plans.

The Living 2A1 Zone applies to land already substantially subdivided into lots of between 2 and 4 ha, generally bounded by Clinton, Bangor and Creyke Roads. This degree of fragmentation is such that requiring an outline development plan is unrealistic. However, the zone already has a distinct low density rural residential character and a generally uncoordinated internal roading pattern. Having regard to this, and the expectations of existing residents, the Council does not wish to allow further subdivision below an average area of 2ha without consultation with the resident community. Given the existing subdivision pattern and low density allowed in the zone, deferred status is not considered necessary for the Living 2 A1 Zone.

For the Living 2A Deferred Zone, deferred zoning also applies to enable the incorporation of outline development plans for each of the four areas labelled 1, 2, 4 and 5 in Appendix 25. The purpose of the outline development plans is to ensure the provision of through roading patterns where necessary; preventing frontage access for properties to state highways and managing the location and number of new access roads; staging of development for provision of services; and cycle/pedestrian links and reserves; and to address reverse sensitivity issues.

In some cases, the presence of business zones, utilities, arterial roads (noise) or plantations adjacent to future residential developments will necessitate provisions of setbacks or other methods to mitigate reverse sensitivity effects, and to avoid operation of existing activities being compromised. With the exception of a large block of land north-east of the Township (bounded by Homebush and Kimberley Roads, (Area 4, Appendix 25), outline development plans will have to be added by variation or plan change. However the Living 2A and 2A1 Zonings signal that subject to constraints being addressed, these areas are suitable in principle for low density residential development.

General Policies

General policies that may be particularly relevant to Darfield include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policies B1.2.2, B1.2.3 and B1.2.5	Stormwater disposal, reticulated water supply and reticulated sewage treatment and disposal
2.1 Transport	Policies B2.1.15 – B2.1.18	SH1 and Main South trunk line
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.4 Quality of the Environment	Policies B3.4.35 and B3.4.36, B3.4.38 and B3.4.39	Consolidating Business zones and reverse sensitivity effects

DOYLESTON

Preferred Growth Option

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

Specific Policies

Policy B4.3.29

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

Explanation and Reasons

There are vacant sites in the existing Living zone at Doyleston. Policy B4.3.29 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.30

Encourage any land rezoned for new residential or business development to be located on the north side of Drain Road.

Explanation and Reasons

Doyleston is located around a 5 point intersection of Leeston, Beethams and Drain Roads. It is largely confined, at present, to the north side of Drain Road. Policy B4.3.30 minimises adverse effects of the growth of Doyleston on the safe and efficient operation of the road network. It is consistent with Transport Objective B2.1.1, Policy B2.1.3 and Policy B2.1.9.

Policy B4.3.31

Ensure any land rezoned for new residential or business development does not create, or exacerbate, a natural hazard from flooding of Doyleston Drain or Boggy Creek, or from stormwater ponding on-site.

Explanation and Reasons

Doyleston is located in an area where groundwater is close to the ground surface. Stormwater can pond on sites for several days after heavy rain. Doyleston Drain and Boggy Creek flow either side of the township area. Any new residential or business activities should not occur on sites that have a reasonable risk of being flooded downstream as a result of increasing the rate at which stormwater runs off the land into waterbodies. Policy B4.3.31 is consistent with Policy B3.2.1.

Policy B4.3.32

Ensure any land rezoned for new residential or business development does not create ‘reverse sensitivity’ issues in respect of the seed cleaning plant west of King Street, or activities in the Business 2 Zone.

Explanation and Reasons

The seed cleaning factory west of King Street and activities in the Business 2 Zone on Leeston Road are existing activities that may be incompatible with new residential activities or some other business activities. Policy B4.3.32 is consistent with policies B3.4.38 and B3.4.39.

Policy B4.3.33

Promote the rezoning of land for new residential activities on sites ‘behind’ the existing zone fronting Leeston and Drain roads, if such sites are available and appropriate.

Explanation and Reasons

Doyleston Township has developed at the intersection of three roads. In some places, the existing residential development is one section ‘deep’ along these roads. Policy B4.3.33 promotes further town growth by using the land ‘behind’ these existing houses (at right angles to the road) to create a compact residential area, rather than extending the township ‘one section deep’ further along roads. This policy is consistent with the Town Form Policy B4.3.6

General Policies

General policies which may be particularly relevant to Doyleston include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.2, B1.2.3 and B1.2.5	Stormwater disposal, reticulated water supply and reticulated sewage treatment and disposal.
2.2 Utilities	Policy B2.2.1 and B2.2.4	Community reticulated sewage scheme
3.1 Natural Hazards	Policy B3.1.2	Flooding of Doyleston Drain or Boggy Creek or surface ponding on sites.
3.4 Quality of the Environment	Policy B3.4.38 and B3.4.39	Reverse sensitivity effects

DUNSANDEL

Preferred Growth Option

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

Specific Policies

Policy B4.3.34

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

Explanation and Reasons

There are vacant sites within the existing Living and Business zones at Dunsandel. Policy B4.3.34 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.35

Discourage rezoning of land for new residential or business development along SH1, west of the existing Business 1 Zone or east of the Hotel site.

Explanation and Reasons

SH1 is the busiest Strategic Road in Selwyn District and bisects Dunsandel. Policy B4.3.35 is consistent with Policy B2.1.16.

Policy B4.3.36

Require any land rezoned for new residential or business development to be supplied with reticulated sewerage if on-site effluent disposal may result in groundwater contamination.

Explanation and Reasons

Environment Canterbury staff have indicated (in correspondence dated 19 August 1999) that they have concerns that on-site effluent treatment and disposal at Dunsandel may cause groundwater contamination. However, the Regional Council are, at the time of writing, continuing to issue discharge permits for on-site effluent treatment and disposal at Dunsandel. Policy B4.3.36 is consistent with Policy B1.2.2.

Policy B4.3.37

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

Explanation and Reasons

Dunsandel has Business 1 and 2 Zones. Policy B4.3.37 is to encourage consolidated Business zones in townships, rather than in several isolated zones. This policy is consistent with policies B3.4.36 and B3.4.37.

Policy B4.3.38

Ensure any land rezoned for new residential or business development does not cause or exacerbate 'reverse sensitivity' issues in respect of activities in the existing Business 2 Zone, or the Main South Island Trunk Line.

Explanation and Reasons

Dunsandel is bisected by the Main South Island Trunk Line. A transport depot operates in the Business 2 Zone on Irvines Road. These existing activities should not be adversely affected by new residential or business activities locating next to them, which might lead to complaints about noise, dust or other effects of the existing operations. This policy is consistent with policies B2.1.14, B3.4.38 and B3.4.39.

Policy B4.3.39

Promote rezoning of land for new residential activities on sites 'behind' existing Living zones fronting Railway Road, Highfield Avenue, Leeston/Dunsandel Road or Dunsandel/Hororata Road, if such sites are available and appropriate.

Explanation and Reasons

Much residential development in the existing Living 1 Zones at Dunsandel is 'one section deep' along the frontage of these roads. Policy B4.3.39 promotes further residential development by using the land 'behind' these houses (at right angles to the road) to facilitate a compact shaped residential area, rather than the extension of the township 'one section deep' further along these roads. This policy is consistent with Policy B4.3.6.

General Policies

General policies which may be particularly relevant to Dunsandel include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policies B1.2.2 and B1.2.5	Stormwater and sewage disposal
2.1 Transport	Policies B2.1.15 – B2.1.18	SH1 and Main South trunk line
2.2 Utilities	Policy B2.2.4	Community reticulated sewage scheme
3.4 Quality of the Environment	Policies B3.4.35 – B3.4.38	Consolidating Business zones and reverse sensitivity effects.

Sewage Treatment and Disposal

At the time of writing the Plan, Environment Canterbury (the Regional Council) was unable to confirm whether reticulated sewage treatment and disposal will be required for future residential or business development at Dunsandel (letter dated 19 August 1999). The discharge of contaminants is a function of Regional Councils under the Act (section 30). Selwyn District Council's policy is that the District Plan will require reticulated sewage treatment and disposal once Environment Canterbury indicates that it will not issue discharge permits for on-site effluent treatment and disposal – see Policy B4.3.36 above.

GLENTUNNEL

Preferred Growth Options

The preferred area for any expansion of Glentunnel is north towards the Malvern Hills, but not encroaching on to the base of these hills.

Specific Policies

Policy B4.3.40

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

Explanation and Reasons

There are vacant sites within the existing Living 1 zone at Glentunnel. Policy B4.3.40 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.41

Encourage any land rezoned for new residential or business development to be located north of the existing Living 1 Zone, extending towards, but not on to, the Malvern Hills.

Policy B4.3.42

Discourage any land being rezoned for new residential or business development which is located:

- **East or west of the existing Living 1 Zone along Homebush Road; or**
- **South of Homebush Road.**

Explanation and Reasons

The preferred area for any expansion of Glentunnel Township is north of the existing zone towards, but not onto, slopes of the Malvern Hills. The landscape values of the Malvern Hills are recognised in Policy B1.4.13.

Glentunnel is largely confined to the north side of Homebush Road. The existing Living 1 Zone adjoins the Living 1 Zone at Coalgate. Coalgate is confined to the south side of Homebush Road. Any extension of the Living 1 Zone at Glentunnel on to the south side of Homebush Road, or to the east of the existing Living 1 Zone, is contrary Policy B2.1.17.

The area south of Homebush Road includes the lower terraces and bed of the Waikirikiri/Selwyn River. The area is subject to flooding in heavy rainfall. The plan also seeks to maintain the natural character of the river margins. Extending Glentunnel south of Homebush Road may be inconsistent with Policy B1.4.14 and Policy B3.1.2.

General Policies

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

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

HORORATA

Preferred Growth Option

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

Specific Policies

Policy B4.3.43

Encourage new residential and business activities to use sites in the existing Living zones where those sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are many sites within the existing Living zones at Hororata that are not currently used for residential or business activities. Policy B4.3.43 is consistent with the Town Form Policy B4.3.4.

Policy B4.3.44

Discourage rezoning of any land for new residential or business development along Hororata Road, north of Duncan's Road.

Explanation and Reasons

Policy B4.3.44 discourages the growth of Hororata township along Hororata Road north of Duncan's Road, in favour of more consolidated town growth in and around the existing Living zones. This policy is consistent with the Town Form Policy B4.3.6.

Policy B4.3.45

Ensure any land rezoned for new residential or business development does not create or exacerbate a natural hazard from flooding of the Hororata River or Cordy's Stream.

Explanation and Reasons

Parts of Hororata township are situated on the edge of Cordy's Stream or the Hororata River. Land rezoned for new residential or business development should not occur on land which is likely to be flooded or eroded by these waterbodies. New residential or business development should not increase the risk of these waterbodies flooding land 'downstream' as a result of an increase in the rate of rainfall runoff from the site. Policy B4.3.45 is consistent with Policy 3.1.2.

General Policies

General policies that may be particularly relevant to Hororata include:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.6	On-site effluent treatment and disposal system
2.1 Transport	Policy B2.1.6	Additional property access on to Hororata Road
3.1 Natural Hazards	Policy B3.1.2	Hororata River and Cordy's Stream

KIRWEE

Preferred Growth Option

The future growth of Kirwee will be met by the development of the extensive zoned areas north of State Highway 73, generally in a compact pattern with higher densities towards the centre of the township.

Specific Policies

Policy B4.3.46

Encourage new residential and business activities to use sites in the existing Living zones if such sites are available and appropriate for the proposed activity.

Explanation and Reasons

There are many sites within the existing Living zones at Kirwee that are not currently used for residential or business activities. Policy B4.3.46 encourages those sites to be used in accordance with the Town Form Policy B4.3.4.

Policy B4.3.47

Discourage rezoning of land for new residential or business development in areas:

- **South of SH73; or**
- **North of the Living 2A Zone along Courtenay Road.**

Explanation and Reasons

Most of Kirwee Township has developed on the north side of SH73 and the Midland Railway Line. Policy B4.3.47 is consistent with Policy B2.1.17. Along Courtenay Road a large area of land has been rezoned Living 2A by private plan change. Policy B4.3.47 discourages further extension of Kirwee township, in favour of consolidated development of the existing Living zones including large areas of undeveloped land in the Living 1 and Living 2A zones. This policy is consistent with policies B4.3.4 and B4.3.6. It is also consistent with Policy B1.1.8 as the area to the north of Kirwee township contains versatile soils.

General Policies

General policies that may be particularly relevant to Kirwee include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Versatile soils to north
1.2 Water	Policies B1.2.4 and B1.2.5	Protection zone for community water supply bores
2.1 Transport	Policies B2.1.7, B2.1.14, B2.1.15 and B2.1.17	Additional property access on to SH73. Midland Railway line. Township confined to one side of SH73.

LAKE COLERIDGE VILLAGE

Preferred Growth Option

There may be more than one site/area for the future expansion of Lake Coleridge Village, that complies with all relevant provisions in the Plan.

Specific Policies

Policy B4.3.48

Ensure that rezoning of any land for new residential or business development occurs on sites, and in ways, that maintain the landscape and amenity values of the alpine surrounds, and which include a development plan for the design and siting of buildings and structures.

Explanation and Reasons

Lake Coleridge Village is located in an area with special landscape values and natural features (Lake Coleridge and the Rakaia Gorge). The area has a relatively low level of human modification, especially in terms of structures and facilities, compared with areas around townships on the Plains. Any new residential or business development at Lake Coleridge Village should be sited to minimise the impact of buildings and associated infrastructure on the surroundings. This policy is consistent with policies B1.4.10 – B1.4.12.

Policy B4.3.49

Encourage any land rezoned for new residential or business development at Lake Coleridge Village to include a landscape plan providing for tree planting, walkways and reserve areas similar to those in the existing village.

Explanation and Reasons

Residents at Lake Coleridge Village indicated they value highly the trees, walkways and grass reserves in the Village (Selwyn District Council Residents' Survey 1999). The trees are valued for shelter against the north westerly and south westerly winds, as well as for their aesthetic values. Any expansion of the village should continue this theme, in accordance with Policy B3.4.34.

Policy B4.3.50

Encourage any land rezoned for residential or business development at Lake Coleridge Village to be located in the area between the existing Living zone boundaries at Acheron Avenue and Harper Place, provided land is available and appropriate for the proposed activity.

Explanation and Reasons

Lake Coleridge Village is spread over a reasonably large area relative to the number of households in the Village. Policy B4.3.50 is to encourage the village to develop in a compact form, where practical, in accordance with the Town Form Policy B4.3.6.

General Policies

The following general policies may be particularly relevant to Lake Coleridge Village.

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.5	Reticulated sewage
1.4 Outstanding Natural Features and Landscapes	Policies B1.4.10 – B1.4.12	Lake Coleridge Village
3.4 Quality of the Environment	Policies B3.4.20, B3.4.22 and B3.4.34	Signs and amenity planting

LEESTON

Preferred Growth Option

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

Specific Policies

Policy B4.3.51

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

Explanation and Reasons

Leeston has Business 1 and 2 Zones. Policy B4.3.51 is to encourage the consolidation of Business zones in townships rather than the creation of new business areas.

Policy B4.3.52

Encourage future Business 2 zoning to develop in a southerly direction, adjoining the existing Business 2 zone along Station Street, where land is available and appropriate for the proposed activity.

Explanation and Reasons

Expanding in a southerly direction keeps the Business 2 Zone away from the main living zone at Leeston. This may reduce the potential for 'reverse sensitivity' effects, in accordance with Policy B3.4.38.

Policy B4.3.53

Avoid new residential areas south of Station Street, and east of Leeston/Lake Road, unless any potential adverse effects resulting from:

- **'Reverse Sensitivity' between activities in the Business 2 Zone and any new residential area;**
- **Heavy traffic using the Station Street bypass; or**
- **The sewage treatment and disposal facilities along Beetham's Road, are avoided or mitigated.**

Explanation and Reasons

The south side of Station Street is a Business 2 Zone. Residential areas should not adjoin a Business 2 Zone unless the residential area is designed to mitigate potential reverse sensitivity effects, in accordance with Part B, Section 3.4. The township has a heavy vehicle bypass, (Station Street) to reduce heavy vehicles travelling through the Business 1 and Living 1 Zones. Policy B4.3.53 is also consistent with Policy B2.1.17.

The Leeston and Doyleston sewage treatment and disposal facilities are located south of Leeston township (Beetham's Road). Avoiding potential 'reverse sensitivity' effects is consistent with Policy B2.2.5.

Policy B4.3.54

Ensure any land rezoned for new residential or business development does not cause, or exacerbate, a natural hazard by increasing the rate of stormwater runoff into the Leeston main drain.

Explanation and Reasons

The Leeston main drain overflows during heavy rainfall events. A project is in place to install a flood swale to relieve the existing flooding. However, any further residential or business development should not exacerbate the problem, in accordance with Policy B3.1.2.

Policy B4.3.55

Ensure that land that is zoned for residential development but is presently subject to surface flooding is not developed for its zoned purpose until provision is made for the amelioration of that constraint.

Explanation and Reasons

Some land to the west of Leeston is presently subject to surface flooding at times of heavy rain. The principal reason for this is the presently limited capacity of the Market Street Culvert. From an engineering point of view there are several ways in which this problem can be ameliorated and some of these depend upon development decisions yet to be made. In order to ensure that residential development of the land affected does not proceed before this problem has been remedied the areas affected have been given a 'deferred' zoning that brings in to play a restriction on subdivision. It is intended that, once a remedy has been decided upon and implemented, the 'deferred' notation and subdivision restriction will be removed by Plan Change.

General Policies

The following general policies may be particularly relevant to Leeston:

Plan Section	Objectives / Policies	Issue
1.2 Water	Policy B1.2.5	Reticulated sewerage
2.1 Transport	Policy B2.1.19	Heavy vehicle bypasses
2.2 Utilities	Policies B2.2.1 and B2.2.4	Interim community reticulated sewerage schemes
3.1 Natural Hazards	Policy B3.1.2	Flooding, Leeston Main Drain
3.4 Quality of the Environment	Policies B3.4.35 – B3.4.39	Consolidating Business zones and reverse sensitivity effects

LINCOLN

Specific Policies

Policy B4.3.56

Ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices, and in accordance with the phasing set out in Policy B4.3.9.

Explanation and Reasons

The future urban growth of Lincoln has been identified through both the Regional Policy Statement and the Lincoln Structure Plan. These two processes have identified the Greenfield areas adjacent to Lincoln that are most suitable for urban growth and where the potential environmental effects of such growth are able to be sustainably managed. These growth areas are identified on the planning maps and in the appendices and will be sufficient to meet the foreseeable needs of the Lincoln community and will enable the efficient provision of infrastructure to service that growth.

Policy B4.3.57

Ensure any land rezoned for new residential development has motor vehicle access from an alternative collector or arterial road other than Gerald Street.

Explanation and Reasons

Residents in Lincoln have expressed concerns about the effects, on pedestrian safety, of traffic along Gerald Street. The resulting 'traffic calming' works mean Gerald Street may not be as efficient for carrying vehicles 'through' the township as an alternative road intersecting directly with Springs Road, Ellesmere Road or Birches Road. This policy is consistent with policies B2.1.8 and B2.1.9.

Policy B4.3.58

Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies "downstream".

Explanation and Reasons

Stormwater disposal at Lincoln is commonly disposed of by a reticulated system that drains into the LI or LII waterbodies. These waterbodies flow into Te Waihora/Lake Ellesmere. Stormwater runoff can adversely affect these waterbodies by changing the sediments and contaminants contained in the stormwater, or the rate at which stormwater runs off the land. Policy B4.3.58 is to ensure no adverse effects arise from these changes. It is consistent with Policy B1.2.2.

Policy B4.3.59

Achieve integration between the rezoning of land for new residential development at Lincoln and associated provisions for utilities, community facilities and areas for business development.

Explanation and Reasons

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

In submissions on private requests for plan changes to rezone land at Lincoln, residents have expressed concerns about the impacts of additional residents on schools and other community facilities. Policy B4.3.59 is consistent with Policy B2.3.1.

Policy B4.3.60

Ensure rezoning any land for new residential or business development does not create or exacerbate potential “reverse sensitivity” issues in respect of activities in the Business 3 Zone or surrounding Rural Zone.

Explanation and Reasons

Activities in the Business 3 Zones and associated activities in the immediately adjoining Rural Zone may have effects that are incompatible with the amenity values of residential areas. An example is that sewage holding ponds south of the Living 1A Zone. To ensure existing activities in these zones continue relatively freely, residential development should be kept to the east of the Business 3 Zones, unless it is developed under conditions that ensure any potential ‘reverse sensitivity’ effects are minor. Policy B4.3.60 is consistent with policies B3.4.37 and B2.2.5.

Policy B4.3.61

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

Explanation and Reasons

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

The area identified by the definition in Chapter 12, Objective 3 and Policy 5 of the RPS is currently to the north of Lincoln so that the present urban area is not constrained by that policy. If, however, Lincoln grows to the north it is likely that such future growth will need to take account of the RPS policy.

Policy B4.3.62

In that part of the Living Z Zone located in Lincoln as depicted within the Outline Development Plan for ODP Area 5, Appendix 37, no subdivision is to occur and no principal buildings are to be erected within 50m of the Landscape Buffer located at the northern end of the Business 2B Zone until appropriate noise attenuation measures are constructed, so as to address potential noise effects from the Business 2B zone on the Living Z zone and to ensure that the noise standards contained in Rule 22.4.1.6 can be achieved.

Explanation and Reasons

Activities in the Business 2B Zone may have noise effects that are incompatible with the amenity values of the adjoining Living Z zone. To ensure activities in these zones develop relatively freely, residential development in the Living Z zone should not occur within 50m of the Landscape Buffer located at the northern end of the Business 2B zone, unless appropriate noise attenuation measures are constructed to ensure any potential 'reverse sensitivity' effects are minor. Policy B4.3.62 is consistent with policies B3.4.37 and B2.2.5.

Policy B4.3.63

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Lincoln addresses the specific matters relevant to each ODP Area number listed below:

Lincoln

Outline Development Plan Area 1

- ODP Area 1 to align with ODP Area 5;
- Provision of a main east-west road originating from Weedons Road, linking Springs Road to Moirs Lane in the southern area of ODP Area 1;
- Provision of secondary and tertiary roads connecting to the roading network within the adjoining subdivision to the north of the ODP area;
- Provision of main pedestrian and cycle links to the township and university;
- Provision of a comprehensive stormwater/wetland system, including stormwater wetland areas where required to accommodate necessary flows;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main truck connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Maintenance of the buffer zone (150m) around the perimeter of the sewerage treatment plant;
- Provision of a building setback and landscape buffer adjacent to Springs Road and between residential properties and the rural land to the south of the ODP area;

- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- ODP Area 2 to align with ODP Area 3;
- Provision of main east-west road linking Southfield Drive to Ellesmere Road south of Edward Street;
- Provision of main north-south road linking Edward Street to main east-west road west of Ellesmere Road;
- Provision of Rail Trail route, and main pedestrian and cycle links to the township and university;
- Provision of main pedestrian and cycle links along the eastern side of the Liffey (LI) waterway and both sides of the LII waterway;
- Provision of a comprehensive stormwater/wetland system, including stormwater/wetland areas where required to accommodate necessary flows and secondary flow paths or flood capacity measures away from residential property;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a 20m reserve along the eastern side of the Liffey (LI) waterway and both sides of the LII waterway;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;

Outline Development Plan Area 3

- ODP Area 3 to align with ODP Area 2 and ODP Area 4;
- Provision of a main north-south road linking Edward Street (aligning with Southfield Drive) and Birchs Road adjacent to ODP Area 4;
- Provision of a main road link from the main north-south road to link to Edward Street aligning with main road from ODP Area 2;
- Provision of Rail Trail route, and main pedestrian and cycle links to township, including routes via 'Browns Lane' and adjacent to both Ellesmere Road and Edward Street. (**Note:** The 'Browns Lane' route shall be deferred until residential development of the 'Duncan's Block' has occurred.)
- Provision of a comprehensive stormwater conveyance system to accommodate necessary flows within both the northern and southern catchment boundaries;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;

- Provision for riparian corridor/reserve along stream to Ellesmere Road;
- Provision of a building setback and landscape buffer adjacent to Ellesmere Road and Edward Street;
- Provision of one neighbourhood centre;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- ODP Area 4 to align with ODP Area 3;
- Provision for a main road connection between Birchs Road and Boundary Road aligning with main road from ODP Area 3;
- Avoidance of any direct vehicular access onto Tancreds Road and the northern frontage of Birchs Road;
- Provision of main pedestrian and cycle links to the town centre;
- Interface with existing reserve areas;
- Provision for maintenance of capacity and flows of Paparua Water Race.
- The potential for reverse sensitivity with surrounding rural land which includes but is not limited to: dust (during cultivation and harvesting), spray drift, irrigation drift, noise from bird scaring devices, noise and headlight glare from machinery, smoke from “burn off”, and odour;
- Provision of a comprehensive stormwater/wetland system, including stormwater/wetland areas where required to accommodate necessary flows;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system and pumping stations with capacity to accommodate necessary flows;
- Provision of a building setback and landscape buffer adjacent to Tancreds Road and the northern frontage of Birchs Road;
- Provision of a 20 metre (minimum) building setback and landscaped non-recreational buffer adjacent to 'Smith's Block', with hedging by slow growing, tightly branched evergreen natives;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 5

- ODP Area 5 to align with ODP Area 1;
- For the Living Z Zone, provision of one roading connection off Springs Road to service the residential development only;

- For the Business 2B Zone, provision of one roading connection off Springs Road to service the business development only;
- No roading access between the Living Z and Business 2B zones;
- Provision of a 50m buffer between the Living Z and Business 2B zones to be used as a landscape buffer with the potential to become a limited access bypass road (subject to confirmation by the Selwyn District Council)
- Provision of pedestrian and cycle links within the ODP area that could connect with the adjoining urban area to the north and the east;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for an integrated stormwater management system;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a minimum net density of 10 households per hectare averaged over the Living Z zone.

Outline Development Plan Area 6

- Provision for a road extension from North Belt to the northern ODP boundary, aligning with William Street;
- Provision of main pedestrian and cycle links to the town centre;
- Provision for cycle and pedestrian facilities through to the Community Centre and Domain sites;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Provision for stormwater management system;
- Provision of a minimum net density of 15 households per hectare averaged over the ODP area.

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Lincoln Township to accommodate an additional 4,015 households by 2041. The Lincoln Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Lincoln as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads or rivers, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome. One exception in Lincoln is ODP Area 6, which due to its location adjacent to the Lincoln Community Centre and its use for medium density purposes only, is suited to a small ODP. Comparatively, providing one ODP for the entire area will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Lincoln has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, Rail Trail route, and pedestrian and cycle links to the town centre, university and esplanade reserves. These criteria must be addressed when preparing an ODP within an ODP area in Lincoln. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.10.

General Policies

General policies which may be particularly relevant to Lincoln include:

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policies B1.1.3 and B1.1.8	Possible contaminated soil in areas used for agricultural research in the past. Lincoln is surrounded by “versatile soils” except to the south-west (LUC Class I or II)
1.2 Water	Policy B1.2.2 and B1.2.5	Stormwater disposal to LI and LII. Reticulated sewerage.
2.1 Transport	Policy B2.1.8 and B2.1.9	Community perceptions of traffic on Gerald Street. Impact of growth of Lincoln and road links into Christchurch City
2.2 Utilities	Policies B2.2.1 and B2.2.4	Impacts of rate of residential growth on Lincoln’s sewerage system
2.3 Community Facilities (and Reserves)	Policy B2.3.1	Impact of rate of residential growth at Lincoln on community facilities
3.4 Quality of the Environment	Policy B3.4.37	Reverse sensitivity issues, Business 3 and Rural zones

Reticulated Sewage

Reticulated sewage treatment and disposal is required at Lincoln.

PREBBLETON

Preferred Growth Option

The first preferred areas for expansion of Prebbleton are east and west of Springs Road, between the north and south limits of the existing Living and Business zones as identified in Appendix 31, inclusive of the additional ‘Greenfield’ development sites that are zoned Living Z and identified in the outline Development Plans contained in Appendix 42.

Specific Policies

Policy B4.3.64

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

Explanation and Reasons

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

- Creating a compact shaped township; Town Form Policy B4.3.6.
- Minimising effects on Springs Road as a Strategic Road; Policy B2.1.18.
- Minimising the length of “rural-residential” boundaries and potential for “reverse sensitivity” issues; Policy B3.4.39.

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

Policy B4.3.65

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

Explanation and Reasons

Springs Road is one of the busiest Strategic Roads in Selwyn District. Further elongation of Prebbleton township north-south along Springs Road is inconsistent with Policy B2.1.18 and Town Form Policy B4.3.6.

Policy B4.3.66

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

Explanation and Reasons

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

Policy B4.3.67

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

Explanation and Reasons

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

Policy B4.3.68

Ensure that development within each of the Living Z zone Outline Development Plan areas identified on the Planning maps and Appendices within Prebbleton address the specific matters relevant to each ODP Area number listed below:

Prebbleton

Outline Development Area 1

Provision of a primary loop road linking up to two access points off Blakes Road;

- Provision of a connection to The Paddocks subdivision to the north (Living 2A zone);
- Provision of pedestrian and cycle links through the ODP area to connect with the adjoining urban area to the west and east via Blakes Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of a reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park;
- Houses developed along Blakes Road must front this road;

- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 2

Provision of a primary north-south road connection through the area linking from Trents Road to the Cairnbrae subdivision (Living 1A6 Zone);

- Provision of pedestrian and cycle link through the ODP area to connect with the adjoining urban area in the Cairnbrae subdivision (Living 1A6 zone) to the north and to secure through connections to any future residential development that may establish on the opposite southern side of Trents Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood park;
- Houses developed along Trents Road must front this road;
- Houses developed along the north-western boundary with the Kingcraft Drive Existing Development Area to be of lower residential densities with appropriate fencing and boundary treatments at the rural residential/urban interface;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Area 3

Provision of a primary north-south road connection through the area linking from Springs Road to Trents Road;

- Provision of a secondary east-west road connection through the area linking from the adjacent Sterling Park subdivision (Living X Zone) to the main north-south primary road connection within this ODP;
- Provision of a further secondary north-south road connection from Hamptons Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas, including specifically a connection from Trents Road to the Prebbleton Nature Park;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park and green links;
- Houses developed along Springs Road and Trents Road must front these roads;

- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;
- Houses developed along the north-western boundary with the Rural (Inner Plains) Zone to contain appropriate fencing and boundary treatments at the rural/urban interface. Further interfacetreatments will also need to be established along the Hamptons Road frontage to avoid long lengths of close board or solid fencing where housing is likely to be accessed from within the subdivision rather than directly from Hamptons Road.

Outline Development Area 4

Provision of a primary road connection through the area linking from Station masters Way to Tosswill road;

- Provision of a secondary east-west road connection through the area to Prebbleton Central;
- Provision of a local east-west secondary connection through the area to conductors road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas;
- Provision of an integrated stormwater management scheme to service the wider catchment, which shall incorporate wetland and riparian margins that form part of an environmentally sustainable solution that enhances ecological, cultural and Te Taumutu Runanga values;
- Interim stormwater management solutions established in advance of the integrated scheme are to have sufficient capacity for the development area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of an 'open space corridor' through to area to link up with the Prebbleton Central subdivision and Business 1 Zone, including capacity to support stormwater and pedestrian/cycling links;
- Provision of a local neighbourhood park;
- Houses developed along Tosswill Road must front this road;
- Provision of larger lots of at least 1,000m² around the northern and eastern boundaries of the ODP Area, with appropriate perimeter fencing and planting to preserve the rural outlook and Port Hills views;
- Provision of medium density lots along the 'open space corridor', to incorporate appropriate permeable fencing treatments and setbacks to promote passive surveillance and integration of housing with the wider reserve network;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

General Policies

General policies that may be particularly relevant to Prebbleton include:

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

Reticulated Sewage

Reticulated sewage treatment and disposal is required at Prebbleton.

RAKAIA HUTS

Preferred Growth Option

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

Specific Policies

Policy B4.3.69

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

Explanation and Reasons

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

Policy B4.3.70

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

Explanation and Reasons

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

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

General Policies

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

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

ROLLESTON

Preferred Growth Option

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

Specific Policies

Policy B4.3.71

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

Explanation and Reasons

Rolleston Township is currently confined to one side of SH1 and the SIMTL except for the Business 2 and 2A Zones. Policy B4.3.70 is consistent with Policy B2.1.17.

Policy B4.3.72

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

Explanation and Reasons

Land within Rolleston township is under an approach path for aircraft to Christchurch International Airport. Policy B4.3.71 is consistent with Policy B2.1.22.

Policy B4.3.73

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

Policy B4.3.74

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

Explanation and Reasons

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

Policy B4.3.73 encourages any additional business development to adjoin these zones and create consolidated Business zones in the township, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Keeping the Business 2 and 2A Zones west of SH1 provides a “buffer” area between these activities and the township, which may help reduce potential “reverse sensitivity” issues. Policy B4.3.74 is consistent with Policy B3.4.38.

Policy B4.3.75

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

Explanation and Reasons

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

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

Policy B4.3.76

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

Explanation and Reasons

Residential density and allotment sizes in the Living 2 Zones at Rolleston average either 0.5 ha to 1 ha. These zones cover large areas. Policy B4.3.76 allows Rolleston township to grow through closer residential development in the Living 2 zones, provided: there are no adverse effects on infrastructure; and closer density is supported by the residents in the areas affected. This policy is consistent with Policy B4.1.3 and Town Form Policy B4.3.6.

Policy B4.3.77

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below:

Outline Development Plan Area 1

- Provision of local secondary road connections through the area to Dunns Crossing Road, Brookside Road, and Stonebrook Drive;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the east and south;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Potential provision of primary school subject to agreement with Ministry of Education;
- Provision of one Local Centre;

- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of local neighbourhood parks and a key open space corridor along the alignment of the unformed East Maddisons Road. Green pedestrian and cycle linkages are to be provided from the balance of the area to this open space corridor;
- Provision of a mix of housing densities within the area, with medium density housing to be located in close proximity to local parks and the central open space corridor;
- Provision of a minimum net density of 11 households per hectare averaged over the ODP area.

Outline Development Plan Area 2

- Vehicle access to be via a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- The stopping of an unformed portion of road 'Dick Roberts Place' along the area's western boundary will need to be addressed through a separate road stopping procedure;
- Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to the existing dwellings to the west where lower density lots are to be located to provide an area of transition between the existing dwellings and higher density units;
- Provision of pedestrian and cycle link between Rolleston School and Markham Way;
- Provision of a minimum net density of 20 households per hectare averaged over the ODP area.

Outline Development Plan Area 3

- ODP Area 3 to align with ODP Area 8;
- Provision of local east-west secondary road connections through the ODP area to the existing "Park Lane" subdivision;
- No direct vehicle access from State Highway 1 and restricted vehicle access from Levi Road, to maintain the operational status of these primary roads, with lots fronting Levi Road to have an alternative access such as slip lanes;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks, including a gateway reserve on the south eastern corner of the ODP area adjacent to Levi Road;
- Provision of larger lots of at least 1,000m² around the northern, eastern, and southern boundaries of the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 4

- Provision of a local secondary road connection accessing Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 5

- Provision of District-function recreation and open space facilities;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 6.

Outline Development Plan Area 6

- ODP Area 6 to align with ODP Area 10 and ODP Area 13;
- Provision of a main east-west primary road connection through the area from near the intersection of Goulds Road and East Maddisons Road to Springston Rolleston Road;
- Provision of two local north-south secondary road connections through the area, to provide connections between ODP area 5 to the north and the primary road noted above and future urban areas to the south;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 5;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of one neighbourhood centre;
- Provision of local neighbourhood parks;
- Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area.

Outline Development Plan Area 7 (Park Grove)

- Provision of a main east-west primary road connection through the area linking up to two access points off Overbury Crescent;
- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 19 households per hectare averaged over the ODP area.

Outline Development Plan Area 8 (Park Lane)

- ODP Area 8 to align with ODP Area 3;
- Provision of main north-south primary road connection from Marlowe Place to Beaumont Drive;
- Provision of three local east-west secondary road connections to ODP Area 3 (including one connect from Shadbolt Drive to ODP Area 3);
- Provision of a 40m building setback from the State Highway 1;
- No direct access off State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

Outline Development Plan Area 9 (Helpet Park)

- ODP Area 9 to align with ODP Area 11;
- Provision of a north-south primary road connection from Lowes Road to ODP Area 11;
- Provision of a east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a neighbourhood park;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

Outline Development Plan Area 10 (Triangle Block)

- ODP Area 10 to align with ODP Area 6 and ODP Area 12;
- Provision of main north-south primary spine road connection;
- Provision of main east-west primary road connection from Goulds Road to primary spine road;
- Provision of main northwest – southeast primary road connection from East Maddisons Road to the primary spine road;
- Provision of main east-west primary road connection from East Maddisons Road to the southern primary road connection between Goulds Road and East Maddisons Road;
- Provision of two secondary road connections from East Maddisons Road to the primary spine road;
- Provision of a secondary road network internal to the ODP area;
- Provision of off-street pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of (at least) four neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

Outline Development Plan Area 11 (Branthwaite Drive)

- ODP Area 11 to align with ODP Area 9 and ODP Area 13;
- Provision of a primary CRET road along the south eastern boundary of the ODP area;
- Provision of main north-south primary road connection from ODP Area 9 linking up with Branthwaite Drive and to future development to the south of ODP Area 11;
- Provision of east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of main east-west primary road connection from Springston Rolleston Road to Branthwaite Drive;
- Provision of two east-west secondary road connections from Springston Rolleston Road to Lincoln Rolleston Road via Branthwaite Drive;
- Provision of north-south secondary road connections from ODP Area 9 to primary east-west road connections and adjacent future development areas;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;

- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Potential provision of one Neighbourhood Centre;
- Provision of (at least seven) neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Outline Development Plan Area 12 (West Block)

- ODP Area 12 to align with ODP Area 10;
- Part provision of a primary CRETS road along the South eastern boundary of the ODP area;
- Provision of a main north west-south east central spine primary road connection from Dunns Crossing Road to the primary CRETS road on the south eastern boundary of the ODP area;
- Provision of a main north east-south west primary road connection from East Maddisons Road to the central spine primary road of the ODP area;
- Provision of a secondary road network internal to the ODP area and also linking Dunns Crossing Road and East Maddisons Road with the CRETS Road and the primary roads of the ODP area;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Retention of water race;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of (at least seven) neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Outline Development Plan Area 13 (Springston Rolleston Road)

- ODP Area 13 to align with ODP Area 6 and ODP Area 11;
- Provision of main east-west primary CRETS road connection from Springston Rolleston Road linking up with ODP Area 6;
- Provision of a east-west secondary road connection from Springston Rolleston Road linking up with ODP Area 6;
- Partial provision of a north-south secondary road connection (Park Lane) from Broadlands Drive to Dynes Road;
- Provision of a north-south secondary road connection from Dynes Road to the primary CRETS road of the ODP area;
- Provision of a secondary loop road connection from and to Springston Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of (at least three) neighbourhood parks and a green link from the secondary loop road to Foster Recreation Park/Park Lane;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area;

Explanation and Reasons

A Structure Plan has been prepared to facilitate the integrated growth of Rolleston Township to accommodate an additional 5,375 households by 2041. The Rolleston Structure Plan is based on projected figures from the Urban Development Strategy and Regional Policy Statement, which identify Rolleston as a south-western growth centre.

Due to the large amount of land within the township Urban Limit, the Greenfield growth area has been broken into a number of Outline Development Plan (ODP) areas. Each area is to be developed in accordance with an individual outline development plan while achieving the strategic outcomes sought for the entire township.

Each ODP area has been identified predominately by using significant features that cause severance e.g. major roads, whilst also taking into consideration the ability to provide for infrastructure. Smaller ODP areas have generally been avoided as they will reduce the potential to achieve a strategic outcome. One exception in Rolleston is ODP Area 2 due to it being the last large vacant lot close to the existing town centre available for comprehensive development. Comparatively, providing one ODP for the entire Township will create difficulties with multiple land ownership, zoning and staging such that the ability to readily implement future growth, particularly in the short term is likely to be heavily constrained by such difficulties. It is considered therefore that the approach taken with identified ODP areas is both the most practical in terms of maintaining the strategic objective and enabling development to continue in the short term. It is also considered that this approach is consistent with the Regional Policy Statement.

Whilst an ODP is generally conceptual in nature, some specific criteria have been listed which must be addressed in an ODP for any of the identified ODP areas. Each ODP area within Rolleston has specific requirements that have been identified through the Structure Plan process. Where an ODP is not already prepared, important infrastructure requirements have been listed under this specific criteria and these include matters such as roading links, water supply, stormwater management, wastewater treatment and disposal, and pedestrian and cycle links. These criteria must be addressed when preparing an ODP within an ODP area in Rolleston. It is also relevant to consider this criteria where a change to an operative ODP is proposed, as noted in Policy B4.3.10.

General Policies

General policies that may be particularly relevant to Rolleston include:

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

SHEFFIELD/WADDINGTON

Preferred Growth Option

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

Policy B4.3.78

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

Explanation and Reasons

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

Policy B4.3.79

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

Policy B4.3.80

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

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

Explanation and Reasons

Sheffield Township straddles SH73 and the Midland Railway Line. Waddington Township is confined to one side of SH73 and the Midland Railway Line. Policy B4.3.79 and B4.3.80 are consistent with policies B2.1.17 and B2.1.18. It is also consistent with Policy B1.4.13 which protects the landscape values of the Malvern Hills.

Policy B4.3.81

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

Explanation and Reasons

Activities which locate in Business 1 Zones tend to have relatively high numbers of vehicle or pedestrian movements compared with activities in Living zones. Policy B4.3.81 is to discourage these activities from locating on both sides of SH73 and the Midland Railway Line, so as to avoid a potential increase in the number of people and motor vehicles moving across transport routes.

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

Policy B4.3.82

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

Explanation and Reasons

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

General Policies

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

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

SOUTHBRIDGE

Preferred Growth Option

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

Specific Policies

Policy B4.3.83

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

Explanation and Reasons

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

Policy B4.3.84

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

Explanation and Reasons

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

Policy B4.3.85

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

Explanation and Reasons

Southbridge has Business 1 and 2 Zones. Policy B4.3.85 is to encourage consolidated Business zones in townships, rather than the creation of several isolated zones. This policy is consistent with policies B3.4.35 and B3.4.36.

Policy B4.3.86

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

Explanation and Reasons

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

General Policies

General policies which may be particularly relevant to Southbridge include:

Plan Section	Objectives / Policies	Issue
1.1 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.

SPRINGFIELD

Preferred Growth Option

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

Specific Policies

Policy B4.3.87

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

Explanation and Reasons

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

Policy B4.3.88

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

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

Explanation and Reasons

Springfield Township is currently confined to one side of a Strategic Road (SH73) and the Midland Railway Line. Policy B4.3.87 is consistent with Policy B2.1.17, in keeping the township confined to one side of both transport routes.

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

Policy B4.3.89

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

Explanation and Reasons

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

General Policies

General policies that may be particularly relevant to Springfield include:

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

SPRINGSTON

Preferred Growth Option

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

Specific Policies

Policy B4.3.90

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

Explanation and Reasons

Springston Township has developed around the intersections of Ellesmere Junction Road/Waterholes Road and Ellesmere Junction Road/Leeston Road. The Living 1 Zone is often only “one section deep” with houses fronting these roads. The preferred option for future expansion of Springston is by using land behind the existing Living 1 Zone rather than extending it further along these arterial roads. This policy is consistent with Town Form Policy B4.3.6. The use of some of this land for future residential or business development is complicated by its tenure as part of the ‘Gammack Estate’.

Policy B4.3.91

Avoid rezoning land for new residential or business development:

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

Policy B4.3.92

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

Explanation and Reasons

Springston Township had developed along the intersection of three main roads, Leeston Road, Ellesmere Junction Road and Waterholes Road. In many parts houses are only one row deep along the road frontage. Policy B4.3.92 is to avoid extending the township further along Ellesmere Junction Road. This policy is consistent with Policy B2.1.18.

Policy B4.3.91 is to avoid creating a township that “straddles” both sides of Leeston or Waterholes Road. The policy contemplates extending the zone boundary along these roads, but preferably on one side only. This policy is consistent with Policy B2.1.17.

Policy B4.3.93

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

Explanation and Reasons

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

General Policies

General policies that may be particularly relevant to Springston include:

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

Water and Sewage

A reticulated water supply and sewage treatment and disposal is required at Springston – see policy B1.2.3 and B1.2.5.

Gammack Estate

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

TAI TAPU

Preferred Growth Options

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

Specific Policies

Policy B4.3.94

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

Explanation and Reasons

Tai Tapu is located in a stormwater ponding area for the surrounding catchment. The township is lower lying than the adjoining Halswell River. Parts of the township are flooded by stormwater ponding during quite regular heavy rainfall events (1 in 5 year storms). Policy B4.3.94 is to encourage new residential or business activities to locate on sites that are least subject to flooding. This may mean avoiding some sites in the existing Living 1A or 2A Zones in favour of rezoning a new area. In this case, the Council considers it better promotes sustainable management to utilise sites that are less prone to natural hazards, even if it results in a less consolidated township. Any new zoning must accord with Policy B4.3.95, and all other relevant District Plan policies.

Policy B4.3.95

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

Explanation and Reasons

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

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

Policy B4.3.96

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

Explanation and Reasons

Tai Tapu township straddles a Strategic Road - SH75. Policy B4.3.96 is to avoid extending this pattern by confining future north-south expansion of the township to one side of SH75. This

policy is consistent with Policy B2.1.18. Future development should also occur in a manner that promotes a compact or consolidated town shape consistent with Town Form Policy B4.3.6.

Policy B4.3.97

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

Explanation and Reasons

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

General Policies

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

Plan Section	Objectives / Policies	Issue
1.1 Land and Soil	Policy B1.1.8	Land around Tai Tapu contains “versatile soils” – LUC Class I or II
1.2 Water	Policy B1.2.1 and B1.2.5	Effects of stormwater disposal on water quality in Halswell River and other waterbodies. Reticulated sewage treatment and disposal.
1.4 Outstanding Natural Features and Landscapes	Policy B1.4.17	Landscape contrast with Christchurch City
2.1 Transport	Policy B2.1.18	Further expansion of a township which “straddles” a Strategic Road
4.3 Residential and Business Development	Town Form Policy B4.3.6	Expansion of townships in a compact shape.

WEST MELTON

Preferred Growth Option

Substantial growth is expected to take place in and around West Melton. The focal point of this growth will be either side of Weedons Ross Road north of State Highway 73, but not extending north of Halkett Road. A lesser extent of lower density residential development will occur south of State Highway 73. The township is serviced with reticulated sewerage. Any further development will also be expected to be serviced by a reticulated sewerage system.

Specific Policies

Policy B4.3.98

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

Explanation and Reasons

West Melton has developed with community facilities on both the northern and southern sides of State Highway 73. Residential development has taken place north of the highway centred on Westview Crescent. The primary focus for future growth of the township is to be provided for north of the State Highway. Limited new residential growth will be enabled south of the highway but will be limited in extent and density to minimise effects on the safety and efficiency of the highway. A pedestrian/cycle link will also be provided under the highway to provide an alternative connection between the two areas. This pattern of growth is consistent with maintaining a consolidated form for the future growth of the township, and with Policy B2.1.18 and Town Form Policy B4.3.6.

Policy B4.3.99

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

Explanation and Reasons

West Melton's future growth is to adhere to a form of development which maintains a generally compact shape. While allowing a substantial amount of urban growth with higher densities north of State Highway 73, development south of the highway is to be limited in extent and density. This pattern is consistent with Town Form Policy B4.3.6.

Policy B4.3.100

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

Explanation and Reasons

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

Policy B4.3.101

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

Explanation and Reasons

West Melton village is an area with larger section sizes than those found in most townships in Selwyn District, particularly those close to Christchurch. Policy B4.3.101 recognises the character of the existing village and the support for larger section sizes in the Township survey results for West Melton (November 1998). A wide variety of lot sizes in response to market demand, have been provided for, but recognising the potential for West Melton to provide a lower density alternative living environment near Christchurch. However, the efficient and effective development of the Living WM zone must be provided for to achieve the anticipated residential growth for this zone.

Policy B4.3.102

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

Explanation and Reasons

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

General Policies

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

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

WHITECLIFFS

Preferred Growth Option

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

Specific Policies

Policy B4.3.103

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

Explanation and Reasons

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

Policy B4.3.104

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

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

Explanation and Reasons

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

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

This policy is consistent with Policy B3.1.2.

General Policies

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

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

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

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

NOTE:

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

DEVELOPMENT CONTRIBUTIONS – STRATEGY

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

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

DEVELOPMENT CONTRIBUTIONS – OBJECTIVES

Objective 4.4.1

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

Objective 4.4.2

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

Explanation and Reasons

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

DEVELOPMENT CONTRIBUTIONS – POLICIES AND METHODS

Policy 4.4.1

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

Explanation and Reasons

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

Methods

LTP

- Development Contribution Policy

District Plan

- Subdivision

DEVELOPMENT CONTRIBUTIONS — ENVIRONMENTAL RESULTS

The following environmental results should occur from implementing this section:

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

DEVELOPMENT CONTRIBUTIONS — MONITORING

See Appendix 1.

4 LIVING ZONE RULES — BUILDINGS

4.1 BUILDINGS AND NATURAL HAZARDS

Restricted Discretionary Activities — Buildings and Natural Hazards

- 4.1.1 Erecting any dwelling or other principal building on land located in the Living 1A or 2A zones at Tai Tapu where the minimum floor level is less than 6.93m above mean sea level shall be a restricted discretionary activity.
- 4.1.2 Under Rule 4.1.1 the Council shall restrict the exercise of its discretion to:
- 4.1.2.1 The nature of any flooding or land instability and whether this makes the site unsuitable to erect the proposed building or undertake the proposed earthworks.
 - 4.1.2.2 Any effects of buildings or earthworks in displacing or diverting floodwaters and increasing the potential risk of flooding elsewhere.
 - 4.1.2.3 Any mitigation measures proposed.

Non-Complying Activities — Buildings and Natural Hazards

- 4.1.3 Erecting any new dwelling, or part dwelling thereof, or other principal building, on Lots 58 to 108 shown on the Plan attached as Appendix 24 at Rakaia Huts shall be a non-complying activity.

Prohibited Activities — Buildings and Natural Hazards

- 4.1.4 Erecting any dwelling or other principal building between any waterbody and any stop bank designed to contain flood water from that waterbody shall be a prohibited activity.

4.2 BUILDINGS AND LANDSCAPING

Permitted Activities — Buildings and Landscaping

- 4.2.1 Except for the Living 3 Zone at Rolleston identified in the Outline Development Plan in Appendix 39 and 40, any principal building shall be a permitted activity if the area between the road boundary and the principal building is landscaped with shrubs and:
- Planted in lawn, and/or
 - Paved or sealed, and/or
 - Dressed with bark chips or similar material.

For the Living 3 Zone at Rolleston and Prebbleton identified on the Outline Development Plan in Appendix 19, 39 and 40 the following shall apply:

4.2.2 Any principal building shall be a permitted activity if:

- i. That apart from one vehicle crossing and access not exceeding 100m² in area all land within the setback areas from roads as specified in Rule 4.9.26(i), excepting State Highway 1, will be devoted to landscaping; including the provision of at least one specimen tree capable of growing to at least 8m high being planted for every 10 metres of frontage and to be spaced at no less than 5 metres and no greater than 15 metres. The area between all road boundaries (other than with State Highway 1) and a line parallel to and 15m back from the road boundary is landscaped with shrubs and specimen trees covering as a minimum the lesser of 30% of the area or 250m²; and
- ii. The number of specimen trees in this area is not less than 1 per 10m of road frontage or part thereof; and
- iii. The trees are selected from the list below planted at a grade of not less than Pb95; and
- iv. Shrubs are planted at 'aa' grade of not less than Pb3 and a spacing of not less than 1 per square metre, typically located within a garden area dressed with bark chips or similar material; and
- v. Any paved surface area within the area does not exceed 100m² in area.
- vi. The list of suitable specimen trees for the purpose of this rule is:
 - Maple, Silk Tree, Alder, Birch, River She Oak, Leyland Cypress, Monterey Cypress, Lacebark, American sweet gum, Magnolia, Pohutukawa, weeping Kowhai, Common Olive, Pine, Lemonwood, Kohuhu, Ribbonwood, Plane, Totara, Poplar, Oak, Elm, Michelia

This list does not apply to the Living 3 zone on the north east corner of Trents Road and Springs Road.

- vii. The Council will require a planting plan to be submitted at building consent stage, prepared by a suitably qualified landscape professional, identifying compliance with the above control.
- viii. The landscaping shall be maintained and if dead, diseased or damaged, shall be removed and replaced.

Note: Rule 4.2.2 shall not apply to allotments of 4ha or greater in the Living 3 Zone identified on the Outline Development Plan in Appendix 39 and 40.

4.2.3 Any Fencing in the Living 3 Zone shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

Except that nothing in the above controls shall preclude:

- (i) the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.
- (ii) fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.

Note: Except that fences on boundaries adjoining reserve areas, cycleways or pedestrian accessways identified in the Outline Development Plan for Lincoln in Appendix 18 and for the Living 1A6 Zone in Prebbleton shall not exceed 1.2m in height.

Discretionary Activities – Buildings and Landscaping

4.2.4 Any activity which does not comply with Rule 4.2.1 or 4.2.2 shall be a discretionary activity.

Restricted Discretionary Activities – Buildings and Landscaping

4.2.5 Any activity which does not comply with Rule 4.2.3 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the consideration of:

- 4.2.5.1 The extent to which the proposed fencing achieves high levels of visual transparency;
- 4.2.5.2 The extent to which the proposed fencing is in keeping with rural character elements;
- 4.2.5.3 Whether the proposed fencing is necessary as an integral part of a recreational facility such as a swimming pool or tennis court;
- 4.2.5.4 Whether the proposed fencing is necessary for the care and management of specialist livestock.

4.3 BUILDINGS AND CONTAMINATED LAND

Refer to Rule 10.1 – Activities and Contaminated Land.

4.4 BUILDINGS AND WATER SUPPLY

Permitted Activities – Buildings and Water Supply

- 4.4.1 In all Living zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards.
- 4.4.2 In the Living 1 Zone at Lincoln, as shown in Appendix 35, rainwater storage tanks with a minimum capacity of 3000 litres shall be installed for each dwelling for non-potable uses, such as garden irrigation.

Discretionary Activities – Buildings and Water Supply

4.4.3 Any activity which does not comply with Rule 4.4.2 shall be a discretionary activity.

Non-Complying Activities – Buildings and Water Supply

4.4.4 Any activity which does not comply with Rule 4.4.1 shall be a non-complying activity.

4.5 BUILDINGS AND SEWAGE TREATMENT AND DISPOSAL

Permitted Activities – Buildings and Sewage Treatment and Disposal

4.5.1 In the Living zones at Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, and West Melton, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system.

4.5.2 In all other Living zones in the district dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.

Non-Complying Activities – Buildings and Sewage Treatment and Disposal

4.5.3 Any activity which does not comply with Rules 4.5.1 or 4.5.2 shall be a non-complying activity

Notes

1. A discharge permit is required from Environment Canterbury to dispose of sewage on-site at Kirwee and Darfield.
2. If the Council and the community decide to install a reticulated sewage treatment and disposal system, the Council may require existing dwellings and principal buildings to connect, pursuant to provision in the Local Government Act 1974.

4.6 BUILDINGS AND BUILDING DENSITY

Permitted Activities – Buildings and Building Density

4.6.1 The erection on an allotment (other than a site at Castle Hill) of not more than either:

- One dwelling and one family flat up to 70m² in floor area; or
- One principal building (other than a dwelling) and one dwelling, shall be a permitted activity, except that within a comprehensive residential development within a Living Z Zone, more than one dwelling may be erected on the balance lot prior to any subsequent subdivision consent that occurs after erection of the dwellings (to the extent that the exterior is fully closed in).

4.6.2 The erection of not more than one principal building on any site at Castle Hill shall be a permitted activity.

- 4.6.2.1 The erection of any dwellings in the Living WM Zone shall comply with the building densities and locations shown on the Outline Development Plan and associated Layer Plans (appendix 20A) for this zone.

Restricted Discretionary Activities – Buildings and Building Density

- 4.6.3 Except as provided in Rule 4.6.6 the erection of not more than two dwellings on an allotment in a Living 1 zone shall be a restricted discretionary activity.
- 4.6.4 Under Rule 4.6.3 the Council shall restrict the exercise of its discretion to:
- 4.6.4.1 Whether each dwelling has adequate outdoor living space for the exclusive use of that dwelling for residential activities; and
 - 4.6.4.2 Whether each outdoor living space will receive direct sunlight on the shortest day of the year; and
 - 4.6.4.3 Whether there is adequate privacy between the habitable rooms of the two dwellings erected on the same allotment; and
 - 4.6.4.4 The proportion of allotments in the street or subdivision where there is more than one dwelling or principal building; and
 - 4.6.4.5 Any adverse effects, including cumulative effects, on the residential density or sense of spaciousness of the area; and
 - 4.6.4.6 The need for a 'step in plan' to be provided at each 20 metre interval along a continuous building wall in order to mitigate any adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property. The Step shall be sufficient spacing, depth, and length to provide a well articulated façade that provides visual variety and relief from long monotonous buildings.
 - 4.6.4.7 Within the Lowes Road Outline Development Plan Area, that the siting of the dwelling does not preclude the establishment of any roads or indicative walkways as shown in Appendix 34.

Note: Building density and site coverage rules both apply.

Discretionary Activities – Buildings and Building Density

- 4.6.5 Except as provided in Rule 4.6.6, the erection on any allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1, 4.6.2.1 or Rule 4.6.3 shall be a discretionary activity in Living 1 zones and the Living WM Zone.

Non-Complying Activities – Buildings and Building Density

- 4.6.6 The erection on an allotment of any building (other than an accessory building) which does not comply with Rule 4.6.1 shall be a non-complying activity in the Living Z, 1A, 1A2, 1A3, 1A4 and Living 1A6 Deferred zones at Prebbleton and all Living Z, 2, 2A and Living 3 zones.

Note: There is no maximum number of accessory buildings allowed on an allotment, but Rule 4.7 – Site Coverage – applies to all buildings.

4.7 BUILDINGS AND SITE COVERAGE

Permitted Activities — Buildings and Site Coverage

- 4.7.1 Except as provided in Rule 4.7.2, the erection of any building which complies with the site coverage allowances set out in Table C4.1 below shall be a permitted activity. Site coverage shall be calculated on the net area of any allotment and shall exclude areas used exclusively for access, reserves or to house utility structures or which are subject to a designation.

Table C4.1 Site Coverage Allowances

Zone		Coverage
Living 1	Including garage	40%
	Excluding garage	40% minus 36m ²
	Emergency Services Only	50%
Living 1A	Castle Hill	40%
Living 1A3	Lincoln	45%
Living 1A4	Lincoln	40%
Living Z	Including Garage	40%
	Excluding Garage	40% - 36m ²
	Medium Density	Including garage 40%
	Comprehensive Medium Density	Excluding garage 40% - 18m ² 50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.
Living 1A2	Prebbleton	40%
Living 1A5	Prebbleton	40%
		For <u>comprehensive residential development</u> , site coverage shall be applied over the whole Living 1A5 Zone
Living 1A6	Prebbleton	40%
Living WM	Including garage	40%
	Excluding garage	40% minus 36m ²
	<u>Emergency Services</u> only	50%
Living 2 (all townships not otherwise listed) and Living 2A (Blakes Road, Prebbleton)	Including garage	Lesser of 20% or 500m ²
	Excluding garage	Lesser of 20% minus 36m ² or 500m ² minus 36m ²

Zone		Coverage
	<u>Emergency Services</u> only	40%
Living 2A	Prebbleton and West Melton	10% and a maximum additional area in hardsurfacing of 10%
	<u>Emergency Services</u> only	40%
Living 2A1	Darfield	10% and a maximum additional area in hardsurfacing of 10%
	<u>Emergency Services</u> only	40%
Living 3		Lesser of 10% or 500m ²

Note: the Living 2 requirement in Rule 4.7.1 does not apply to Dunsandel Primary School.

Temporary Activities

4.7.2 Maximum site coverage rules do not apply to:

4.7.2.1 Any building, tent, caravan, trailer or marquee erected for a temporary activity, provided the structure is removed within 2 days after the activity ceases; or

4.7.2.2 Any building erected for temporary accommodation associated with a construction project on the site, provided the building is removed within 12 months or when construction ceases, whichever is the shorter time.

Restricted Discretionary Activities — Buildings and Site Coverage

4.7.3 Any activity which does not comply with Rule 4.7.1 shall be a restricted discretionary activity if it complies with all of the following standards and terms:

4.7.3.1 The site is located in a Small Lot Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

(a) 45% - including a garage; or

(b) 45% - 18m² - excluding a garage; or

4.7.3.2 Where a site forms part of a comprehensive residential development the maximum site coverage shall be 55% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

4.7.3.3 The site is located in a Living Z Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

- (a) 45% - including a garage; or
- (b) 45% - 18m² - excluding a garage; or
- (c) part of a comprehensive residential development of four or more adjoining lots under 350m² in size, in which case the maximum site coverage shall be 50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

4.7.4 Under Rule 4.7.3, any resource consent application shall not be notified and shall not require the written approval of affected parties, and the Council shall restrict the exercise of its discretion to consideration of:

4.7.4.1 The number of sites in the street or subdivision where the site coverage already exceeds

- (a) 40% for Small Lot Medium Density
- (b) 50% for Comprehensive Medium Density.

4.7.4.2 Any adverse effects, singularly or cumulatively, on the residential density or 'spaciousness' of the area, including:

- (a) the extent to which a complying outdoor living area and opportunities for tree planting and garden landscaping are to be provided;
- (b) whether there are any areas of communal or public open space in the immediate vicinity of the site;
- (c) the extent to which a balance is achieved between buildings and hardsurfacing, and landscaping and open space;
- (d) the avoidance of an appearance of cramped development that is out of keeping with an open and spacious streetscene; and
- (e) whether the visual effects of increased site coverage are offset by the provision of an attractive, well designed street frontage with good levels of architectural detailing and articulation and the siting of garaging and parking areas to the rear of the site.

Non-Complying Activities — Buildings and Site Coverage

4.7.5 Any activity which does not comply with Rule 4.7.3 shall be a non-complying activity.

4.8 BUILDINGS AND BUILDING HEIGHT

Permitted Activities — Buildings and Building Height

- 4.8.1 The erection of any building which has a height of not more than 8 metres shall be a permitted activity.
- 4.8.2 The erection of any building within the area shown as “Medium Density (potential 11m height area)” within Lincoln ODP 7 which has a height of between 8m and 11m shall be a restricted discretionary activity.
- 4.8.3 Under Rule 4.8.2 the Council shall restrict the exercise of its discretion to consideration of:
- 4.8.3.1 The scale and bulk of the building in relation to adjacent sites, the street and the surrounding area.
 - 4.8.3.2 The extent to which the height would have any adverse effect on other sites in the surrounding area in terms of loss of privacy through being over-looked from neighbouring buildings.
 - 4.8.3.3 The extent to which the additional height will shade or physically dominate adjacent sites.
 - 4.8.3.4 The extent to which the non-compliance leads to a better or more efficient use of the site and/or creates a higher level of on-site amenity.

Discretionary Activities — Buildings and Building Height

- 4.8.4 Any activity which does not comply with Rule 4.8.1 or 4.8.2 shall be a discretionary activity.

Note

1. Any structure erected in the Living zones at Arthur’s Pass or Castle Hill is also subject to Rule 11.1.

4.9 BUILDINGS AND BUILDING POSITION

Permitted Activities — Buildings and Building Position

The following shall be permitted activities:

Recession Planes

- 4.9.1 Except in Rule 4.9.1.1 and 4.9.1.2, the construction of any building which complies with the Recession Plane A requirements set out in Appendix 11;
- 4.9.1.1 In a Living Z medium density area located within an Outline Development Plan (ODP) on any internal boundary which is:
 - a) not a boundary of a lot in a low density area; and
 - b) which is not a boundary of the ODP area as a whole – the construction of any building which complies with a recession plan

angle of 45 degrees, with the starting point for the recession plane to be 4m above ground level; and

- 4.9.1.2 Where buildings on adjoining sites have a common wall along an internal boundary, the recession plane shall not apply along that part of the boundary covered by such a wall.

Setbacks from Boundaries

- 4.9.2 Except as provided in Rules 4.9.3 to 4.9.33, any building which complies with the setback distances from internal boundaries and road boundaries, as set out in Table C4.2 below.

Table C4.2 - Minimum Setbacks for Buildings

Building Type	Metres from <u>Boundary</u>	
	Internal	Road (or shared access where specified)
<u>Dwelling</u> or <u>principal building</u>	2 m	4 m
Garage: Wall length 7m or less and vehicle door faces <u>road</u> or shared access	1 m	5.5 m
Garage: Wall length 7m or less and vehicle door faces <u>internal boundary</u>	1 m	2 m
Garage: Wall length greater than 7m and Vehicle door faces <u>road</u> or shared access	2 m	5.5 m
Garage: Wall length greater than 7m and Vehicle door faces <u>internal boundary</u>	2 m	4 m
<u>Accessory Building</u> with wall length not more than 7m	1 m	2 m
<u>Accessory Building</u> with wall length greater than 7m	2 m	4 m
<u>Utility Structures</u>	0 m	0 m

Note: Where a garage is proposed on a corner site i.e. has two road frontages, only one wall may be located up to 2m from a road boundary, provided that that wall does not contain a vehicle door and is less than 7m in length. All other walls are to be set back at least 4m from the road boundary, with walls containing a vehicle door set back 5.5m from the road boundary.

Setbacks from State Highways and internal noise levels

- 4.9.3 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, and ODP Area 3 and ODP Area 8 in Rolleston, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes shall be located no closer than 40m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater.
- 4.9.4 Except for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, and ODP Area 3 and ODP area 8 in Rolleston, any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes within 100m from the edge of the sealed carriageway of State Highways with a posted speed limit of 70 Km/hr or greater shall have internal noise levels from road traffic that do not exceed the limits set out below with all windows and doors closed.

24 hours	
Within Bedrooms	35 dBA (Leq 24 hour)
Within Living Area Rooms	40 dBA (Leq 24 hour)

Note: Living Area rooms means any room in a dwelling other than a room used principally as a bedroom, laundry, bathroom, or toilet.

Common Wall

- 4.9.5 Buildings may be sited along an internal boundary of the site if the building shares a common wall with another building.

Castle Hill

- 4.9.6 Buildings or structures shall be setback not less than 6m from the south eastern boundaries of Lots 1 and 2 DP 22544 in the Living 1A Zone at Castle Hill Village.
- 4.9.7 Buildings or structures shall be setback not less than 1.5 metres from all internal and road boundaries within the Living 1A Zone at Castle Hill, except that:
- 4.9.7.1 Along the Living 1A Zone boundaries the minimum setback shall be 3 metres; and
- 4.9.7.2 Where an internal boundary is also the boundary of a reserve (other than a road reserve) exceeding 1 metre in width or of an access lot or right of way there shall be no minimum setback.

Prebbleton

- 4.9.8 Any building in the Living 1A Zone at Prebbleton shall be setback from the road boundary of Trices Road by not less than 10 metres. The 10 metre area shall be landscaped.
- 4.9.9 Any building shall be setback not less than 6 metres from the north east or north west zone boundaries of the Living 1A2 Zone at Prebbleton.
- 4.9.10 Any dwelling shall be setback not less than 3 metres from an internal boundary in the Living 1A2, 1A3 and 1A4 Zones in Prebbleton.
- 4.9.11 For the Living 1A6 Zone in Prebbleton, no dwelling shall be sited within 5m of the north western common boundary with the Kingcraft Drive Existing Development Area, as identified in the ODP contained in Appendix 19.
- 4.9.12 Any dwelling in the Living 2A Zone in Prebbleton shall have:
- 4.9.12.1 A setback from any internal boundary other than the southern zone boundary of not less than 6 metres.
- 4.9.12.2 A setback from the southern zone boundary of not less than 20 metres.
- 4.9.13 Any dwelling shall be set back not less than 15 metres from the north eastern boundary of the Living 2A (Blakes Road) Zone.
- 4.9.14 Any dwelling shall be set back not less than 48.2m from the north eastern zone boundary of the Living 2A Zone in Prebbleton, as identified in Appendix 19.
- 4.9.15 Any building in the Living 3 Zone (Hamptons Road) at Prebbleton shall be set back at least:
- (i) 20 metres from any road boundary except on corner lots a minimum setback of 15m applies to one boundary.
- (ii) 15 metres from any other boundary.

- 4.9.16 Any building in the Living 3 zone (Trents Road), Prebbleton (as shown on the Outline Development Plan in Appendix 19) shall be set back at least:
- (i) 15 metres from any road boundary except on corner lots a minimum setback of 10m applies to one road boundary.
 - (ii) 5 metres from any other boundary.

Living 3 Rural Residential – Shands Road, Noise Mitigation

- 4.9.17 For the purpose of protection against traffic noise intrusion from Shands Road any dwelling, family flat and any rooms within accessory buildings used for sleeping or living shall be located at least 25 metres from Shands Road and physical acoustic barriers shall be established in the locations indicated on the Outline Development Plan, Trents Road, Prebbleton in Appendix 19. The finished height of any acoustic barrier shall be no less than 3 metres above the adjacent ground level of any residential lot. The mass of any acoustic barrier shall be 8-10 kg/m² and shall be constructed and maintained with no gaps in the barrier construction or at ground level.

West Melton

- 4.9.18 Any dwelling within the area shown in Appendix 20 (Living 1B and Living 2 zones) or Appendix 20A (Living WM Zone) shall be set back at least 40 metres from State Highway 73.
- 4.9.19 Any dwelling in the Living 2A Zone at West Melton shall have:
- 4.9.19.1 A setback from any internal boundary of not less than 6 metres.
 - 4.9.19.2 A setback from any road boundary of not less than 10 metres.

Leeston

- 4.9.20 Any dwelling in the Living 2A Zone at Leeston shall have a setback from any Business Zone boundary of not less than 20 metres.

Small Lot Medium Density areas located within an Outline Development Plan

- 4.9.21 Any dwelling or principal building shall be set back a minimum of 3m from any road boundary, with the exception of any comprehensive development within the Medium Density area of Lincoln ODP 7 where any dwelling or principal building shall be set back a minimum of 2m from any road boundary.
- 4.9.22 Where an allotment has legal access to a private Right of Way or shared access, any dwelling or principal building on that allotment shall be set back a minimum of 3m along the entire length of the boundary with that private Right of Way or shared access, with the exception of Medium Density area of Lincoln ODP 7 where any dwelling or principal building on that allotment shall be set back a minimum of 2m.
- 4.9.23 Any garage where a vehicle door faces the road, a private Right of Way or shared access shall be set back a minimum of 5.5m from the road boundary, private Right of Way, or shared access.
- 4.9.24(a) No garage or accessory building is to be located between the front façade of the dwelling and the road boundary, or the rear service lane by which the allotment is accessed, where the lot does not have any other frontage to a public road.

- 4.9.24(b) If the site has a net area of less than 430m², garages with a total vehicle door width greater than 3m are to be accessed off a rear service lane only. (This rule does not apply to lots that gained subdivision consent prior to 30th June 2014).

Please refer to the Medium Density guide for examples on garaging.

- 4.9.25 Any dwelling or principal building, excluding garages or accessory buildings, shall be set back a minimum of 2m from any internal boundary. Buildings may however be sited along an internal boundary if the building shares a common wall with another building on an adjoining site.
- 4.9.26 No set back is required for any garage or accessory building from an internal boundary, provided that the total length of garages or accessory buildings adjacent to the internal boundary do not exceed 7m and provided those garages or accessory buildings comply with a 45 degree recession plane measured from 2.5m above ground level at the boundary, except when the site is on the boundary of a low density area or another Living zone, in which case Rule 4.9.2 applies.
- 4.9.27 All balconies at first floor level and above may only be located in a façade that faces a road boundary or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes.

4.9.27.1 Any windows at first floor level or above must:

- face a road boundary, or an internal boundary shared with land vested or designated with Council for stormwater, recreation or esplanade reserve/ strip purposes; or
- Be set back a minimum of 10m from an internal boundary; or
- Have a sill height of at least 1.6m above internal floor level; or
- Be obscure glazed, and either non-opening or top- hinged, and be associated with a bathroom, toilet, or hallway.

Temporary Activities

- 4.9.28 Rule 4.9.2 does not apply to the siting of any building, tent, caravan or trailer on a site if:
- 4.9.28.1 The building, tent, caravan or trailer is erected for a temporary activity; and
 - 4.9.28.2 The building, tent, caravan or trailer is removed within 2 days of the activity ceasing.
- 4.9.29 Rule 4.9.2 does not apply to the siting of any building on a site which is for temporary accommodation associated with a construction project on the site if:
- 4.9.29.1 The building is removed within 12 months or when construction ceases, whichever is the shorter time.

Setback from Lincoln Sewerage Treatment Plant

- 4.9.30 Any dwelling in the Living 1A and Living Z Zone at Lincoln shall be setback not less than 150 metres from the boundary of the area designated for the Lincoln Sewage Treatment Plant, as identified on Planning Maps 122 and 123.

Lincoln

- 4.9.31 Within the Living Z zone at Lincoln, ODP Area 5, Appendix 37, no dwelling or principal building shall be constructed within 50m of the Landscape Buffer located at the northern end of the Business 2B zone until appropriate noise attenuation measures, as determined by a suitably qualified noise expert and designed to achieve the noise standards contained in Rule 22.4.1.6 have been constructed.

Rolleston

- 4.9.32 In ODP Area 3 and ODP Area 8 in Rolleston, no dwellings shall be located closer than 40m (measured from the nearest painted edge of the carriageway) from State Highway 1.
- 4.9.33 In ODP Area 3 and ODP Area 8 in Rolleston, for any dwelling constructed between 40m and 100m (measured from the nearest painted edge of the carriageway) from State Highway 1:
- Appropriate noise control must be designed, constructed and maintained to ensure noise levels within the dwelling meet the internal design levels in AS/NZS2107:2000 (or its successor) – 'Recommended design and sound levels and reverberation times for building interiors';
 - Prior to the construction of any dwelling an acoustic design certificate from a suitable qualified and experienced consultant is to be provided to Council to ensure that the above internal sound levels can be achieved.
- 4.9.34 Any building in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 and 40) shall be set back at least:
- i) 15 metres from any road boundary except that on corner lots a minimum setback of 10m applies to one road boundary;
 - ii) 5 metres from any other boundary

- 4.9.35 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes, and any internal areas associated with noise sensitive activities in the Living 3 Zone at Rolleston (as shown on the Outline Development in Appendix 39) shall be setback at least 80m from State Highway 1.

For the purposes of this rule, noise sensitive activities means any residential activity, travellers accommodation, educational facility, medical facility or hospital, or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyances as a result of traffic noise from State Highway 1 over its location.

- 4.9.36 Any dwelling, family flat, and any rooms within accessory buildings used for sleeping or living purposes in the Living 3 Zone at Rolleston (as shown on the Outline Development Plan in Appendix 39 (Holmes Block) located outside the 'Odour Constrained Area' as shown in Appendix 40 (Skellerup Block)).

Special Character Low Density Areas (Living 1C zoning)

- 4.9.37 In Living 1C zoned areas, buildings shall have a setback from the road boundary of not less than 6m.
- 4.9.38 Dwellings and family flats shall be positioned at least 6m from any existing dwelling or family flat (or footprint of a planned dwelling or family flat for which a building consent has been granted within the previous 2 years).

An exception is where family flats are attached to the principal dwelling.

Living 3 Rural Residential densities located within an operative Outline Development Plan

- 4.9.39 Any building in the Living 3 Zone shall have:
- (i) A setback from any road boundary of not less than 20m, except that for areas located within an urban growth path identified in an adopted Township Structure Plan and where the subdivision layout and associated methods have been established to facilitate future intensification to urban densities, a minimum setback from any road boundary of not less than 7m shall apply.
 - (ii) A setback from any other boundary of not less than 15m.

Restricted Discretionary Activities – Buildings and Building Position

- 4.9.40 Any activity which does not comply with Rule 4.9.1, 4.9.23 or 4.9.24 shall be a restricted discretionary activity.
- 4.9.41 Under Rule 4.9.40 the Council shall restrict the exercise of its discretion to consideration of:
- 4.9.40.1 Any adverse effects of shading on any adjoining property owner; or on any road or footpath during winter.
- 4.9.42 Any activity which does not comply with Rule 4.9.2 and Rules 4.9.4 to 4.9.28 and 4.9.30 to 4.9.31 shall be a restricted discretionary activity.
- 4.9.43 Under Rule 4.9.42 the Council shall restrict the exercise of its discretion to consideration of:
- 4.9.43.1 Internal Boundary

Any adverse effects on the:

- (a) privacy
- (b) outlook
- (c) shading; or
- (d) amenity values

of the adjoining property, its occupiers and their activities; and

4.9.43.2 Road Boundary

Any adverse effects on:

- (a) the character of the street
- (b) safety and visibility of pedestrians, cyclists and motorists, and
- (c) shading of the road or footpath in winter;
- (d) methods to mitigate any adverse effects of traffic noise on the occupants of a dwelling; and

4.9.43.3 Any reverse sensitivity issues at the southern zone boundary of the Living 2A zone at Prebbleton.

4.9.43.4 In the Living 3 Zone at Rolleston as shown in Appendix 39, whether the building development meets the internal sound levels listed in the table below:

Type of Occupancy/Activity	Recommended Internal Design Sound Level (dBA Leq (24hr))
Dwelling/Family Flat/Accessory buildings – bedroom Within Bedrooms	35
All other habitable spaces	40
Noise Sensitive Activities	35

4.9.44 Any activity which does not comply with 4.9.37 or 4.9.38 shall be a restricted discretionary activity

4.9.45 Under rule 4.9.44 the Council shall restrict the use of its discretion to consideration of the unique spacious character of the area and its sensitivity to incongruous or closely spaced buildings.

Discretionary Activities – Buildings and Building Position

4.9.46 Any activity which does not comply with Rule 4.9.3 and Rule 4.9.32 to 4.9.36 and Rule 4.9.39 shall be a discretionary activity.

Non-Complying Activities — Buildings and Building Position

- 4.9.47 Any dwelling which does not comply with Rule 4.9.28 shall be a non-complying activity.
- 4.9.48 Erecting any new dwelling in the Countryside Area or the 'Odour Constrained Area' identified on the Outline Development Plan in Appendix 39 and 40.

4.10 RELOCATED BUILDINGS

Note: Any relocated building in the Living zones at Arthur's Pass or Castle Hill is also subject to Rule 11.1.

Permitted Activities — Relocated Buildings

- 4.10.1 The erection of any relocated building shall be a permitted activity if one or more of the following conditions are met:
- 4.10.1.1 The relocated building is a garage or accessory building; or
 - 4.10.1.2 The building is moved from one position to another within the same site; or
 - 4.10.1.3 The building is relocated on to a site for a temporary activity and is removed from the site within 2 days of the activity ceasing; or
 - 4.10.1.4 The building is relocated on to a site to provide temporary accommodation during a construction project on the site, and the building is removed from the site within the lesser of a 12 month period or when the construction work ceases.
 - 4.10.1.5 The building is being relocated within or between schools.

Controlled Activities — Relocated Buildings

- 4.10.2 Any activity which does not comply with Rule 4.10.1 shall be a controlled activity which shall not be notified and shall not require the written approval of affected parties. The matters the Council has reserved control over are:
- 4.10.2.1 The time period within which the building is to have its new foundations established and covered; and
 - 4.10.2.2 The time period within which any repair work to the exterior of the building is to be repaired; and
 - 4.10.2.3 The standard to which the exterior of the building is to be finished; and
 - 4.10.2.4 Whether any bond is required to cover the cost of reinstatement works in relation to matters listed under Rules 4.10.2.1 to 4.10.2.3, and the type of bond.

4.11 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN PREBBLETON

Discretionary Activities — Comprehensive Residential Development in Prebbleton

- 4.11.1 In the Living 1A5 Zone in Prebbleton, comprehensive residential development shall be a discretionary activity where Council shall take into account, but not be limited to, the following:
- 4.11.1.1 Effects associated with the width, location, form and layout of accesses and roads on the amenity of the area;
 - 4.11.1.2 Effects of vehicle parking and garaging on the amenity of the area or the enjoyment of neighbouring properties;
 - 4.11.1.3 The ability to provide adequate vehicle parking and manoeuvring on the site;
 - 4.11.1.4 Impacts on the road network in traffic generation and traffic safety;
 - 4.11.1.5 The extent to which levels of traffic generation or pedestrian activity will result that are incompatible with the character of the surrounding living environment;
 - 4.11.1.6 Effects on the sense and spaciousness of the immediate area and wider neighbourhood;
 - 4.11.1.7 The extent to which the scale, form, modulation, design, colours and materials of buildings will be compatible with other buildings in the surrounding area and will not result in visual dominance or incongruency;
 - 4.11.1.8 The extent to which site layout and buildings have been designed to avoid adverse effects on the privacy, outlook, access to sunlight and daylight and other amenity values of neighbouring properties;
 - 4.11.1.9 The amount of variety in design and size of dwellings on the site, in order to provide a choice of living accommodation;
 - 4.11.1.10 Whether the dwellings are clustered in larger or smaller groups and the extent to which the grouping or spacing of dwelling units on the site leads to an attractive and varied development rather than a monotonous one;
 - 4.11.1.11 The need for a 'step in plan' to be provided at 20 metre intervals along a continuous building wall in order to mitigate adverse effects of continuous 'building bulk' being close to the boundary of a neighbouring property;
 - 4.11.1.12 The attractiveness of the street frontages of the site;
 - 4.11.1.13 The extent to which mature vegetation is retained and the character of the site remains dominated by tree and garden plantings;
 - 4.11.1.14 Privacy between habitable rooms of neighbouring dwellings;

- 4.11.1.15 The quality of landscaping and its effectiveness in mitigating adverse effects;
- 4.11.1.16 Impacts on the sense of spaciousness of the immediate area and wider neighbourhood;
- 4.11.1.17 The extent to which outdoor living space remains open and not contained or partitioned by fencing;
- 4.11.1.18 Whether the amount of outdoor living space is accessible to, and adequate for, the occupants of all dwellings and whether it will receive direct sunlight on the shortest day of the year.

4.12 COMPREHENSIVE RESIDENTIAL DEVELOPMENT IN MEDIUM DENSITY AREAS COVERED BY AN OUTLINE DEVELOPMENT PLAN

Restricted Discretionary Activities — Comprehensive Residential Development in Medium Density areas covered by an Outline Development Plan

- 4.12.1 Within any comprehensive residential development shall be a restricted discretionary activity where there is at least one gap of a minimum of 6m between units for every 8 road-fronting residential units.

Please refer to the Medium Density guide for examples of the use of this gap and the design of short terraces

- 4.12.2 Any comprehensive residential development which comply with rule 4.12.1 shall not be notified and shall not require the written approval of affected parties. Under Rule 4.12.2 the Council shall restrict the exercise of its discretion to consideration of:

4.12.2.1 Context and Spaciousness

The extent to which medium density development responds to the existing context through:

- (a) Providing compatibility in scale between the new development and any neighbouring buildings;
- (b) Being oriented towards adjoining public spaces such as roads, parks, or reserves and presents a front façade with a good level of glazing. Visible pedestrian front entrances and low front fencing;
- (c) Providing dwellings which relate to each other and surroundings in terms of regularity of features such as window height and detailing and a consistency in roof slope and form.
- (d) Provide visual breaks by varying the alignment of dwellings and variation in dwelling type and form. In general the same design should not be used for more than 6 adjacent dwellings where they are an attached terrace, or more than 4 dwellings where they are detached or semi-detached townhouses.

- (e) Avoid long terraces or rows of dwellings in order to provide both visual separation and to facilitate if appropriate mid-block pedestrian access and/or vehicle access to rear service lanes.

4.12.2.2 Attractive street scene, Public Interface and External Appearance

The extent to which the street scene, public interface and external appearance of buildings in medium density developments:

- (a) Provides dwellings with visual interest when viewed from any public spaces through articulation, roof form, openings and window location. In particular there should be regular steps-in-plan in the front façade along road frontages to support the individualisation and differentiation between dwellings;
- (b) Provides visible entry to the dwelling when viewed from the road or the main public access to the development;
- (c) Provides a good level of glazing and overlooking from habitable rooms towards the road and any adjacent public open spaces;
- (d) Building design provides a balance of consistency and variety in the street scene;
- (e) Provides open frontages which will not be enclosed by fences over 1m in height.

4.12.2.3 Dwelling design, position and orientation

The extent to which the dwelling design, position and orientation of buildings in medium density developments:

- (a) Locates and orientates dwellings to define external spaces, to allow adequate sunlight and daylight into main living rooms and private outdoor spaces;
- (b) Positions dwellings to ensure that dwellings front on to, and are accessed from, the road, private Right of Way, or shared accessways;
- (c) Positions dwellings to capitalise on any views or natural features;
- (d) Minimises the visual dominance of garaging and vehicle parking areas, especially as viewed from the street or public open spaces. The use of rear courtyards for parking is encouraged;
- (e) Incorporates attractive detailed design including provision of mailboxes and space for bin storage and collection;
- (f) Provides attractive and efficient shared parking where required.
- (g) Windows of Living rooms and kitchens should be set back a minimum of 2m from internal boundaries.

4.12.2.4 Visual and acoustic privacy

The extent to which buildings in comprehensive developments achieve visual and acoustic privacy through:

- (a) Avoiding or minimising direct views from the windows of one dwelling into another at distances less than 20m through the use of the following design devices:
 - The shape and position of the buildings
 - The location of windows e.g. offset windows and high sill windows
 - Intervening screening e.g. 1.8 metre high fences (not on road boundary or frontage with accessways), hedges, trees
 - Screening devices on balconies to ensure that they do not overlook windows or private spaces
- (b) The provision of acoustic treatment between dwellings through enhancing separation between openings, effective solid acoustic screening and by locating noise sensitive spaces from noisy activities (e.g. separation of bedrooms from service areas and garages).

4.12.2.5 Private outdoor living spaces

The extent to which comprehensive developments provide private outdoor living spaces that:

- (a) Have the primary outdoor living space directly accessible from an internal living room;
- (b) Have any secondary outdoor living spaces such as balconies directly accessible from living rooms or bedrooms;
- (c) Are located so that the principal private outdoor living space will receive sunshine for a reasonable portion of the day in winter;
- (d) Are located so that the principal outdoor living space is not directly overlooked by windows or balconies of neighbouring dwellings;
- (e) The extent to which communal outdoor living space is provided within a comprehensively designed development and the functionality of that space for meeting the likely needs of future occupants;
- (f) Are located to the side or rear of the dwelling and not adjacent to the road boundary.

4.12.2.6 Safety and security

The extent to which comprehensive developments are designed to reduce the fear and incidence of crime through:

- (a) The avoidance of narrow alleyways and places of entrapment;

- (b) A clear definition between public and private spaces;
- (c) The ability to provide casual surveillance of public space from private property and vice versa.

4.12.2.7 Accessibility and connectivity

The extent to which comprehensive developments are designed for accessibility and connectivity through:

- (a) Providing for the safe and efficient movement of pedestrians, cyclists and motorised vehicles within and through the development and to surrounding residential areas and commercial and community facilities;
- (b) Providing direct pedestrian and cycle linkages from developments to and between any adjoining reserves and open spaces.

Discretionary Activities — Comprehensive Residential Development in Medium Density areas covered by an Outline Development Plan

4.12.3 Any activity which does not comply with Rule 4.12.1 shall be a discretionary activity.

4.13 BUILDINGS AND STREETSCENE

Permitted Activities — Buildings and Streetscene

For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or a Living Z zone

- 4.13.1 That any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1m. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.
- 4.13.2 Any other fence shall be a maximum height of 1m if it is located within 3m of the street boundary or Private right of Way or shared access over which allotment has legal access.

Restricted Discretionary Activities - Buildings and Streetscene

- 4.13.3 Any activity which does not comply with Rule 4.13.1 shall be a restricted discretionary activity.
- 4.13.4 Under Rule 4.13.1 the Council shall restrict the exercise of its discretion to consideration of:
 - 4.13.4.1 The degree to which an open streetscene is maintained and views between the dwelling and the public space, private Right of Way or shared access are retained.
 - 4.13.4.2 The extent to which the visual appearance of the site from the street, or private Right of Way or shared access over which the lot has legal use of any part, is dominated by garden planting and the dwelling, rather than front fencing.
 - 4.13.4.3 The extent to which the proposed fence is constructed out of the same materials as the dwelling and incorporates steps in plan, landscaping, and see-through materials such as railings or trellis.

4.14 BUILDINGS AND PRIVATE OUTDOOR LIVING SPACE

Permitted Activities — Buildings and Private Outdoor Living Space

Living Z Medium Density areas located within an Outline Development Plan

- 4.14.1
- (a) In Living Z Medium Density areas located within an Outline Development Plan, each dwelling shall be provided with a private outdoor living space with a minimum area of 50m² and a minimum dimension of 4m.
 - (b) Any area provided by balconies with a minimum dimension of 1.5m counts towards the minimum required area of outdoor living space.
 - (c) The outdoor living space (excluding balconies) is not to be located between the front building façade and the road boundary.

Restricted Discretionary Activities — Buildings and Private Outdoor Living Space

- 4.14.2 Any activity which does not comply with Rule 4.14.1 shall be a restricted discretionary activity which shall not be notified and shall not require the written approval of affected parties. Under Rule 4.14.1 the Council shall restrict the exercise of its discretion to consideration of:
- 4.14.2.1 The degree to which any reduction in outdoor living space will adversely affect the ability of the site to provide for the outdoor living needs of residents of the site.
 - 4.14.2.2 The extent to which any outdoor living space intrudes in front of any residential unit such that it would be likely to give rise to pressure to erect high fences between the dwelling and the street, to the detriment of an open street scene.
 - 4.14.2.3 The degree to which large areas of public open space are provided within very close proximity to the site.
 - 4.14.2.4 The degree to which any communal outdoor living areas are proposed where individual dwellings form part of a comprehensive residential development.
 - 4.14.2.5 The degree to which a reduction in outdoor living space would contribute to a visual perception of cramped development or over-development of the site.

4.15 SETBACKS FROM WATERBODIES

Permitted Activities — Setbacks from Waterbodies

- 4.15.1 The siting of any dwelling or principal building or any other structure shall be a permitted activity if it is setback not less than either:
- 4.15.1.1 20m from the edge of any waterbody listed in Appendix 12; or
 - 4.15.1.2 10m from the edge of any other waterbody (excluding aquifers).

Discretionary Activities — Setbacks from Waterbodies

- 4.15.2 Any activity which does not comply with Rule 4.15.1 shall be a discretionary activity.

Notes

1. Rule 4.15 does not apply to walkway facilities; utility structures attached to existing buildings or structures; or signs which are permitted activities under Rule 7.
2. The edge of any waterbody is measured from the edge of the bed of the river. The bed is defined in section 2 of the Act as “the space of land which the waters of the river cover at its fullest flow, without overtopping its banks”.
3. Rule 4.15 shall not apply on any allotment adjoining an esplanade reserve or strip along a waterbody where the reserve or strip has previously been vested in the Council.

4.16 BUILDINGS AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA (WĀHI TAONGA MANAGEMENT AREAS)

Permitted Activities — Buildings and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

- 4.16.1 Erecting any building or any additions or alterations to, or modification or demolition of, any building shall be a permitted activity if all of the following conditions are met:
- 4.16.1.1 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(b), any earthworks associated with the building are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm
 - 4.16.1.2 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts, any earthworks does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site.

Controlled Activities — Buildings and Sites of Significance to Tangata Whenua (Wāhi Taonga Management Areas)

- 4.16.2 Any activity which does not comply with Rules 4.16.1.1 and 4.16.1.2 shall be a controlled activity if the written consent of the local rūnanga has been obtained; and in the case of Wāhi Taonga Management Area C39(b), the written consent of the New Zealand Historic Places Trust Pouhere Taonga, has also been obtained.
- 4.16.3 In assessing any application made under Rule 4.16.2, Council shall restrict its control to consideration of the following matters:
- 4.16.3.1 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts any damage to, destruction or removal of any object, remnant or artefact contained within Wāhi Taonga Management Area C48, as advised by local rūnanga; and
- 4.16.3.2 In Wāhi Taonga Management Area C39(b), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local rūnanga and the New Zealand Historic Places Trust Pouhere Taonga; and
- 4.16.3.2 Any monitoring or review conditions.

Restricted Discretionary Activities – Buildings and Sites of Significance to Tangata Whenua (Wāhi Taonga Management Areas)

- 4.16.4 Any activity which does not comply with Rule 4.16.2 shall be a restricted discretionary activity.
- 4.16.5 Under Rule 2.1.6 the Council shall restrict the exercise of its discretion to all of the following matters:
- 4.16.5.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local rūnanga;
- 4.16.5.2 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or Wāhi Taonga Management Area as advised by local rūnanga, and in the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga;
- 4.16.5.3 Any potential costs to the landholder of not being able to undertake the proposed activity on that site;
- 4.16.5.4 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;
- 4.16.5.5 Any positive effects which may offset any adverse effects; and
- 4.16.5.6 Any monitoring or review of conditions.

4.17 FENCES ADJOINING RESERVES

Permitted Activities – Fences Adjoining Reserves

- 4.17.1 All development located within the Living Z zone that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

Restricted Discretionary Activities – Fences Adjoining Reserves

- 4.17.2 Any activity which does not comply with Rule 4.17.1 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following:

- 4.17.2.1 The extent to which the proposed fencing promotes passive surveillance to reduce the fear and incidence of crime;
- 4.17.2.2 The extent to which the fencing design and materials complement the open space amenity of the reserve;
- 4.17.2.3 The extent to which the orientation of the section and aspect of the outdoor living areas within the section is able to reduce the effects of the non-complying fence on the open space amenity of the adjoining reserve; and
- 4.17.2.4 The need to avoid adverse cumulative effects arising from the number of non-complying fences being established along a reserve boundary and the extent to which the incremental reduction of the open space amenity of the reserve is mitigated through appropriate fencing design and construction materials and the layout of future dwellings and yard space.

Reasons for Rules

Natural Hazards

Rules 4.1.1 and 4.1.2 identify Tai Tapu as a township where there is a significant known risk of damage to people or property from flooding and ponding. Rule 4.1.1 does not necessarily prevent earthworks and building in the township of Tai Tapu; rather, the rule requires a resource consent application for a restricted discretionary activity for larger scale activities, so the nature and level of any risk of hazard, and any mitigation measures proposed, can be assessed.

Rule 4.1.4 prohibits dwellings and principal buildings from being erected between a waterbody and its stopbank. This is due to the high risk in this area of the flooding or ponding of water occurring. Other townships will be affected by this rule if they contain certain land between a waterbody and an associated stopbank.

Rule 4.1.3 restricts dwellings, parts of dwellings and other principal buildings in an area known to be subject to flooding from the Rakaia River.

It is known by the Council that other townships in Selwyn District are likely to be affected by natural hazards. While information is lacking, these include Whitecliffs and Hororata. The objectives and policies section for Natural Hazards (Part B, Section 3.1) identify that the preferred methods to address this issue in such townships is through reliance on the Building Act and

section 106 of the Resource Management Act, and by relevant hazard information held by the Council being provided as part of a request for Land Information Memoranda.

Landscaping

A common feature of residential areas is a tidy area between the house and road frontage. There is a 'market' incentive for home owners to keep this area tidy, as it can add value to the house and property. There is not, however, such a direct market incentive for other activities, such as businesses and community facilities, to retain a tidy 'front yard'. The objective of Rule 4.2 is to ensure non-residential activities locating in Living zones maintain this feature of residential areas.

Water Supply

Every house is required to have a potable water supply and effluent disposal, in order to be 'habitable' under the Building Act 2004. The rules in the District Plan set out additional conditions, such as whether the service must be reticulated, to avoid effects on natural and physical resources such as groundwater and amenity values.

Sewage Treatment and Disposal

The townships listed in Rule 4.5.1 either have a reticulated sewerage treatment and disposal system, or need such a system to avoid adverse effects on groundwater.

A reticulated sewerage scheme for West Melton Township to cater for the anticipated township growth is now available. It was considered that this was necessary given the position of Environment Canterbury in relation to the rezoning of land at West Melton for residential development.

Rule 4.5 should not be interpreted as an indication that reticulated sewerage will not be needed in other townships in the future, such as Darfield or Kirwee. Environment Canterbury (the Regional Council) is responsible for issuing discharge permits to allow on-site effluent treatment and disposal. If, in the future, permits are no longer issued for a particular township, a reticulated sewerage system may be required.

Building Density

The site coverage rules only apply to the proportion of an allotment at ground level, that is covered in building. Site coverage rules therefore are unable to control the effects on amenity values of higher density forms of residential development above ground level. Rule 4.6 is intended to manage the effects of such developments as multi-storey block of flats and apartments.

The District Plan recognises that there may be a demand of higher density forms of residential development in townships of the District, particularly in the form of student accommodation at Lincoln. The Plan provides for this is a permitted activity in Business 1 zones, where higher building density is more compatible with commercial amenity values.

The District Plan is not intended to preclude, in Living 1 zones, the erection of medium density housing developments such as small blocks of flats or townhouses. Rule 4.6 therefore provides for this intensity of development as restricted discretionary or discretionary activities, subject to the relevant assessment matters and objectives and policies of the Plan, and the mitigation of any adverse effects on the environment.

In some Living 1 zones, however, the provision of more than one dwelling on an allotment is a non-complying activity. This is because these zones were created as a result of plan changes to the former District Plan. An outcome of the plan change process in those cases was the decision

that residential density should be limited to one dwelling per allotment. The new District Plan carries over these decisions.

Due to the lower density environments of the Living 2 zones, it is generally considered inappropriate for there to be more than one dwelling per allotment.

Site Coverage

Rule 4.7 is designed to maintain 'spaciousness' in the Living zones of Selwyn District. It does this by controlling the ratio of land to building rules. The rule does not affect the size of an allotment (only the extent of the lot that can be covered in buildings), therefore a variety of allotment sizes may be provided for. An exemption has been made for Dunsandel Primary School from the maximum building floor space requirement of the Living 2 Zone to bring it into line with other schools which are subject to a percentage of site covered, rather than a maximum floor area figure.

Rule 4.7.3 provides for some allotments to have higher site coverages, as restricted discretionary activities. This enables the Council to meet the demand for small, easy care sections while managing the number of such allotments, so as to maintain overall spaciousness. The rule only applies in Living 1, 1A, Living WM zones and Living Z Medium Density areas located within an Outline Development Plan, because Living 2 zones are distinguished from Living 1 zones by their lower residential density.

Higher levels of site coverage have also been provided for emergency services recognising their importance to the community. Their general one-off locations throughout the district's townships will ensure any impact of increased density on the overall character of an area is minimal.

Significant new development in West Melton will adjoin State Highway 73. The volume of traffic using this road, mainly at "open road" speed limits, requires a degree of physical separation which (in combination with noise bunding) is intended to partly mitigate the effects of traffic noise.

Building Height

Rule 4.8 sets maximum height requirements for buildings and structures, to ensure they are in keeping with the visual character of the Living zones.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across the townships to rural areas, the Southern Alps/Kā Tiritiri o te Moana and the Port Hills. Rule 4.8 helps to maintain those values by limiting the height of buildings and structures.

In consultation on the district plan (township surveys and public workshops), residents and ratepayers identified that 'sky scrapers', 'office towers' and other multi-storey buildings are not part of the landscape and amenity values of the District. However it was identified that some tall structures, such as power poles and grain silos, are. To that end, Rule 4.8 differentiates between the height of buildings and the height of other structures.

Buildings or structures that cannot comply with Rule 4.8 may be able to be erected in Living zones under an application for a discretionary activity if potential adverse effects on visual character and amenity values are able to be adequately mitigated, remedied or avoided.

Building Position

Rule 4.9 is intended to give property owners maximum flexibility over the use of space on their properties, while affording neighbours adequate protection in relation to sunlight, privacy and outlook. Setback distances are not used to maintain 'spaciousness'. This is done by site coverage while recession planes control shading, and setback distances control privacy and outlook.

In the Living Z Medium Density areas included within an Outline Development Plan, buildings are required to be set back a minimum of 3m from the road boundary, or shared Rights of Way and shared accessways by which the site is accessed. The road boundary setback is smaller than that required for sites in the lower density Living zones in recognition of the higher density character anticipated in the Medium Density areas and the need to enable smaller sites to be used in an efficient manner. Some setback is however still necessary to provide the opportunity for some landscaping and tree planting along the road frontage, Rights of Way, and shared accessways and will help to maintain an open and pleasant street scene and to provide adequate levels of amenity and the opportunity for landscaping along shared driveways. The need for buildings to be set back from private Rights of Way and shared accessways is in recognition that these areas function as private lanes and as such there is a need to maintain adequate levels of amenity along such areas and to ensure that they are not overly dominated by buildings and blank high boundary fencing.

Garages are required to be set no further forward than the front façade of the dwelling so that they are not visually dominant from the street, private Rights of Way, and shared accessways. Front facing garage doors are required to be set back at least 5.5m from road boundaries, private Rights of Way, and shared accessways to enable vehicles to be parked in front of the doors without intruding over footpaths, road reserve, or shared driveways, and to provide a second informal car parking space for occupants or visitors.

In the Medium Density areas, provision is also made for dwellings and primary buildings to be setback a minimum of 2m from internal boundaries to ensure a degree of daylight is available to ground floor windows. Garages are however able to be erected along the internal boundary in recognition that they are inherently single storey structures and do not contain habitable space, with a tighter recession plane control in place to ensure that they are single storey where they adjoin the boundary. Buildings are able to be built to an internal boundary where they will share a wall with a neighbouring building, in order to facilitate more intensive forms of housing such as semi-detached or terraced typologies. No recession planes apply over that portion of the boundary where a common wall has been built as there will be no shading effects where buildings share the same wall. To facilitate more intensive forms of housing and to enable two storey dwellings to be designed on relatively small sites, the recession plane requirements start at 4m rather than 2.5m, with a standard 45 degree angle required from all boundaries. This will encourage buildings to be oriented towards the street and rear garden, rather than towards side boundaries.

In the Medium Density areas, balconies at first floor level and above are only permitted in facades that face road or reserve boundaries due to the potential for balconies to have a significant adverse effect on privacy if they are located overlooking internal boundaries. In more intensive residential areas where dwellings are in closer proximity to one another than low density zones and where there is a much greater likelihood of dwellings being higher than single storey, there is an increased need to maintain acceptable levels of privacy. Windows at first floor level or above are therefore only permitted if they either face a road or reserve boundary, are set back a minimum of 10m from an internal boundary (typically the rear garden boundary), or have a high level internal sill or are obscure glazed and are associated with bathrooms or hallways (thereby providing light but preventing overlooking).

Controls on side and front yard spaces apply to sites in the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40 in order to retain views between

residences and to assist in retaining elements of rural character and provide visual integration and visual attractiveness.

Building within the Countryside Area identified on the Outline Development Plan in Appendix 39 and 40 is a non-complying activity. The purpose of the Countryside Areas is to provide open space and a visual link to the surrounding rural landscape. These corridors bisect the residential activity and are to be managed in productive rural use.

Setbacks do not apply to utility structures because these structures have small bulk and are not occupied by people. However, they do apply to utility buildings which have a larger floor area, as such buildings have the potential to cause shading and loss of outlook. They are more likely to be occupied by people and, therefore, can affect privacy.

If the conditions for permitted activities are unable to be met, the proposed building may be able to proceed by application for a discretionary or restricted discretionary activity. The assessment matters for restricted discretionary activities are listed. A reverse sensitivity issue may arise if the 20 metre setback in Rule 4.9.9 for the Living 2A zone at Prebbleton is not met, due to the nature of adjoining rural land uses at the southern zone boundary. This rule was adopted in the decision on a plan change under the previous District Plan. Similarly, Rules 4.9.6, to 4.9.8 were adopted as a consequence of plan changes made operative under the previous District Plan, and those provisions have been carried over.

The siting of a dwelling less than 150m from the Lincoln Sewage Treatment Plant is a non-complying activity, and is therefore not generally considered appropriate. This rule was also adopted as a consequence of a plan change made operative under the previous District Plan.

In the case of Rolleston Sewage Treatment Plant and Resource Recovery Park an “Odour Control Setback Area” has been imposed on the Holmes Block (as shown on the Outline Development Plan in Appendix 39). Building within this area is a Non-Complying Activity as reverse sensitivity issues may arise if this setback area is not applied.

In regard to the Poultry Farm identified on Lot 3 DP 20007 at Rolleston a 300m setback has been imposed in relation to the northern boundary of the Skellerup Block (as shown on the Outline Development Plan in Appendix 40). Building within this area is a non-complying activity as reverse sensitivity issues may arise if this setback area is not applied.

The requirement in the Living 3 Zone, Trents Road, Prebbleton, for a larger building setback from Shands Road and a noise attenuation structure near the Shands Road boundary and 25m along the adjoining side boundaries, has the purpose of reducing adverse noise impacts of Shands Road traffic on residents and any consequential reverse sensitivity effects.

Relocated Buildings

Generally, the district plan does not control the design and standard of buildings, except for in the alpine villages at Arthur’s Pass and Castle Hill (refer to Part B, Section 1.4). Buildings which are relocated as a whole, or in parts, on to a site have to be set on a building pad or foundations and often require restoration work to repair minor damage. If relocated buildings are left sitting on blocks or unrepaired for long periods of time, they can detract from the amenity values of Living zones.

Rule 4.10 identifies minor activities involving relocated buildings for which resource consent is not required. Also set out are the matters the Council will consider for relocated buildings of a large scale or of a permanent nature. The matters include the nature of reinstatement works, the time needed to complete them, and the mechanism to give Council the surety they will be completed.

A controlled activity may not be declined by the Council. It may be approved subject to conditions relating to the matters over which the Council has reserved control.

Note: Rule 4.10 does not affect the ability of a subdivider to impose any private covenant on the new Certificate of Titles related to the style and age of buildings able to be established, or the relocation of existing buildings into their subdivision.

Comprehensive Residential Development in Living Z Medium Density areas located within an Outline Development Plan

Within comprehensive residential developments in Medium Density areas covered by an Outline Development Plan, the Plan enables higher density forms of development to occur. Due to their higher density, such developments need to be planned in a comprehensive manner to ensure that adequate levels of urban design and amenity are achieved. The Plan therefore requires resource consent as a restricted discretionary activity with the Council's discretion limited to the urban design, appearance, and amenity of the development. This provision has been inserted to ensure that the widespread community concerns that have been voiced in other Districts regarding poor quality high density developments are able to be avoided in Selwyn, whilst still enabling the provision of a wide range of housing choice for residents. This provision includes an extensive set of assessment matters to ensure that higher density development provides a good level of amenity for residents, neighbours and views from public places including streets.

Buildings and Streetscene

In the Living Z zones, solid, high screening structures such as fences and walls that are erected on road boundaries of properties have the potential to cause adverse visual impacts on a pleasant and open streetscene along with other associated effects such as disconnection and reduction in the potential for passive security between dwellings and the street. The rule acknowledges that where sites have frontage to more than one road, the rule only applies to the façade that includes the front entrance to the allotment so that a reasonable degree of privacy is able to be achieved for corner sites or allotments that back onto a second road. On other sites, it is expected that subdivisions will be designed to ensure that privacy can be achieved on the lot and that buildings will have been positioned with the need for private outdoor space in mind.

Another key element in maintaining a pleasant and attractive streetscene is to ensure that developments are not visually dominated by garaging when viewed from the road, private Rights of Way, or shared accessways. The rule therefore limits the width of garages to no more than 50% of the front façade of the dwelling to ensure that front facades contain visual interest, and the opportunities for glazing and passive surveillance. In medium density areas this provision works in tandem with the requirement that garages not project forward of the front building façade to further minimise the visual impact of garaging.

Buildings and Private Outdoor Living Space

A minimum area and dimension of outdoor living space has been required for dwellings in Living Z Medium Density areas located within an Outline Development Plan to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site. The rule only applies to Medium Density areas as smaller allotment sizes could result in relatively narrow strips of unbuilt land around dwellings that do not provide a useable outdoor living area, unlike larger allotments in the other living zones. The provision of an outdoor area also means that sites retain the opportunity for tree and garden planting which helps to balance the built appearance of higher density areas and visually soften the built environment.

A smaller area of outdoor living area is required for dwellings that form part of a comprehensive residential development due to such units generally being smaller than stand alone dwellings and in recognition that comprehensive residential developments require detailed plans to be assessed as part of a design and appearance consent where the location and functionality of outdoor living spaces can be assessed. Balconies can be counted towards the required outdoor living area in recognition of the positive role that well-located balconies can play in meeting the

amenity needs of occupants and providing an alternative outdoor living area that may receive sun at a different time of the day. Balconies can also be a positive design element and are encouraged where they provide passive surveillance of the street or public open spaces without resulting in subsequent pressure from landowners to fence these boundaries to ensure privacy which can happen with ground level outdoor living areas.

Setbacks from Waterbodies

Locating structures close to waterbodies (excluding aquifers) may:

- Cause bank erosion: either on the site; or elsewhere if works have been undertaken on the site to prevent bank erosion;
- Create a potential natural hazard, should the bank be unstable or the waterbody overflow;
- Affect habitat values, and the natural character of the edge of waterbodies; and
- Restrict public access, where public access is provided for.

Rule 4.15 sets the distances for structures from waterbodies (excluding aquifers) as a permitted activity. The distance varies with the type of waterbody, its flood potential and its ecological and recreational values. Structures may be able to locate closer to the waterbody with a resource consent. However, the closer siting (less than 20 metres) of dwellings and principal buildings is generally recognised as inappropriate.

Note: An additional consent may need to be obtained from Environment Canterbury.

Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

Rule 4.16 manages the effects of erecting buildings in Wāhi Taonga Management Areas at Rakaia Huts. Activities which may disturb this area and sites require a resource consent, so the Council can assess whether the activity will affect any culturally important site, as advised by local rūnanga and in the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga.

The Council has a policy to consider reducing or waiving resource consent processing fees for activities in such areas (see Part B, Section 3.3). For further information on these areas and sites, refer to the Reasons for the Earthworks Rules.

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5 LIVING ZONE RULES — ROADS AND TRANSPORT

Notes

1. All underlined terms are defined in Part D.
2. Roads or vehicle accessways formed in the Living zones at Arthur's Pass and Castle Hill, shall also comply with Rule 12.
3. In assessing a discretionary activity under Rule 5, the consent authority will refer to the Council's most recent Engineering Code of Practice where appropriate, as well as to the relevant objectives and policies of the District Plan.
4. Rule 5.3.1.4 may not affect existing property access onto State Highways or arterial roads which comply with Section 10 of the Act as an "Existing Use".
5. Existing activities may not need to comply with Rule 4 if they comply with Section 10 of the Act as an "Existing Use".

5.1 ROAD AND ENGINEERING STANDARDS

Permitted Activities — Road and Engineering Standards

- 5.1.1 The forming of any road shall be a permitted activity if the following conditions are met:
 - 5.1.1.1 The road is formed on land which has an average slope of less than 20°; and
 - 5.1.1.2 The road does not have a gradient greater than:
 - (a) 1:6 vertical; or
 - (b) 1:20 horizontal; and
 - 5.1.1.3 The road is not located closer than:
 - (a) 20m to any waterbody listed in Appendix 12; or
 - (b) 20m to a site listed in Appendices 3 or 4; and
 - 5.1.1.4 The road is formed to the relevant standards in Appendix E13.3.1, except that E13.3.1 shall not apply to works to existing roads undertaken by Council pursuant to the Local Government Act; and
 - 5.1.1.5 The road complies with the relevant standards in Appendix E13.3.2; and
 - 5.1.1.6 For the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, the road shall include the cross sectional treatment as shown in Appendix 39 and 40.
 - 5.1.1.7 All other Living 3 Zone locations shall incorporate the treatments identified in the cross sections shown in Appendix 43.

Discretionary Activities — Roading and Engineering Standards

5.1.2 Any activity which does not comply with Rule 5.1.1 shall be a discretionary activity.

5.2 VEHICLE ACCESSWAYS

Permitted Activities — Vehicle Accessways

5.2.1 The forming of any vehicle accessway shall be a permitted activity if the following conditions are met:

5.2.1.1 The site has legal access to a formed, legal road; and

5.2.1.2 Any site with more than one road frontage to a road that is formed and maintained by Council, shall have access to the formed and maintained (and legal) road with the lowest classification, except that where a site has frontage to a collector and a local road frontage may be obtained to either road.

Note: For example, where a state highway and arterial road intersect the access shall be to the arterial road or in the case of an arterial road and collector road access shall be to the collector road.

5.2.1.3 The vehicle accessway is formed on land which has an average slope of less than 20°; and

5.2.1.4 The vehicle accessway does not have a gradient greater than:

- (a) 1:6 vertical; or
- (b) 1:20 horizontal; and

5.2.1.5 The vehicle accessway is not located closer than:

- (a) 20m to any waterbody listed in Appendix 12; or
- (b) 20m to a site listed in Appendices 3 or 4; and

5.2.1.6 The vehicle accessway is formed to the relevant standards in Appendix E13.2.1 and in addition for the Living 3 Zone at Rolleston identified on the Outline Development Plan in Appendix 39 and 40, private vehicular accessways serving less than three sites shall have a maximum formed width of 3.5m at the road boundary and within 10m of the road boundary; and

5.2.1.7 Shared access to more than six dwellings or sites shall be by formed and vested legal road and not by a private accessway.

5.2.1.8 Any vehicular accessway does not provide access onto Creyke Road from land within the Appendix 41 Darfield Outline Development Plan area unless indicated as an access on the Appendix 41 Outline Development Plan.

10 LIVING ZONE RULES — ACTIVITIES

Notes:

1. Activities affecting any archaeological site including Wāhi Taonga Management Area C39(b) may require an Archaeological Authority from the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 Archaeological Sites).
2. Refer to Appendix 6 “Protocols on Accidental Discovery of Archaeological Sites” when any activities occur in any Silent File, Wāhi Taonga Site or Wāhi Taonga Management Area.

10.1 ACTIVITIES AND CONTAMINATED LAND

Permitted Activities — Activities and Contaminated Land

- 10.1.1 Any activity shall be a permitted activity on any site which contains contaminated land or where past activities on that site include those listed in Appendix 10 except for the following:
- 10.1.1.1 Erecting any dwelling;
 - 10.1.1.2 Educational facilities;
 - 10.1.1.3 Outdoor recreation activities; and
 - 10.1.1.4 Growing commercial food crops or rearing animals.

Restricted Discretionary Activities — Activities and Contaminated Land

- 10.1.2 Any dwellings, educational facilities, outdoor recreation activities, and growing commercial food crops or rearing animals on any site which contains contaminated land, or when past activities on that site include those listed in Appendix 10, shall be a restricted discretionary activity.
- 10.1.3 Under Rule 10.1.2 the Council shall restrict the exercise of its discretion to:
- 10.1.3.1 The adequacy of any methods proposed to reduce any potential adverse effects on people or animals.
 - 10.1.3.2 If the soil is to be removed from the site, where it is to be disposed to, the level of risk to human health and the environment and how it is to be disposed of.
 - 10.1.3.3 Where the site is not confirmed as contaminated, but has been used for one or more of the activities listed in Appendix 10, further investigation to determine whether the site is contaminated and the extent of that contamination.

10.2 ACTIVITIES ON THE SURFACE OF WATERBODIES

Permitted Activities — Activities on the Surface of Waterbodies

- 10.2.1 Any structure or mooring which passes over or through the surface of any waterbody or which is attached to the bank of any waterbody shall be a permitted activity if the following conditions are met:
- 10.2.1.1 The structure is a fence made of post and wire netting construction and is not more than 1m in height above ground level at the edge of the waterbody; or
 - 10.2.1.2 The structure is a floodgate installed where an existing fence crosses a waterbody; or
 - 10.2.1.3 The structure or mooring is a temporary device and is removed when it is not being used; or
 - 10.2.1.4 The structure is a bridge or culvert for crossing a water race, drain or stream with a bed not more than 3 metres in width.
 - 10.2.1.5 The structure is a sign or navigation aid erected by or on behalf of Environment Canterbury or the Maritime Safety Authority.
 - 10.2.1.6 The structure is a line, conductor or cable owned by a network utility operator and complies with the relevant height standards for electrical lines crossing waterbodies.
- 10.2.2 Any overnight accommodation on a craft on the surface of a waterbody shall be a permitted activity provided that it is associated with recreational use of the craft; and limited to not more than one night on any one mooring in any one month period.

Discretionary Activities: Activities on the Surface of Waterbodies

- 10.2.3 Any activity which does not comply with Rule 10.2.1 shall be a discretionary activity.

Non-Complying Activities: Activities on the Surface of Waterbodies

- 10.2.4 Any activity which does not comply with Rule 10.2.2 shall be a non-complying activity.

Notes

1. Any diversion of water or discharge into water as a result of constructing any structure over a waterbody may require a resource consent from Environment Canterbury, even if it is a permitted activity in the District Plan.
2. Rule 10.2.2 does not exempt activities on the surface of water from complying with any by-laws made under the Local Government Amendment No. 2 Act 1999, including the transitional Water Recreation Regulations 1979.
3. Rule 10.2.2 does not apply to overnight accommodation in the event of inclement weather, the breakdown of a watercraft, or other emergency.

4. The erection of a structure on the surface of a river or lake and attached to the bed may require resource consent from Environment Canterbury even if it is a permitted activity in the District Plan.

10.3 ACTIVITIES AND THE KEEPING OF ANIMALS

Permitted Activities — Activities and the Keeping of Animals

- 10.3.1 The keeping of domestic pets shall be a permitted activity.

Notes

1. The keeping of domestic pets in the Living Zones does not require a resource consent. However, the keeping of domestic pets may be subject to a Council Bylaw. As an example, the Council has a bylaw for the keeping of dogs.
2. The definition of domestic pets in this plan excludes donkeys, pigs, roosters and peacocks.

Discretionary Activities — Activities and the Keeping of Animals

- 10.3.2 The keeping of animals other than domestic pets except as provided under Rules 10.3.3 to 10.3.5 shall be a discretionary activity, except
- (a) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 provided that such activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35; and
 - (b) within the Living 3 Zone Lower Density Area identified on Outline Development Plan at Appendix 39 and 40 provided that this shall not include intensive livestock production or the keeping of roosters, peacocks, pigs or donkeys.
- 10.3.3 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products shall be a discretionary activity.

Non-Complying Activities — Activities and the Keeping of Animals

- 10.3.4 Boarding of animals shall be a non-complying activity.
- 10.3.5 Intensive livestock production shall be a non-complying activity.

10.4 ACTIVITIES AND SITES OF SIGNIFICANCE TO TĀNGATA WHENUA (WĀHI TAONGA MANAGEMENT AREAS)

Permitted Activities — Activities and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

- 10.4.1 The following activities shall be permitted activities:
- 10.4.1.1 In any areas listed in Appendix 5 and shown on the Planning Maps as a Silent File Area, any disturbance of soil which is limited to disturbance of soil over areas and to depths where that soil has been previously

disturbed by cultivation, planting (trees, pasture or crops), buildings or earthworks.

- 10.4.1.2 In the area listed in Appendix 5 and shown on the Planning Maps as Wāhi Taonga Management Area C39(b), any earthworks associated with any proposed activity are limited to the disturbance of soil over areas where that soil has been previously disturbed by cultivation, planting (trees, pasture or crops), building or earthworks. Any disturbance within those areas shall be limited to a maximum depth of 20cm;
- 10.4.1.3 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts, any earthworks does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;
- 10.4.1.4 In any area listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site or any Wāhi Taonga Management Area not listed in 10.4.1.2 or 10.4.1.3, any proposed activity which does not involve the disturbance, damage to, removal of or destruction of any object, artefact or other symbol of pre-European settlement, occupation or use of that site;
- 10.4.1.5 In any area listed in Appendix 5 and shown on the Planning Maps as a Mahinga Kai site, any damage to or removal of indigenous vegetation which is limited to that undertaken by tāngata whenua for mahinga kai purposes.

Controlled Activities – Activities and Sites of Significance to Tangata Whenua (Wāhi Taonga Management Areas)

- 10.4.2 Any activity which does not comply with Rule 10.4.1.2 or 10.4.1.3 shall be a controlled activity if the written consent of the local rūnanga has been obtained; and in the case of Wāhi Taonga Management Area C39(b), the written consent of the New Zealand Historic Places Trust Pouhere Taonga, has also been obtained.
- 10.4.3 In assessing any application made under Rule 10.4.2 Council shall restrict its control to consideration of the following matters:
 - 10.4.3.1 For the part of Wāhi Taonga Management Area C48 zoned Living 1 at Rakaia Huts any damage to, destruction or removal of any object, remnant or artefact contained within Wāhi Taonga Management Area C48, as advised by local rūnanga; and
 - 10.4.3.2 In Wāhi Taonga Management Area C39(b), any inappropriate disturbance or other potential adverse effects on any site of significance, object, remnant or artefact, as advised by local rūnanga and the New Zealand Historic Places Trust Pouhere Taonga; and
 - 10.4.3.3 Any monitoring or review conditions.

Restricted Discretionary Activities — Activities and Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

- 10.4.4 Any activity which does not comply with Rules 10.4.1.1, 10.4.1.4, 10.4.1.5 or 10.4.2 shall be a restricted discretionary activity.
- 10.4.5 Under Rule 10.4.4 the Council shall restrict the exercise of its discretion to all of the following matters:
- 10.4.5.1 Any inappropriate disturbance or other potential adverse effects on any site of significance within a Silent File area, as advised by local rūnanga;
 - 10.4.5.2 Any damage to, destruction or removal of any object, remnant or artefact contained within a Wāhi Taonga Site or Wāhi Taonga Management Area, as advised by local rūnanga and the case of Wāhi Taonga Management Area C39(b), the New Zealand Historic Places Trust Pouhere Taonga;
 - 10.4.5.3 Other than in Wāhi Taonga Management Area C39(b), any potential costs to the landholder of not being able to undertake the proposed activity on that site;
 - 10.4.5.4 Any alternative options available to undertake the activity in another form or on another site and the costs and practicality of these options;
 - 10.4.5.5 Any positive effects which may offset any adverse effects; and
 - 10.4.5.6 Any monitoring or review of conditions.

10.5 ACTIVITIES AND AIRCRAFT MOVEMENTS

Permitted Activities — Activities and Aircraft Movements

- 10.5.1 Any taking off and/or landing of any aircraft shall be a permitted activity if the following conditions are met:
- 10.5.1.1 The activity is part of emergency, search and rescue, or law enforcement work; or
 - 10.5.1.2 The activity does not occur on more than two days in any six month period on the same site; and
 - 10.5.1.3 The aircraft movement occurs only between the hours of 7:00am and 7:00pm.

Discretionary Activities — Activities and Aircraft Movements

- 10.5.2 Any activity which does not comply with Rule 10.5.1 shall be a discretionary activity, if it complies with the following standard and term:
- 10.5.2.1 The take off and/or landing of aircraft shall be an ancillary use of the land and any facilities on the site and shall not be a main or predominant use of the land or any facilities on the site.

Non-Complying Activities — Activities and Aircraft Movements

- 10.5.3 Any activity which does not comply with Rule 10.5.2.1 shall be a non-complying activity.

10.6 ACTIVITIES AND NOISE

Permitted Activities — Activities and Noise

- 10.6.1 Any activity which is not a residential activity, spiritual activity or educational activity, shall be a permitted activity if the following noise limits are not exceeded within the time-frames stated.

7.30am – 8.00pm	50 dBA L ₁₀
8.00pm – 7.30am	35 dBA L ₁₀
7.30am – 8.00pm	85 dBA L _{max}
8.00pm – 7.30am	70 dBA L _{max}

- 10.6.2 Rule 10.6.1 does not apply to the use of sirens or warning devices associated with emergency service facilities.

Discretionary Activities — Activities and Noise

- 10.6.3 Any activity which is not residential, spiritual or educational which does not comply with Rule 10.6.1 shall be a discretionary activity.

Note: Sound levels shall be assessed at any point beyond the boundary of the site from which the source of any noise of interest is situated.

10.7 ACTIVITIES AND LIGHT SPILL

Permitted Activities — Activities and Light Spill

- 10.7.1 The following activities shall be permitted activities:
- 10.7.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.
 - 10.7.1.2 Any lighting if it does not have a lux spill (horizontal or vertical) of more than 3 on to any part of any adjoining properties.

Discretionary Activities — Activities and Light Spill

- 10.7.2 Any activity which does not comply with Rules 10.7.1 shall be a discretionary activity.

10.8 ACTIVITIES AND SCALE OF ACTIVITIES

Permitted Activities — Activities and Scale of Activities

10.8.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:

- 10.8.1.1 No more than two full time equivalent staff employed on the site live off site, and
- 10.8.1.2 The gross floor area of any building(s) other than a dwelling does not exceed 300m², or in the case of any building used for spiritual activities does not exceed 500m², and
- 10.8.1.3 Vehicle movements do not exceed:
 - State Highways, Arterial Roads and Collector Roads: 40 per day plus 4 heavy vehicle movements per day
 - Local Roads: 20 per day plus 2 heavy vehicle movements per day. ^(PC42)

Note:

1. Rule 10.8.1.1 does not apply to existing schools and Police stations.
2. Subclause (c) of Rule 10.8.1.1 shall not apply to emergency service vehicles.
3. Rule 10.8.1 does not apply to any temporary activities.
4. The Selwyn District Council Traffic and Parking Bylaw (and subsequent versions) applies to both permanent and temporary activities and may require the preparation of a Traffic Management plan in certain circumstances. Please refer to the Bylaw for further details. ^(PC42)

Discretionary Activities — Activities and Scale of Activities

10.8.2 Any activity which is not a residential activity, and which does not comply with Rule 10.8.1 shall be a discretionary activity.

Note: Rule 10.8.1.2 exempts temporary activities from complying only with Rule 10.8.1.1, not from complying with any other rules in the District Plan.

10.9 ACTIVITIES AND HOURS OF OPERATION

Permitted Activities — Activities and Hours of Operation

10.9.1 Any activity, which is not a residential activity, shall be a permitted activity if the following conditions are met:

- 10.9.1.1 The employment of staff who are not resident on the site; and
- 10.9.1.2 Visits by customers, patrons, clients or other people to the site, who are not resident on the site shall only occur between the hours of 7:00am and 10:00pm on any day.

Note: Rule 10.9.1 does not apply to spiritual and educational activities.

Discretionary Activities — Activities and Hours of Operation

- 10.9.2 Any activity which is not a residential activity, and which does not comply with Rule 10.9.1 shall be a discretionary activity.

10.10 ACTIVITIES AND THE OUTDOOR STORAGE OF MATERIALS AND GOODS

Permitted Activities — Activities and the Outdoor Storage of Materials and Goods

- 10.10.1 The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:

Vehicles

- 10.10.1.1 The outdoor storage of motor vehicles, caravans or campervans, trailers, or watercraft shall be associated with residential activities on the site.

Note: For the purpose of this rule the storage of wrecked vehicles or vehicle bodies is excluded from the definition of residential activities.

Construction Materials

- 10.10.1.2 The outdoor storage of materials for construction, repair or landscaping work on the same site shall be limited to up to 4 months in any 12 month period.

Other Storage

- 10.10.1.3 The outdoor storage of any other goods or materials if the following conditions are met:
- (a) The outdoor storage space is shall be screened from any road boundary of the site by a fence, wall, or vegetation of at least 1.8m in height, and
 - (b) The outdoor storage area is shall be screened from any internal boundary of the site which adjoins another site in a Living Zone or a site in a Business 1 Zone, by a fence, wall, or vegetation of at least 1.8 m in height; and
 - (c) Any stockpile of soil, coal, sawdust, powdered fertiliser, or any other unconsolidated materials, is shall be covered or otherwise secured from being blown by the wind.

Discretionary Activities — Activities and the Outdoor Storage of Materials and Goods

- 10.10.2 Any activity which does not comply with Rule 10.11.1 shall be a discretionary activity.

Note: Rule 8 also applies to the storage of hazardous substances or goods treated with hazardous substances.

10.11 ACTIVITIES AND TEMPORARY MILITARY TRAINING

Permitted Activities — Activities and Temporary Military Training

10.11.1 Temporary Military Training Activities shall be permitted activities provided that the following conditions are met:

- 10.11.1.1 No permanent structures shall be constructed;
- 10.11.1.2 No mechanical excavation shall be carried out, unless provided for in this Plan;
- 10.11.1.3 The activity shall not exceed a period of 31 days;
- 10.11.1.4 All ground disturbed by any military activity shall be restored to its previous state;
- 10.11.1.5 No Temporary Military Training Activities shall occur in any areas identified on the Planning Maps as Wāhi taonga, Silent file areas, or Mahinga kai sites;
- 10.11.1.6 Noise emissions occurring as a result of any Temporary Military Training Activity, when measured at the property boundary shall not exceed:

Time (Any Day)	Limits(dBA)	
	L ₁₀	L _{max}
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85
2000-0630	55	65

Controlled Activities — Activities and Temporary Military Training

- 10.11.2 Any activity which does not comply with Rule 10.11.1 shall be a controlled activity.
- 10.11.3 Under Rule 10.11.2 the Council shall restrict the exercise of its discretion to consideration of:
 - 10.11.3.1 Any disturbance caused by structures or earthworks;
 - 10.11.3.2 Any noise effects, with regard to the location and noise sensitivity of nearby activities;
 - 10.11.3.3 Any visual or traffic effects;
 - 10.11.3.4 The effect of activities over an extended period of time, having regard to 10.11.3.1 to 10.11.3.3 above.

10.12 SCHEDULED ACTIVITY: ALEX MCDONALD MERCHANTS LTD, DARFIELD

Permitted Activities — Scheduled Activity – Alex McDonald Merchants Ltd, Darfield

- 10.12.1 The use of land and buildings zoned Living 1 on Lot 2 DP 79972 (26 McLaughlins Road, with an area of 1.1696 ha) for the purpose of grading, processing, storing, loading and unloading of seed potatoes shall be a permitted activity subject to compliance with all applicable rules of the Business 2 zone as if the site were part of that zone.

Note: Lot 2 DP 79972 is, notwithstanding the above provisions, otherwise subject to the rules applicable to activities in the Living 1 zone.

Non-Complying Activities — Scheduled Activity – Alex McDonald Merchants Ltd, Darfield

- 10.12.2 Any activity specified in Rule 10.12.1 which does not comply with the requirements of Rule 10.12.1 shall be a non-complying activity.

Note: Lot 2 DP 79972 is, notwithstanding the above provisions, otherwise subject to the rules applicable to activities in the Living 1 zone.

10.13 ELDERLY RESIDENTIAL CARE — LIVING 1A ZONE, LINCOLN

Permitted Activities — Elderly Residential Care – Living 1A Zone, Lincoln

- 10.13.1 Elderly residential care in the Living 1A Zone at Lincoln shall be a permitted activity if the following conditions are met:
- 10.13.1.1 Elderly residential care is limited to one site in the location shown on concept plan C1 in Appendix 18 as ‘site for proposed rest home’;
 - 10.13.1.2 The site has an area no smaller than 8000m²; and
 - 10.13.1.3 Elderly residential care is limited to 80 residents in residential care beds, single bedroom units or separate apartments, provided that residential care beds are limited to a maximum of 30; and
 - 10.13.1.4 Parking and outdoor storage areas are screened from adjoining sites by landscaping, fence(s), or a combination thereof, to at least 1.8m in height along the length of the parking or storage area. The minimum depth of the screening is 1.5m if it is in the form of landscaping; and
 - 10.13.1.5 The maximum height of any building is 7.0m; and
 - 10.13.1.6 Staff and visitor parking spaces are provided within the site at the following rates:
 - (a) 1 space per 6 care beds
 - (b) 1 space per 4 single bedroom units
 - (c) 1 space per apartment unit; and
 - 10.13.1.7 No elderly residential care facility is erected on a site that adjoins the boundary of the zone.
- 10.13.2 Rules 10.8 – Scale of Activities; 10.9 – Hours of Operation; 5.4 – Car Parking; 4.8 – Building height; and 4.7 – Buildings and Site Coverage do not apply to elderly residential care as described in Rule 10.13.1.
- 10.13.3 Rule 10.13.1.4 is a screening requirement additional to any screening required under Rule 10.11 – Outdoor Storage of Materials and Goods.

Restricted Discretionary Activities — Elderly Residential Care – Living 1A Zone, Lincoln

- 10.13.4 Any elderly residential care in the Living 1A Zone at Lincoln which does not comply with Rule 10.13.1.2 shall be a restricted discretionary activity.
- 10.13.5 Under Rule 10.13.4, the Council shall restrict the exercise of its discretion to:
- 10.13.5.1 The number of residents that can be accommodated within the facility.

Non-Complying Activities: Elderly Residential Care — Living 1A Zone, Lincoln

- 10.13.6 Any elderly residential care facility in the Living 1A Zone at Lincoln which does not comply with Rules 10.13.1.1, 10.13.1.3, 10.13.1.4, 10.13.1.5 10.13.1.6 or 10.13.1.7 shall be a non-complying activity.

10.14 COUNTRYSIDE AREAS – LIVING 3 ZONE, ROLLESTON

Permitted Activities – Countryside Areas – Living 3 Zone, Rolleston

- 10.14.1 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a permitted activity provided that such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.

Restricted Discretionary Activities – Countryside Areas – Living 3 Zone, Rolleston

- 10.14.2 Rural activities (excluding forestry, intensive livestock production and dwellings) within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40 shall be a discretionary activity except where such rural activities are identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35.
- 10.14.3 Under Rule 10.14.2, the Council shall restrict the exercise of its discretion to:
- 10.14.3.1 the degree to which the proposed rural activities maintain open space and/or rural character and rural amenity of the Countryside Area(s);
 - 10.14.3.2 the extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s).

Reasons for Rules

Contaminated Sites

The activities listed in Rule 10.1.1 are activities which are most likely to expose people to either direct or indirect exposure to contaminated land. The Building Act 2004 can require certain mitigation measures to be put in place before a building is erected on contaminated land. However, this Act does not apply to activities that do not involve erecting a building (such as growing food crops) or activities ancillary to buildings, such as outdoor recreation.

Contaminated Site Register

The Council has a register of sites which may have contaminated land, because of past activities on the site. These sites should be tested prior to the activities listed in Rule 10.1.1 taking place. If a site is on the Council register, it will be noted on any LIM (Land Information Memorandum) issued for the site.

PLEASE NOTE – the register is not a comprehensive list. There are likely to be additional contaminated sites in the District which are not on the register, particularly if the activity in the past did not require to obtain any permit or licence.

Surface of Waterbodies

Erecting permanent structures or moorings over or through waterbodies may: prevent public access along the waterbody; disturb wildlife; or impede or divert the flow of water, thereby potentially flooding properties elsewhere. While any diversion of water requires a resource consent from Environment Canterbury, it may not be readily apparent that a structure will divert or impeded water flow, until a flood occurs. In addition, structures and moorings passing over waterbodies may reduce the aesthetic or amenity values of a waterbody.

Rule 10.2.1 allows activities that the Council thinks will have only minor effects to be established as permitted activities. Other structures or moorings may be able to be established as discretionary activities if potential adverse effects are considered minor.

The use of craft on the surface of water as a dwelling or accommodation facility may adversely affect water quality if the craft does not have appropriate effluent and waste containment facilities. The use of craft for this purpose may also disturb wildlife and reduce the amenity and recreational values of the waterbody for other users

Rule 10.2.2 sets out the conditions for overnight accommodation on watercraft. The rule does not apply to emergency situations where people are forced to stay at one mooring due to bad weather or problems with a boat. It is, however, intended to prevent house boats or similar use of craft on waterbodies as a permitted activity. Under Rule 10.2.4 such activity is generally regarded as inappropriate.

Keeping of Animals

Selwyn District is principally a rural area and many residents come to live in townships in the District to be close to a 'rural' lifestyle. Domestic pets, including a pet sheep or horse, are common features of the Living zones in the District. As noted above, the keeping of domestic pets may be subject to a Council bylaw. Under the Local Government Act 2002, the Council may make bylaws relating to the keeping of animals.

Resource consent for a discretionary activity is required for: commercial rearing of animals for sale of progeny, meat, skins, wool or other products; the keeping of animals other than domestic pets (except within the Living 3 Zone Countryside Areas identified on the Outline Development Plan at Appendix 39 and 40). Those activities may be granted resource consent, depending on whether adverse effects can be adequately mitigated, and if there is consistency with the relevant objectives and policies of the plan. The exception provided for the Living 3 Zone Countryside Areas regarding keeping of animals recognises that rural activities (subject to some specific exceptions) are anticipated and intended to occur within the designated Countryside Areas, and also within the large lot Lower Density Areas. The potential adverse effects associated with the keeping of animals other than domestic pets (e.g. horse grazing) within the Countryside Areas is managed through the requirement for a management plan to be in place prior to such activities occurring, and as such, are deemed appropriate for the Zone. A further exception is provided to enable limited grazing of the Lower Density Areas within the Living 3 Zone.

Resource consent for a non-complying activity is required for boarding of animals, and for intensive livestock production. These activities are generally regarded as having effects inappropriate to Living zones and the rural areas of the District are considered more suitable locations to receive their respective effects.

Sites of Significance to Tāngata Whenua (Wāhi Taonga Management Areas)

Rule 10.4 manages activities in areas which contain sites of special significance to tāngata whenua. Protecting these sites is part of the duty under section 6(e) of the Act "to provide for the relationship of Maori and their customs and traditions with their ancestral lands, water, sites,

wāhi tapu and other taonga and to “recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development” (Section 6(f)).

Tāngata whenua have identified three types of sites in the plan. Silent File Areas may contain sites which are of immense cultural importance to tāngata whenua. The exact location of the site is not disclosed. Any disturbance of these sites may be inappropriate. The rule allows earthworks to occur on soil which has already been disturbed, but requires a resource consent for earthworks which will disturb soil in areas which had not been previously worked, or if the earthworks involve excavating soil to depths where it has not been disturbed by other activities. The Council restricts its discretion to whether the earthworks will disturb the special site within the Silent File area and whether that disturbance is inappropriate (as advised by local rūnanga).

Wāhi Taonga Sites and Wāhi Taonga Management Areas contain sites of past settlement or occupation by tāngata whenua. Wāhi Taonga Sites are based on the grid reference of the original site and are extended for a 20m radius, in case there is other material around the site which has not been uncovered. The rules in the Plan do not prevent the soil in this 20m radius from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without obtaining a resource consent.

Wāhi Taonga Management Areas are areas which contain many Wāhi Taonga sites. The rules in the Plan for most Wāhi Taonga Management Areas in the District do not prevent the soil in the area from being disturbed. If an object is uncovered in that area, it cannot be further damaged, removed or destroyed without obtaining a resource consent. The rules for the Wāhi Taonga Management Area which make up the Rakaia River Moa Hunter Site (C39(a) and C39(b) at Rakaia Huts are more restrictive due to the significant cultural and archaeological values which have been identified in that area.

The rule allows earthworks to occur on soil which has already been disturbed (to a maximum depth of 20cm), but requires a resource consent for earthworks which will disturb soil in areas which had not been previously worked, or if the earthworks involve excavating soil to depths greater than 20cm where the soil has been previously disturbed. In assessing any application for resource consent made under Rule 10.4.2, the Council will consider whether the earthworks will disturb the special site within Wāhi Taonga Management area C39(b) and whether that disturbance is inappropriate, as advised by local rūnanga and the Historic Places Trust Pouhere Taonga.

Many Wāhi Taonga Sites and Wāhi Taonga Management Areas in the District have been uncovered by archaeologists and their location and what they contain is recorded. Earthworks in and around these sites are appropriate, provided that the artefacts and remnants which are contained within the sites are not removed, damaged or destroyed. Appendix 5 lists the artefacts, remnants or objects discovered so far within each site, though there may be more material located around the area. Wāhi Taonga Management Areas are areas which contain many Wāhi Taonga sites. The Council is encouraging land owners or managers and local rūnanga to develop joint protocols for activities within these areas.

Silent File Areas, Wāhi Taonga Sites and Wāhi Taonga Management Areas may also be considered as archaeological sites. Any activity affecting any archaeological site requires the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, “Archaeological Sites”).

Mahinga Kai sites are sites used for traditional food gathering by tāngata whenua. The sites identified within this Plan are valued for their vegetation. A resource consent is required for this vegetation to be damaged or removed, except for mahinga kai purposes.

Aircraft Movements

An airport or other facilities for regular take off and landing of aircraft or helicopters is considered incompatible with the amenity values of Living zones activities, due to the effects of aircraft noise, vibration and night lighting. For that reason, airports, in Living zones, are non-complying.

There are some instances, however, where the effects of aircraft taking off or landing can be tolerated for a short period of time. For example, if a helicopter is used to assist in construction work on a building, or helicopter rides occurring at a local fair. Rule 10.5 is designed to accommodate these 'one off' events without requiring a resource consent.

The rule also provides for the take off and landing of aircraft in Living zones for emergency purposes or law enforcement. Section 342 of the Resource Management Act provides for emergency work but not law enforcement. The temporary and (hopefully) infrequent nature of this work and the importance it has to the health, safety and well-being of people and communities is considered to mitigate and outweigh any adverse effects on residential amenity values.

More frequent take off and landing of aircraft is a discretionary activity in Living Zones to enable effects on residential amenity values to be assessed. Living zones are not generally considered appropriate areas for the establishment of Airports.

Noise

One of the characteristics of the Living zones is relatively low sound levels, especially relatively low background sound levels. Residents expect to be able to undertake activities on their properties without being disturbed by noise from activities on other sites.

Rule 10.6 sets the maximum noise limits for permitted activities in Living zones (no resource consent needed). The rules are based on the rules of the former District Plan and, therefore, maintain the 'status quo'.

The noise rules do not apply to residential activities in Living zones, as such activities are an integral part of the environment of these zones. Irrespective of any rules in the plan, there is a duty on all persons to avoid 'unreasonable noise' under section 16 of the Act.

Emergency services may be located in living areas close to the communities they serve. In these situations it may be impractical from an operational sense for emergency sirens to comply with noise standards and still achieve their function in alerting the community of an emergency and they have therefore been given an exemption. The fact that such sirens operate on an infrequent rather than continuous basis in part mitigates potential noise effects. In all other aspects of the emergency service operation must still comply with Rule 10.6.1.

Vibration

Blasting and vibration are considered adverse effects on the environment, particularly in residential areas.

Vibration limits are based on New Zealand Standards.

Light Spill

Light spill from activities onto adjoining properties in Living zones may disturb sleeping residents and reduce privacy. Rule 10.8 sets conditions for light spill for permitted activities, to avoid these effects. Activities which have greater light spill may be allowed in Living zones through granting of a resource consent for a discretionary activity, provided the effects of the additional light spill are adequately mitigated.

Scale of Activities and Hours of Operation

Rules 10.8 and 10.9 ensure non-residential activities in Living zones operate at a scale and in a way which are compatible with residential activities. The rules set maximum limits for permitted activities. Activities which do not comply with the rules may still be able to occur in Living zones, through a resource consent for a discretionary activity, if the effects are compatible with residential areas and consistency is achieved with the relevant objectives and policies of the Plan

The numbers listed in Rules 10.8 and 10.9 are not ‘magic’ numbers. Rather, they are based on the scale and nature of effects normally associated with households and residential activities.

The rules do not apply to residential activities. Residential activities are an integral part of Living zones so, by nature, are compatible with the amenity values of residential areas or Living zones. It is not the consent authority’s intention, for example, to require people to obtain a resource consent for a party generating more than 20 (Local Road) or 40 (Arterial Road) vehicle movements over the course of an evening, beyond 10.00 pm. Special provisions and exemptions have been made for spiritual activities, Police stations and educational activities, including schools, recognising the reality in size of buildings associated with such activities, their role within the community and the times of the days they can be utilised.

Outdoor Storage

Rule 10.10 manages the potential adverse effects of outdoor storage on the amenity values of Living zones. These effects include visual effects and dust nuisance from stockpiling unconsolidated material.

Rule 10.10.1 applies to the storage of motor vehicles, provided the vehicles are associated with residential activities and are not wrecks. Such storage is a usual feature in many residential areas. The rule, does not cover the storage of vehicles for commercial repair works, or salesyards.

Rule 10.10.1.2 applies to the temporary storage of material for on-site construction works. This is similarly a regular feature in residential areas. The four month time limit is to ensure materials stored for construction work on the site are temporary. If storage is for longer than four months, the screening conditions in Rule 10.10.1.3 apply. Alternatively, a resource consent for a discretionary activity may be applied for, so that potential visual and dust effects can be assessed.

Temporary Military Training

Rule 10.11 provides for Temporary Military Training Activities. Such activities have some potential to create adverse environmental effects, but the nature of the activity is unique in terms of other land uses and is temporary in nature. The accompanying restrictions on duration, building, excavation, sensitive sites and noise are expected to mitigate any significant adverse effects on the environment.

Scheduled Activity

Rule 10.12 has been incorporated in the plan to provide for a scheduled activity on Lot 2 DP 79972. This site is occupied by a long established business which is now surrounded by residential development. Existing use rights would not in this case provide sufficient certainty and security for the business. Scheduling the site provides only for the current activity (and any which could pass the existing use rights test) but excludes the broader range of industrial activities which could otherwise occur if a “spot” business zoning were applied.

Elderly Residential Care

The plan change to the former District Plan that created the Living 1A Zone at Lincoln made provision for an elderly residential care facility as a permitted activity. These provisions are incorporated in the new District Plan. Elderly residential care in the Living 1A Zone at Lincoln is exempted from compliance with some of the other Living zone rules. Any other elderly residential care in a Living zone will be assessed for full compliance against all the relevant effects based rules of the Living zones.

Countryside Areas – Living 3 Zone

Rule 10.14 provides for rural activities (subject to some specific exceptions) to occur within the designated Countryside Areas within the Living 3 Zone identified on the Outline Development Plans at Appendices 39 and 40 as a means of achieving and maintaining rural character within the Living 3 Zone. While such activities have the potential to create adverse environmental effects, the requirement for those activities to be identified by and undertaken consistent with the Countryside Area Management Plan required by Rule 12.1.3.35 will ensure that any adverse effects are appropriately managed over time.

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12 LIVING ZONE RULES — SUBDIVISION

Notes:

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).
2. If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.
3. If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under Sections 104, 104B and 104D of the Act.
4. Rule 12 applies to the subdivision of land, within the meaning of Section 218 of the Act.
5. The design of any road, vehicle accessway, right of way or vehicle crossing must comply with Rule 5: Roading.
6. Any earthworks associated with subdivision of land must comply with Rule 2: Earthworks.
7. Erecting any dwelling or other building on any land must comply with Rule 4: Buildings or Rule 6: Utilities.
8. Attention is drawn to the provisions of any other relevant zone/activity rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those roles, then application for consent will also need to be made in respect to those rules.
9. Underlined words are defined in Part D of the Plan.
10. The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from New Zealand Transport Agency. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.
11. Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B4.4 for further information on development contributions.
12. The Selwyn District Council “Design Guide for Residential Subdivisions in the Urban Living Zones” and “Engineering Code of Practice” should be consulted when preparing subdivision applications.
13. Earthworks in areas listed in Appendix 5 and shown on the planning maps as a Silent File Area, Wāhi Taonga Site or Wāhi Taonga Management Area may be subject to Rule 10.4 Activities and Cultural Sites. In addition, any Earthworks affecting any of these sites may require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3 Archaeological Sites).
14. Earthworks affecting any archaeological site, including Wāhi Taonga Management Area C39(b) at Rakaia Huts, may require the consent of the New Zealand Historic Places Trust Pouhere Taonga.
15. Refer to Appendix 6 “Protocols on Accidental Discovery of Archaeological Sites” when any Earthworks occur in any Silent File, Wāhi Taonga Site or Wāhi Taonga Management Area.

12.1 SUBDIVISION — GENERAL

Restricted Discretionary Activities — Subdivision – General

12.1.1 A subdivision of land, which is not a subdivision under Rules 12.2 or 12.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 12.1.3.

12.1.2 Any subdivision subject to Rule 12.1.1, and which complies with 12.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 12.1.4 following Table C12.1.

12.1.3 Standards and Terms

Access

12.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Corner Splays

12.1.3.2 The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3 metres.

Water

12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone is supplied with reticulated effluent treatment and disposal facilities; and

Effluent Disposal

12.1.3.4 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu and West Melton, or within a Living 3 zone is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

12.1.3.5 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

12.1.3.6 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m, except for sites greater than 400m² in area in a medium density area shown on an Outline Development Plan where the minimum building area shall be not less than 8m x 15m. For sites that form part of a comprehensive Medium Density development in a Medium Density Area covered by an Outline Development Plan, there shall be no minimum building area requirement; and

12.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1; and

Coalgate

- 12.1.3.8 In the Living zones at Coalgate, no allotment has vehicular access directly on to Homebush Road.

Darfield

- 12.1.3.9 No subdivision of land in any of the areas labelled “Areas 1, 2, 4 and 5” as shown in Appendix 25, shall take place until:
- (a) A potable water supply is available which is capable of serving the lots within the subdivision; and
 - (b) An Outline Development Plan addressing those matters identified in the explanation and reasons to Policy B4.3.22, Darfield Specific Policies has been incorporated into the District Plan for the area as identified in Appendix 25 within which the subdivision is proposed.
- 12.1.3.10 Where a potable water supply is available which is capable of serving the lots within the subdivision, and there is an Outline Development Plan which has been incorporated into the District Plan for the area identified in Appendix 25 within which the subdivision is proposed, the subdivision complies with the layout and contents of the Outline Development Plan for that area.
- 12.1.3.11 The subdivision of land shown in Appendix 27 (east of Clintons Road) is in accordance with the plan shown in that Appendix.
- 12.1.3.12 Subdivision of land to which Appendix 41 Darfield Outline Development Plan applies shall be in general accordance with the layout (and other details) shown for that area.
- 12.1.3.13 For the subdivision of Living 1 and Living 2A zoned land shown in Appendix 41 Darfield Outline Development Plan, any subdivision plans submitted to the Council shall be accompanied by a landscape plan and planting plan detailing plantings to be undertaken and reserve areas to be established. Landscaping and planting of reserve areas shall be established generally in accordance with the Landscape Concept Plans in Appendix 41.
- 12.1.3.14 Prior to the development of land for Living 1 purposes along the boundary with the Cardale Street Business 2 zone a 2.2m high acoustic fence shall be constructed along the southern boundary of 1 – 15 Cardale Street, with a 3m wide landscaping strip immediately to the south of the fence (to visually screen the acoustic fence). A cul-de-sac shall run adjacent to the landscaping strip.
- 12.1.3.15 Prior to the development of land for Living 1 purposes along the boundary with the Cardale Street Business 2 zone a 3m high acoustic fence along the eastern boundary of Darfield Collision Repair and Lovelady Racing Ltd with a 3m wide landscaping strip immediately to the east of the fence (to visually screen the acoustic fence).

Dunsandel

12.1.3.16 In the deferred Living Zone (Area A) at Dunsandel, no subdivision of land shall take place until:

- (a) An acceptable effluent disposal system has been identified and/or established; and
- (b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and
- (c) A potable water supply is available which is capable of serving the potential lots within the subdivision; and
- (d) Investigations are undertaken into any reverse sensitivity issues with the adjoining Business 2 Zone; and
- (e) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Business 2 Zone should any reverse sensitivity issues be identified as a result of (d) above, and indicative road layout and pedestrian access between the Living 2 Zone and the domain.

12.1.3.17 In the deferred Living Zone (Area B) at Dunsandel, no subdivision of land shall take place until:

- (a) An acceptable effluent disposal system has been identified and/or established; and
- (b) An appropriate level of density has been identified and a subsequent living zone incorporated into the Plan; and
- (c) The impact of the subdivision on the intersection of the Browns Road extension with State Highway 1 has been assessed and considered to be acceptable; and
- (d) A potable water supply is available which is capable of serving the potential lots within the subdivision; and
- (e) Investigations are undertaken into any reverse sensitivity issues with the adjoining Rural zone; and
- (f) An Outline Development Plan has been incorporated into the District Plan identifying; a buffer strip or some other form of mitigation between the new zone and the Rural zone should any reverse sensitivity issues be identified as a result of (e) above and an indicative road and pedestrian access layout.

12.1.3.18 Upon uplifting of the deferral of Area A or B any subdivision complies with the layout and contents of the Outline Development Plan for that area.

Kirwee

12.1.3.19 In the Living 2A zone at Kirwee, no more than 3 allotments have vehicular access to Dawn Place.

Lincoln

12.1.3.20 In relation to the Living 1A Zone at Lincoln:

- (a) a road of at least 20 metres in width is provided to the following points:
 - The western boundary of the zone, 180 metres from the southern boundary of Lot 13 DP 73009.
 - The eastern boundary of the zone, within 50 metres of the southern boundary of the zone; and
- (b) The intersection between Kildare Terrace, South Belt and the South Belt road entrance to the zone is in accordance with the drawing attached as Appendix 18; and

12.1.3.21 In the Living 1A Zone at Lincoln, any subdivision plan submitted to the Council is accompanied by a landscape plan detailing plantings to be undertaken and reserve areas to be established generally in accordance with the Concept Plan, C1, C2 and C3, in Appendix 18. The plan is to include a reserve area that extends to the western boundary of the zone below Lot 13 DP 73008. It is to be certified by a Council officer as to its design, layout and location and the extent of reserves, and types of plantings proposed; and

12.1.3.22 In relation to the Living 1A1 Zone at Lincoln, any new road intersection onto Edward Street is in accordance with the drawing attached as Appendix 16; and

12.1.3.23 In relation to the Living 1A2 Zone at Lincoln, any new road intersection onto North Belt is in accordance with the drawing attached as Appendix 17; and

12.1.3.24 In relation to the Living 1A, 1A1 and 1A2 zones at Lincoln, any subdivision plan submitted to the Council for consent provides for a minimum of 31 lots; and

12.1.3.25 The subdivision of land shown in Appendix 35 shall be in accordance with the Outline Development Plan as shown that appendix.

In the Living 1 Zone at Lincoln, as shown in Appendix 35; any subdivision plans submitted to the Council shall be accompanied by a landscape plan and planting plan detailing plantings to be undertaken and reserve areas to be established. Landscaping and planting of reserve areas shall be established generally in accordance with the Landscape Concept Plans in Appendix 36 except for: the provision of a Ha-Ha fence identified on Sheet 3 of the Landscape Concept Plans; and that area of landscaping denoted as '3' on Sheet 3 of the Landscape Concept Plans shall be designed and establish to retain elements of visual outlook and connectivity to LII River.

12.1.3.26 The subdivision of the Living 1 Zone at Lincoln, as shown in Appendix 35 shall demonstrate the ability to achieve a minimum density of 10.5 lots/households per hectare over the whole of the Outline Development Plan area as shown in that appendix. Any subdivision not able to achieve that density shall be a non-complying activity.

- 12.1.3.27 In that part of the Living Z Zone located in Lincoln as depicted within the Outline Development Plan for ODP Area 5, Appendix 37, no subdivision shall occur within 50m of the Landscape Buffer located at the northern end of the Business 2B zone until appropriate noise attenuation measures, as determined by a suitably qualified acoustic expert and designed to achieve the noise standards contained in Rule 22.4.1.6, have been constructed.

Prebbleton

- 12.1.3.28 In the Living 1A, 1A1, 1A2, 1A3, 1A6, LX, 2A and 3 zones in Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19; and
- 12.1.3.29 In the Living 1A3, 1A4 and 2A zones at Prebbleton, no allotment has vehicular access directly onto Springs Road, except for:
- (a) A road or indicative road identified on an Outline Development Plan in Appendix 19; or
 - (b) Any allotments(s) that are wholly contained within the Banham & Tapp Outline Development Plan in Appendix 19, and containing an existing dwelling that utilises an existing vehicular access onto Springs Road; and
- 12.1.3.30 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a restricted discretionary activity where a land use consent for a comprehensive residential development has been obtained.
- 12.1.3.31 In the Living 1A6 Zone, any subdivision plan submitted to the Council shall be accompanied by a landscape plan detailing plantings to be undertaken:
- a) Along the common boundary with the Kingcraft Drive Existing Development Area, in accordance with the ODP contained in Appendix 19. At least 65% of the species identified on the landscape plan shall be from the list of species identified in Appendix 19. The deciduous tree species shall be a minimum of 1.5m in height at the time of planting and shall be at 10m centres. Native shrubs shall provide under planting to this tree row and shall be spaced at no more than 3m centres and that this area is to be fenced along all boundaries. The native shrubs shall form a continuous screening and obtain a mature height of approximately 2.5-3m.
 - b) Along the common boundary with Lot 1 DP 46168 (Meadow Mushrooms), in accordance with the ODP, contained in Appendix 19. At least 65% of the species from the landscape plan shall be from the list of deciduous tree species identified in Appendix 19. The deciduous tree species shall be a minimum of 1.5m in height at the time of planting and shall be at 10m centres.
 - c) Within any reserve adjacent to a residential allotment, in accordance with the ODP, in Appendix 19. At least 65% of the species from the required plan shall be from the list of species identified in appendix 19. the deciduous tree species shall be a

minimum of 1.5m in height at the time of planting and shall be at 10m centres.

- d) And any subdivision of land within the area shown in Appendix 19 shall be in accordance with the development plan shown in that Appendix. Prior to the issue of any completion certificate under section 224 of the Act, a restrictive covenant in the form of an appropriate legal instrument acceptable to the Council shall be registered in favour of the Council requiring:

(i) The ongoing maintenance and retention of the landscape mitigation in accordance with the approved landscape plan; and

(ii) The restriction of buildings within the landscape buffer identified in the Appendix 19 ODP.

12.1.3.32 In the Living 1A6 Zone, any fencing proposed along the common boundary of the Kingcraft Drive Existing Development Area and fronting onto Blakes Road shall be limited to post and wire fencing.

12.1.3.33 In the Living 1A6 Zone, any fencing along a boundary adjoining a reserve or pedestrian accessway shall be limited to a height no greater than 1.2m.

12.1.3.34 In the Living 2A Zone at Prebbleton, the maximum number of allotments is 32, and the maximum number of lots on the south side of Trices Road is 8; and

12.1.3.35 In relation to the Living 2A (Blakes Road) Zone at Prebbleton, Lots 56, 57, 59 and 60 shall have no vehicular access directly on to Blakes Road; and

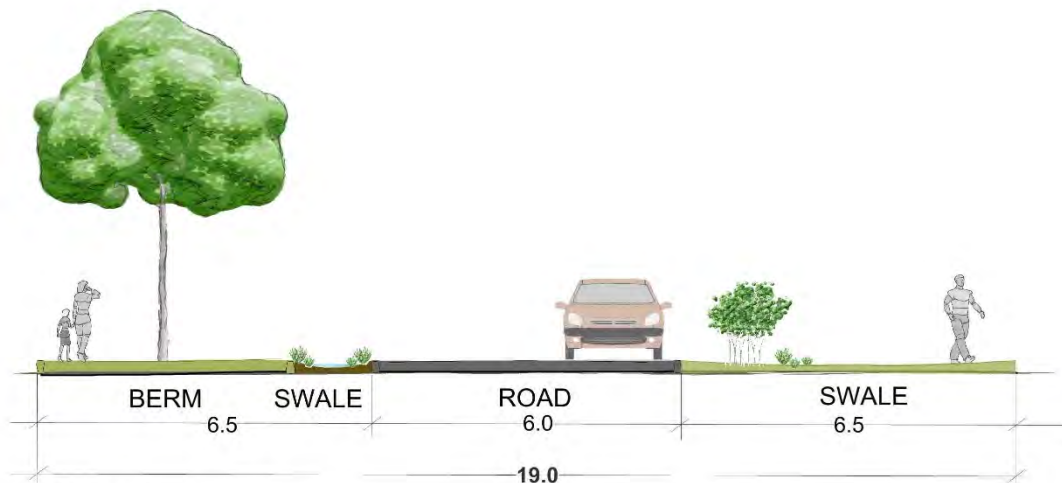
12.1.3.36 In the Living 2A (Blakes Road) Zone at Prebbleton, the roads and walkways are laid out and formed in substantial accordance with the development plan in Appendix 19. No kerb and channel is constructed over the site beyond the entrance to the site and areas identified in the development plan as requiring footpaths. A footpath between the Living 2A (Blakes Road) Zone and connecting into the existing Prebbleton footpath of Blakes Road is laid and formed.

12.1.3.37 For the Living 2A Zone at Prebbleton, prior to the issue of any completion certificate under section 224 of the Act for subdivision of Certificate of Title CB41C/255 (comprising part of the land shown on the Outline Development Plan for the Shaw Block in Appendix 19) a restrictive covenant over the remaining Rural (Inner Plains) zoned land in the form of an appropriate legal instrument acceptable to the Council shall be registered in favour of the Council, the Canterbury Regional Council and the Christchurch City Council to prevent subdivision of the remaining Rural (Inner Plains) zoned land below 4 hectares.

12.1.3.38 In the Living 2A (Blakes Road) Zone, any subdivision of land within the area shown in Appendix 19 shall be in substantial accordance with the development plan shown in that Appendix. Prior to the issue of any completion certificate under section 224 of the Act, a restrictive covenant in the form of an appropriate legal instrument in a form acceptable to the Council shall be registered in favour of the Council and

the Canterbury Regional Council and the Christchurch City Council to prevent the further subdivision of Lots 1-7 on the development plan in Appendix 19.

- 12.1.3.39 Any subdivision of land within the Living 3 Zone (Hamptons Road) at Prebbleton is in general accordance with the density of allotments, subdivision layout and access layout of the Outline Development Plan shown in Appendix 19. ^(PC36)
- 12.1.3.40 Within the Living 3 Zone (Hamptons Road) at Prebbleton, all publicly accessible areas (including the access/local road, stormwater swales and public walkway reserve) are to provide plantings of native species. A landscaping plan is to be submitted with any subdivision consent application showing compliance with this rule. ^(PC36)
- 12.1.3.41 Any allotment created within the Living 3 Zone (Hamptons Road) at Prebbleton is supplied with reticulated effluent treatment and disposal facilities.
- 12.1.3.42 Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way / local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Appendix 43. ^(PC36)
- 12.1.3.43 Within the Living 3 Zone (Hamptons Road) at Prebbleton, the right of way/local road shown on the Outline Development Plan in Appendix 19 shall be constructed in general accordance with Figure C12.1.



* Lights at intersection only

Figure C12.1. Right of way / local road standards for the Hamptons Road ODP Area.

- 12.1.3.44 Any subdivision in the Living 3 Zone on Trents Road, Prebbleton shall be in general accordance with the Outline Development Plan, Trents Road, Prebbleton in Appendix 19.

Rolleston

- 12.1.3.45 Any subdivision of land within the area shown in Appendix 39 and 40 (Living 3 Zone at Rolleston) complies with:
 - a) the Countryside Area layout of the Outline Development Plan at Appendix 39 and 40;

- b) the location of the Lower Density Area as shown on the Outline Development Plan at Appendix 39 and 40;
 - c) the establishment of shelterbelt planting comprising three rows of Leyland Cypress along the common boundary with Lot 3 DP 20007 in accordance with the Outline Development Plan at Appendix 40;
 - d) the roading layout of the Outline Development Plan at Appendix 39 and 40;
 - e) where any conflict occurs with Rule E13.3.1 the cross sections in Appendix 39 and 40 shall take precedence; and
 - f) full public access is maintained to internal roads so that the area shown on the Outline Development Plan in Appendix 39 and 40 does not become a gated community.
- 12.1.3.46 (a) In respect of the land identified at Appendix 39 (Holmes Block), no more than 97 rural residential allotments may be created;
- (b) In respect of the land identified at Appendix 40 (Skellerup Block), no more than 51 rural residential allotments may be created and no subdivision shall take place to densities less than what are provided for under the Rural (Outer Plains) Zone until:
- (i) a publicly owned sewerage reticulation system has been extended to the site.
- 12.1.3.47 Any subdivision application within the Living 3 Zone west of Dunns Crossing Road that includes any part of the Countryside Areas as identified on the Outline Development Plan included at Appendix 39 and 40 shall be accompanied by a Countryside Area Management Plan which addresses the following matters:
- (a) The ownership and management structure for the Countryside Area(s);
 - (b) Mechanisms to ensure that the management plan applies to and binds future owners;
 - (c) The objectives of the proposed rural use of the Countryside Area(s);
 - (d) Identification of the rural activity or activities proposed for the Countryside Area(s), which meet the above objectives;
 - (e) Measures to maintain and manage open space and/or rural character;
 - (f) Measures to manage plant pests and risk of fire hazard;
 - (g) Measures to internalise adverse effects including measures to avoid nuisance effects on occupiers of adjacent rural residential allotments;
 - (h) Measures to provide for public access within the Countryside Area(s) along Dunns Crossing Road; and

- (i) Whether there is sufficient irrigation water available to provide surety of crop within the Countryside Area(s).

Springston

12.1.3.48 In relation to the Living 1A Zone at Springston:

- (a) only one access point is provided to Ellesmere Junction Road
- (b) when the single access point is created, the following formation aspects are developed on Ellesmere Junction Road:
 - Southern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 50 metre straight.
 - Northern side: a 2.5 metre wide deceleration lane consisting of two 50 metre long taper lengths and a 30 metre straight; and

West Melton

12.1.3.49 Any subdivision of land within the area shown in Appendix 20 (Living 1, Living 1B, Living 2, Living 2A or Rural Zones) or Appendix 20A (Living WM Zone) at West Melton complies with the layout and contents of the Outline Development Plan shown in Appendix 20 and Appendix 20A respectively; and

12.1.3.50 Any subdivision of land within the area shown in Appendix 20 and 20A shall:

- (a) provide a bund for mitigation of traffic noise along the frontage of State Highway 73 to a height of not less than 2 m and a width of not less than 8.5 m, which shall be landscaped by retention of existing hedges or new planting of sufficient height to visually screen dwellings from the highway;
- (b) if it is within the area shown in Appendix 20, provide a pedestrian/cycle underpass beneath State Highway 73 between the Living 1 and Living 2 Zones, prior to titles being issued for more than 30 dwellings in the Living 2 Zone.
- (c) if it is within the area shown in Appendix 20A, be subject to an Accidental Discovery Protocol where in the event of any discovery of suspected cultural/archaeological remains (e.g. concentrations of shell, charcoal or charcoal-stained soil, fire-fractured stone, bottles, pieces of glass or ceramics, bones etc) during the undertaking of earthworks and/or the installation of services, the following protocol shall be followed by the consent holder, or his/her representative:
 - Cease all earthworks immediately; and
 - Contact the local Runanga being Te Taumutu Runanga; and
 - Contact the Regional Archaeologist at the Christchurch office of the New Zealand Historic Places Trust (03 365 2897); and
 - Do not commence earthworks until approval in writing has been given by the Regional Archaeologist of the New Zealand

Historic Places Trust, as required under the Historic Places Act 1993.

12.1.3.51 In the Living 2A Zone at West Melton, the maximum number of allotments is 10.

12.1.3.52 No subdivision of land in the Living WM Zone shall take place until:

- (a) A reticulated community potable water supply is available which is capable of serving the entire lots within the subdivision; and
- (b) A reticulated community sewage effluent treatment and disposal system is available which is capable of serving the entire lots within the subdivision; and
- (c) An Outline Development Plan has been incorporated into the District Plan for the development of all land zoned Living WM west of Weedons Ross Road.
- (d) An archaeological assessment has been undertaken by a suitably qualified expert and the results reported to the Council, the Regional Archaeologist at the New Zealand Historic Places Trust, and the iwi organisations Te Ngai Tuahuriri and Te Taumutu Runanga. In carrying out the assessment, the expert is to consult with the iwi organisations

Outline Development Plans

12.1.3.53 Any subdivision within a Living Z or 3 Zone that is subject to an Operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan and shall comply with any standards referred to in that Outline Development Plan.

12.1.3.54 For Medium Density areas shown on an Outline Development Plan, subdivisions consented after 30th June 2014 shall be designed to provide rear service lane access to small lot medium density sites. Comprehensive development blocks are to be a minimum of 35m deep to enable the provision of a rear service lane as part of a future comprehensive development.

Table C12.1 – Allotment Sizes

Township	Zone	Average Allotment Size Not Less Than
Arthur's Pass	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Castle Hill	Living 1A	500m ² , and a minimum <u>allotment</u> size of 350m ²
Coalgate	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 2	1 ha
Darfield	Living 1	650m ²
	Living 2	5,000m ²

Township	Zone	Average Allotment Size Not Less Than
	Living 2 (Deferred)	Refer to Subdivision – General Rules. 5,000m ² if criteria met.
	Living 2A (Deferred)	Refer to Subdivision – General Rules. 1 ha if criteria met.
	Living 2A1	2 ha
	Living X (Deferred)	Refer to Subdivision – General Rules. What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (650m ²) if criteria met.
Doyleston	Living 1	650m ²
Dunsandel	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 2	1 ha
	Living (Area A) (Deferred)	Refer to Subdivision – General Rules. Final density still to be determined.
	Living (Area B) (Deferred)	Refer to Subdivision – General Rules. Final density still to be determined.
Glenntunnel	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Hororata	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Kirwee	Living 1	800m ²
	Living 2	1 ha
	Living 2A	1 ha 2 ha for lots along the northern and eastern boundaries of the zone that abuts a Rural Zone.
Lake Coleridge Village	Living 1	800m ²
Leeston	Living 1	650m ²
	Living 1 (Deferred)	4 ha until deferral lifted, then 650m ²
	Living 2	5,000m ²
	Living 2 (Deferred)	4 ha until deferment lifted, then 5,000m ²
	Living 2A	5,000m ²
	Living XA	What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (650m ²)
Lincoln	Living 1	650m ²
	Living 1A	850m ² Minimum of 31 lots for any subdivision plan

Township	Zone	Average Allotment Size Not Less Than
	Living 1A1	650m ² Minimum of 31 lots for any subdivision plan
	Living 1A2	650m ² Minimum of 31 lots for any subdivision plan
	Living 1A3	500m ²
	Living 1A4	1,500m ²
	Living 2	3,000m ²
	Living X	2,000m ²
	Living Z	Low Density: Average allotment size of 600m ² and a minimum individual allotment size of 500m ² Medium Density (Small-lot): Maximum average allotment size of 500m ² , with a minimum individual allotment size of 400m ² Medium Density (Comprehensive): Maximum average allotment size of 350m ² , with no minimum site size. – Comprehensive <i>Medium Density</i> residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 37; and – Within a comprehensive <i>Medium Density</i> residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 37 of the township volume of the District Plan.
Prebbleton	Living 1	800m ²
	Living 1A	Area A: 1,250m ² ; Area b: 1,000m ² Area C: 800m ² In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8 households/per hectare once the entire site has been developed. 2,000m ² shall apply to the balance of the zone.
	Living 1A1	800m ²
	Living 1A2	800m ² and no more than 10 % at less than 700m ²

Township	Zone	Average Allotment Size Not Less Than
	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 1A6	– 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
	Living 2A	5,000m ² Maximum number of allotments is 32, and on the south side of Trices Road the maximum number of allotments is 8
	Living 2A (Blakes Road)	5,000m ² Subdivision shall proceed in substantial accordance with the development plan in Appendix 19
	Living 2A (The Paddocks)	1.5 ha minimum allotment size
	Living X	What the subdivider nominates, but not less than the average for the Living 1 Zone in the <u>township</u> (800m ²)
	Living 3 (Hamptons Road)	5,000m ² minimum average allotment size (calculated across all allotments in the ODP area) and 4,000 m ² minimum allotment size The number of allotments shall be in accordance with the maximums per sub area shown on the ODP (Appendix 19)
	Living 3 (Trents Road)	Between 5000m ² and 1ha

Township	Zone	Average Allotment Size Not Less Than
	Living Z	Low Density: Average allotment size of 700m² with a minimum individual allotment size of 550m² Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m² Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size. – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 42; and – Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 42 of the township volume of the District Plan.
Rakaia Huts	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Rolleston	Living 1	750m ²
	Living 1A	Minimum lot area of 300m ²
	Living 1B	1,200m ² with a minimum lot area 750m ²
	Living 1C	2,000m ² with a minimum lot area of 1,000m ²
	Living 2	5,000m ²
	Living 2A	1 ha

Township	Zone	Average Allotment Size Not Less Than
	Living 3 (Appendix 39 & 40)	At least 20ha of the land within the area defined by the Outline Development Plan at Appendix 39 and 40 shall be developed as a Lower Density Area in the location shown on the Outline Development Plan with a minimum and an average allotment size of no less than 4ha. The balance of the land on the Outline Development Plans at Appendix 39 and 40 outside the above area shall be developed with an average allotment size of no less than 5000m² with a minimum allotment size of 4000m². The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 39 shall be 97. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 40 shall be 51.
	Living Z	Low Density: Average allotment size of 650m² with a minimum individual allotment size of 550m² Medium Density (Small-lot): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m² Medium Density (Comprehensive): Maximum average allotment size of 350m², with no minimum site size. – Comprehensive Medium Density residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 38; and – Within a comprehensive Medium Density residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided. Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown on Appendix 38 of the township volume of the District Plan.
Sheffield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
	Living 1A	The size needed for on-site effluent disposal but not less than 800m ²
Southbridge	Living 1	650m ²
Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m ²
Springston	Living 1	800m ²
	Living 1A	800m ²

Township	Zone	Average Allotment Size Not Less Than
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: - 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 The average <u>allotment</u> size shall be calculated as a mean average (total area of allotments divided by the number of allotments). The total area and number of allotments used to calculate the mean shall exclude areas used exclusively for <u>access</u> , reserves or to house <u>utility structures</u> , or which are subject to a designation. 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: 2 x average <u>allotment</u> size for that zone – 10 m ² ; or as its actual size, if a covenant is placed on the Certificate of Title to prevent any further subdivision of that land.	
All <u>Townships</u>	<u>Allotment</u> sizes for Flats/Townhouses – Living 1 In any Living 1 Zone, where two or more <u>dwellings</u> 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> .	

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

Access

- 12.1.4.1 If any allotment has access on to a State Highway or Arterial Road listed in Appendix 7:
- (a) Any adverse effects, including cumulative effects, on traffic safety and traffic flow on the Strategic Road; and
 - (b) The design and location of the vehicular accessway and vehicle crossing; and
 - (c) Whether access to the allotment(s) can be obtained off another road which is not a Strategic Road either directly or by an easement across other land.
- 12.1.4.2(a) If access by a private accessway is proposed, whether the land the accessway serves has capacity for any intensification of density under District Plan averages for the zone and, if so, whether provision of a formed and vested legal road instead of a private accessway is appropriate.
- 12.1.4.2(b) For Medium Density areas shown on an Outline Development Plan the ability to provide vehicle access to lots via a rear service lane to provide increased flexibility for future residential unit design and to minimise the visual impact for garaging on the street scene.
- 12.1.4.2(c) For medium density areas, whether these areas are small pockets where the provision of a rear service lane is not practical or will result in significant design constraints on the layout of the balance area.

Water

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

Solid Waste Disposal

- 12.1.4.5 The appropriateness of the proposed facilities for solid waste collection or disposal, considering:
- (a) The number of allotments; and
 - (b) The type of accommodation (permanent or holiday); and
 - (c) The distance to a public solid waste collection service or disposal facility.

Utility Cables

- 12.1.4.6 Whether any utility cables shall be laid underground.

- (a) For the Living WM zone, whether street lighting options will assist with mitigating any adverse effects on the operation of West Melton observatory whilst not compromising the safe and efficient operation of the road network.

Telephone and Power

- 12.1.4.7 Whether telecommunication and electricity connections shall be made available to any allotment; and, if not, the mechanism(s) used to alert prospective buyers of an allotment that these connections are not installed to.

Stormwater Disposal

- 12.1.4.8 The method(s) for disposing of stormwater; and
- 12.1.4.9 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and
- 12.1.4.10 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

12.1.4.11 In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs:

- (a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Geotechnical Assessment

12.1.4.12 The outcome of a comprehensive geotechnical investigation and assessment to assess the risk of liquefaction and lateral spread undertaken in accordance with the most recent NZ Geotechnical Society Guidelines or New Zealand Standard; or an equivalent guideline/standard adopted by the District Council or the New Zealand Government. Where such a hazard is identified, the development shall be designed and constructed to ensure that the magnitude of any liquefaction ground damage and/or lateral spread is reduced to below acceptable levels for both SLS(serviceability limit state) and ULS (ultimate limit state) seismic events. This shall take into consideration potential impacts on land, properties, utility services, roading, buildings and houses.

12.1.4.13 The method(s) by which prospective purchasers of allotments are to be informed of any fiscal obligations or geotechnical constraints arising from the geotechnical assessment.

Roads, Reserves and Walkways/Cycleways

12.1.4.14 The provision, location, co-ordination, layout and formation of all roads and vehicular accessways and walkways/cycleways; and

12.1.4.15 The design and layout of any new road shall ensure the desired design speed is achieved with to respect to the classification of road (including the subsets of local roads) and surrounding environment.

12.1.4.16 The avoidance of areas which could create unsafe situations e.g. dark corridors, a lack of natural surveillance or clear sightlines across pedestrian and cyclist routes, or where a safe and secure environment may be compromised; and

12.1.4.17 Whether the design and layout of roading, footpath patterns, and layout of allotments complements the natural characteristics of the site and the design and layout of any adjoining urban areas; and

12.1.4.18 The length of cul-de-sacs and whether a pedestrian connection is appropriate from the end of the cul-de-sac through to another road; and

- 12.1.4.19 The access to cul-de-sacs being from a through road rather than another cul-de-sac; and
- 12.1.4.20 The balance of benefits of enclosing a subdivision i.e. gated subdivisions against potential longer term issues for residents, such as maintenance costs of facilities, and costs to the wider community including lack of connectivity or viability of public transport; and
- 12.1.4.21 The provision, location, co-ordination, layout and formation of any land required for reserves, which is to comply with the 'Criteria for Taking Land Instead of Cash' clause of the 'Reserves Specific Issues regarding Development Contributions Assessment' in the Development Contribution Policy; and
- 12.1.4.22 The provision of footpaths, lighting and street furniture; and
- 12.1.4.23 Any landscaping and tree planting required in the road reserve, recreational reserves, and the margins of cycleways/walkways; and
- 12.1.4.24 Whether roads and reserves have a coherent and logical layout to facilitate connectivity, legibility and permeability e.g. desire lines are provided to cater for cyclists and pedestrian users.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rules 12.1.4.14 to 12.1.4.24.

Point Strips

- 12.1.4.25 Where in the course of subdivision a new road, cycle way or pedestrian link is constructed and vested that will or could provide frontage to other land, that other land (with subdivision potential) can be separated from the new road, cycle way or pedestrian link by a point strip, and an agreement will be entered into by the first subdivider with the Council, to ensure the benefiting owner pays a fair share towards the cost of providing the frontage road, cycle way or pedestrian link.

The point strip(s) will transfer to Council on the deposit of the plan for each stage of the subdivision.

The point strip agreement sets the amount to be paid, which will be updated from the date of signature of the agreement by the Consumers Price Index. Such agreements will be held by the Council and can be identified by the point strip separating the subsequent property from frontage to the road, cycle way or pedestrian link.

Note: Point Strips may also be required to prevent access to any road. See. Rule 12.3.2.8.

Special Sites

- 12.1.4.26 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) any mitigation to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).

- 12.1.4.27 If the land to be subdivided contains any ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:
- (a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site, which are identified in the District Plan; and
 - (b) Any proposed mitigation measures to lessen any adverse effects on the site; and
 - (c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision; and
 - (d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site or features on the site.

Size and Shape

- 12.1.4.28 The size and shape of allotments in accordance with Rules 12.1.3.5 and 12.1.3.6; and
- 12.1.4.29 The size and shape of allotments for the subdivision of a heritage building or site listed in Appendix 3; and.
- 12.1.4.30 The shape and alignment of allotments with respect to the potential that dwellings erected on them will have to gain orientation to the sun; and
- 12.1.4.31 If any allotment is to be created which is too small to enable a dwelling to be erected on it as a permitted activity under the district plan rules.
- 12.1.4.32 The mechanism(s) used to alert any prospective buyer(s) of the allotment.
- 12.1.4.33 Whether residential blocks achieve an average perimeter of 800m and maximum perimeter of 1000m, unless precluded by an existing pattern of development. NOTE: Section 4.6 of the “Design Guide for Residential Subdivision in the Urban Living Zones” can be referred to for other examples of how residential blocks can be measured.

Note: The consent authority shall consider a dwelling as being a minimum of 150m² in gross floor area (except in the Medium Density areas located within an Outline Development Plan where the minimum gross floor area shall be 80m²), when using its discretion under Rules 12.1.4.28 to 12.1.4.33 for compliance with District Plan rules.

Residential Allotments

- 12.1.4.34 Whether the creation of rear allotments occurs only where it is necessary to reach awkward parts of a site and there is no practical alternative to develop the site; and
- 12.1.4.35 The design of accessways serving four or more allotments with respect to the creation of an open street environment and whether sites have sufficient frontage to such accessways; and

- 12.1.4.36 Whether the total number of allotments with no frontage to an adopted road exceeds 20% of the lots in any one Greenfield subdivision and the total number of rear allotments (served by an accessway serving less than four allotments) exceeds half of the 20% allowance. The potential adverse effects of which are related to the lack of an open street environment and/or concentrating small sections as rear allotments; and
- 12.1.4.37 A variety in sections sizes whilst maximising orientation to the sun.

Context

- 12.1.4.38 The extent to which the subdivision relates well to its surroundings, cultural features, and makes use of existing features and amenities, such as the retention of trees and water features, view shafts to mountains, or good use of the rural interface to enhance the urban area; and
- 12.1.4.39 The convenience to community infrastructure such as schools, shops, sports fields and medical facilities; and
- 12.1.4.40 The location of water races in prominent locations such as along the front of lots rather than along rear boundaries.
- 12.1.4.41 The retention of existing mature trees within public spaces, but also within residential areas where it is practical to do so e.g. the tree species does not have a tendency to drop debris and sufficient space can be practically retained around the tree to prevent it dying.
- 12.1.4.42 The retention of shelter belts where they serve to maintain rural character but do not cause excessive shading or maintenance issues on residential properties.
- 12.1.4.43 The extent to which stormwater treatment contributes to an attractive public realm or provides ecological value.

Utilities and Facilities

- 12.1.4.44 The design, siting, layout and construction of any roads, reserves, or other utilities or facilities which shall either:
- (a) Vest in Selwyn District Council as owner or manager; or
 - (b) Connect to any road, reserve or other utility which is owned, managed by or otherwise vested in Selwyn District Council; and
- 12.1.4.45 For other utilities and facilities:
- (a) The method(s) by which the operation, maintenance, repaired and any upgrades to those systems shall be managed; and
 - (b) The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Note: *The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rule 12.1.4.45.*

Construction of any Works

- 12.1.4.46 Any measures to mitigate potential adverse effects on people or other parts of the environment from all engineering works associated with preparing land, creating allotments, and installing associated utilities.

Fencing

- 12.1.4.47 Any measures to avoid or mitigate the potential adverse visual effects of 1.8 metre high (or higher) solid fencing being erected along road boundaries where subdivisions “back onto” roads.

Easements

- 12.1.4.48 Any easements or other mechanism(s) needed to obtain or maintain legal access to land or utilities.

High Voltage Transmission Lines

- 12.1.4.49 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves

- 12.1.4.50 Whether esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;
- 12.1.4.51 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Prebbleton

- 12.1.4.52 In the Living 1A2, 1A3, 1A4 and 2A zones at Prebbleton, the retention of existing trees that are considered "significant" in terms of the Prebbleton Townscape Plan; and
- 12.1.4.53 In the Living 1A2 Zone at Prebbleton, the retention of the existing stream; and
- 12.1.4.54 In the Living 1A2 Zone at Prebbleton, the achievement of a graduated density of allotment sizes such that average lot size generally increases in a southward direction; and
- 12.1.4.55 In the Living 1A2 Zone at Prebbleton, without compromising Rule 12.1.4.53, the location of larger sized lots along the north west and north boundaries of the zone; and
- 12.1.4.56 In the Living 1A3 Zone at Prebbleton, the necessity for larger allotments along the boundary of the zone adjoining Meadow Mushrooms, so as to mitigate minor odour and noise effects; and

- 12.1.4.57 In the Living 1A4 Zone at Prebbleton, the necessity for the Ministry of Education to acquire part of the zone to accommodate the future needs of Prebbleton Primary School.
- 12.1.4.58 In the Living 1A6 Zone in Prebbleton, the extent to which the extension of Cairnbrae Drive is compatible with the existing road network in terms of carriageway width, footpaths, lighting, street furniture and landscaping.
- 12.1.4.59 In the Living 1A6 Zone in Prebbleton, the extent to which the subdivision layout and design provides for a natural surveillance for the purpose of minimising the potential for criminal behaviour to occur.
- 12.1.4.60 In the Living 1A6 Zone in Prebbleton, any measures to reduce reverse sensitivity on established adjoining land uses.
- 12.1.4.61 In the Living 1A6 Zone in Prebbleton, any measures introduced to ensure subdivisions are able to factor in water demand managements and other household sustainability ideas.
- 12.1.4.62 In the Living 2A Zone at Prebbleton, the need for an interim walkway/cycleway linkage to Springs Road via the north west corner of the zone until such time as a linkage on the land between the Living 1A2 and Living 2A zones is able to be achieved.

Note: *The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rule 12.1.4.62.*

Rolleston

- 12.1.4.63 The extent to which failure to provide a pedestrian linkage identified in Appendix 23 will result in increased use of private motor vehicles within Rolleston;
- 12.1.4.64 The degree to which pedestrian and cycle access throughout Rolleston may be enhanced from an efficiency and amenity perspective through the provision of cycleways and walkways;
- 12.1.4.65 The need to provide linkages (road, cycle, walkways) to schools, business areas, community facilities and reserves to ensure that the town develops in an integrated manner;
- 12.1.4.66 The need to provide for pedestrian and cycle movement within the road reserve;
- 12.1.4.67 The extent to which failure to provide walkways/cycleways may result in a loss of opportunity to enable non-vehicular access by children to and between residential areas, schools and community facilities;
- 12.1.4.68 The need for local reserves;
- 12.1.4.69 The extent to which failure to provide walkways/ cycleways may result in a loss of pedestrian safety and amenity;
- 12.1.4.70 The design guidelines contained in Appendix 23;

- 12.1.4.71 The extent to which a failure to conform with the roading pattern identified in Appendix 23 will adversely affect:
- (a) ease of access within and an efficient road network throughout Rolleston; and
 - (b) bus routes; and
 - (c) the ability of nearby landowners also to conform with the indicative roading layout and the degree to which access (actual or potential) to nearby properties may be changed or compromised.
- 12.1.4.72 The extent to which a failure to provide a linkage will adversely affect the future integration of Rolleston in terms of ease of vehicular and non-vehicular access to and between residential areas, business and community facilities.
- 12.1.4.73 In the Living 1A and 1B zones every allotment shall be served with underground electric power and telephone services in accordance with the standards specified by the relevant network utility operator.
- 12.1.4.74 Except as provided by rule 12.1.4.75, for allotments within or adjacent to the Lowes Road Outline Development Plan area, that the proposed layout is in general accordance with the Outline Development Plan map in Appendix 34.
- a) In assessing whether the layout is in general accordance with the structure plan map the following will be considered:
 - b) that the ability for Council to obtain the indicated linkages is not compromised.
 - c) that the ability for Council to obtain the indicated reserves is not compromised.
 - d) that the layout will result in a logical pattern of development for the area as a whole.
 - e) That the ability of adjoining landowners to develop their land whilst providing for the indicated reserves and linkages is not unduly compromised.
 - f) That the proposal will result in public space of equal or better quality than the Outline Development Plan
 - g) That the proposal will not involve excessive additional costs for Council in the construction of roads or paths funded by development contributions.
- 12.1.4.75 For Lot 32 DP 76956 BLK III Leeston SD (35 Fairhurst Place), any subdivision need not provide connections shown on the Outline Development Plan provided that the average lot size is above 4000m² and the layout plan demonstrates that the connections can be provided in a logical fashion by future re-subdivision. This exception shall not apply to the connection to the adjacent school site (along the southern boundary of 35 Fairhurst Place) and shall not apply to any subsequent re-subdivision of the lots created.

12.1.4.76 In relation to the Living 3 Zone (Holmes and Skellerup) at Rolleston as shown in Appendix 39 and 40:

- a) Whether the pattern of development and subdivision is consistent with the Outline Development Plan in Appendix 39 and 40;
- b) Whether local roading, and trees and planting on roads and lots, are proposed in general accordance with the Outline Development Plan, road cross section(s) and associated planting schedules and requirements shown in Appendix 39 and 40;
- c) Whether the roading and lot pattern follow a rectilinear pattern with orientations generally established by the surrounding road network, consistent with the typical subdivision patterns of the Rolleston rural area;
- d) Whether the roading pattern and proposed hard and soft landscape treatments in the road reserve will create a rural character to the development and distinguish it from conventional suburban development;
- e) Whether suburban road patterns and details such as cul de sac, arbitrary curves, and kerb and channels are avoided;
- f) The extent to which the maximum of 97 lots (Holmes) and 51 lots (Skellerup) within the area defined by the Outline Development Plan in Appendices 39 and 40, respectively, is met;
- g) Whether the creation of open space in rural production areas is consistent with the Countryside Areas identified on the Outline Development Plan in Appendix 39 and 40;
- h) Whether the provision of public walkways is consistent with the public walkways identified on the Outline Development Plan in Appendix 39;
- i) Whether there is a need for the western public walkway taking into account the ability to connect to future public walkways to the west (Holmes Block, Appendix 39);
- j) Whether at least 20ha of land is developed as a Lower Density Area with larger allotments (4ha or more) in general accordance with the location identified on the Outline Development Plan in Appendices 39 (Holmes) and 40 (Skellerup);
- k) In the event that it is developed first, whether the development of a Lower Density Area in advance of other development avoids frustrating the intentions of the Outline Development Plan or the ability to achieve integrated development over the Outline Development Plan area;
- l) Whether shelterbelt planting will achieve screening of activities occurring on Lot 3 DP 20007 (Skellerup Block, Appendix 40).

12.1.4.77 In relation to the Countryside Area Management Plan required for the Living 3 Zone west of Dunns Crossing Road, Rolleston as shown in Appendix 39 and 40:

- a) The adequacy of the management plan to achieve open space and/or rural character across the Countryside Area(s) in a manner that is compatible with the surrounding rural residential environment;
- b) The adequacy of proposed mechanisms to maintain and manage the Countryside Area(s) long term in a consistent manner;
- c) Whether rural landscape, visual and amenity value characteristics of the Countryside Area(s) are able to be maintained;
- d) The extent to which potential adverse nuisance effects on occupiers of adjacent rural residential allotments will be internalised within the Countryside Area(s);
- e) The extent to which adverse effects of plant pests and fire hazard risks will be avoided or remedied; and
- f) The suitability of proposed access within the Countryside Area(s) along Dunns Crossing Road.

Rolleston Special Character Low Density Areas (Living 1C zoning)

12.1.4.78 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision would not require the piping of a water-race or its relocation away from the path shown in the Lowes Road Outline Development Plan unless:

- a) an alternative path of equal prominence is provided;
- b) the water-race is landscape to a standard equivalent to surrounding landholdings.

Except that the above shall not apply to any part of the water race which is greater than 12m from the legal road boundary.

In the assessment of this matter, consideration should be given to the likely size, shape and location of any dwellings to be built on the new lots.

12.1.4.79 In the Living 1C zoned area adjacent to Waterbridge Way, that the subdivision design minimizes the need for additional crossings of the water races by sharing accessways where possible.

Where new crossings are required, the assessment shall take into account:

- a) The extent to which the crossing would be of similar design, materials and colour to the existing bridges on Waterbridge Way.
- b) The visibility within the streetscene of the crossing.

- c) The extent to which the design would complement the special character of its surroundings.

12.1.4.80 In Living 1C zoned areas in Fairhurst Place, that the subdivision would not require the removal of street trees in order to provide access.

Tai Tapu

12.1.4.81 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A or Living 2A zones at Tai Tapu:

- (a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
- (b) Any measures proposed to mitigate the effects of a potential natural hazard, including:
 - Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and
 - The filling (with inert hardfill) of any low lying area; and
- (c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Darfield

12.1.4.82 Notwithstanding any other provisions in this Plan, subdivision of the Living 1 land within the Darfield Outline Development Plan (Appendix 41) in excess of 186 lots shall be a restricted discretionary activity if:

- a) the observed average delay for vehicles turning right out of Mathias Street onto State Highway 73 in the morning peak hour is more than 35 seconds per vehicle, or subdivision is expected to result in the average delay for vehicles turning right out of Mathias Street onto State Highway 73 in the morning peak hour becoming more than 35 seconds per vehicle; and
- b) there is no sealed road link formed between the site and Creyke Road; and
- c) Creyke Road is unsealed between the road link to the site and the State Highway 73/Creyke Road intersection:

With Council's discretion restricted to considering the effects of traffic on the efficiency and safety of the State Highway 73 / Mathias Street intersection.

The "observed average delay" shall be determined through recording the amount of time that elapses for each right-turning vehicle between it either joining a queue of vehicles at the intersection or stopping at the intersection (whichever happens soonest) and it progressing beyond the limit line of the intersection. Measurements shall be made by a qualified traffic engineer over three consecutive days between 8am and 9am, and the average of all observations shall be taken.

- 12.1.4.83 Any residential development of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall commence with Stage 1. Stage 1 shall commence with the development of not more than 100 lots (the first release). The balance of Stage 1 shall not commence until 80% of the first release has been developed and sold.
- 12.1.4.84 Development of Stage 2 of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall only occur at such time that 80% of the residential allotments within the Stage 1 area have been developed and sold. Development of the land shown within Stage 3 of the Living 1 zone within the Darfield Outline Development Plan (Appendix 41) shall only occur at such time that 80% of the residential allotments within the Stage 2 area has been developed and sold.

Hamptons Road, Prebbleton ODP Area (Living 3 Zoning)

- 12.1.4.85 The extent to which native plant species are used within the street environment (right of way or local road), stormwater swales and public walkway reserve.

Rural Residential Areas (Living 3 Zoning)

- 12.1.4.86 The extent to which features that contribute to rural character, including open space and plantings, have been retained or enhanced.
- 12.1.4.87 Whether fencing, roading (including cross sections and typologies) and utilities reflect the semi-rural nature and level of service appropriate for rural-residential areas.
- 12.1.4.88 The extent to which any identified natural hazards and/or constraints, including flood and liquefaction hazard areas have been addressed.
- 12.1.4.89 Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved
- 12.1.4.90 Whether provision is made for safe connections and linkages between the subdivision and adjoining Townships to enable access to public transport and community and commercial facilities.
- 12.1.4.91 Ensure connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater.
- 12.1.4.92 The extent to which native species are used as street tree plantings and within vegetated stormwater swales.
- 12.1.4.93 Whether street trees are proposed with regard to the cross-section shown in Appendix 3.
- 2.1.4.94 Whether an appropriate net density of households has been achieved that is consistent with the densities specified in Chapter 6 to the

Canterbury Regional Policy Statement and delivers the anticipated rural residential character, form and function. In particular, whether the subdivision plan covers the entire Outline Development Plan area so that new densities across the entire area encompassed within the Outline Development Plan can be calculated.

- 12.1.4.95 The extent to which any identified ground contamination and natural hazards, including flood and liquefaction areas have been addressed.
- 12.1.4.96 Ensure that connections to reticulated water and wastewater services are available at all property boundaries and appropriate measures are available to effectively treat and dispose of stormwater. Where a reticulated water supply cannot provide adequate quantities and pressure for firefighting as set out in SNZ PAS 4509:2008, an on-site firefighting water supply shall be provided in accordance with SNZ PAS 4509:2008.
- 12.1.4.97 Principal through roads, connections and integration with the surrounding road network and adjoining Townships are provided, including the extent to which the proposal accords with the cross sections and typologies provided within Appendix 44 and reflect the semi-rural nature and level of service appropriate for rural residential areas.
- 12.1.4.98 Whether fencing achieves a high level of transparency, with a preference for designs that express rural vernacular, accord with the typologies outlined in Appendix 44,
- 12.1.4.99 The extent to which site analysis using a comprehensive design process and rationale has been undertaken to recognise, and where appropriate, protect, maintain or enhance the following elements:
- Existing water courses, water bodies, wetlands, groundwater and springs;
 - Existing vegetation, such as shelter belts, hedgerows and habitats for indigenous fauna and flora;
 - Heritage values and any sites of archaeological significance;
 - Ancestral land, rivers, wetlands, groundwater, springs, Te Waihora/Lake Ellesmere and mahinga kai sites and the Wahi Tapu and Wahi Taonga of Te Rununga o Ngai Tahu and Te Taumutu Rununga;
 - View shafts to the Port Hills;
 - Provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate;
 - Indicate how the form and layout of the subdivision fits into the wider setting and is able to be integrated into these surrounds, including in particular the provision of measures to retain rural landscape elements, including views to rural and landscape reference points;
 - Avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features;
 - Maintains rural residential character through the retention of a low ratio of built form to open space;

- Reduces any potentially adverse visual effects with adjoining land use activities, in particular strategic infrastructure and education and research facilities.

12.1.4.100 For areas located within an urban growth path identified in an adopted Township Structure Plan, whether the lot and road layout, and functional and efficient infrastructure servicing is designed to readily enable intensification of the area to urban densities to occur in the future.

Note: The consent authority shall consider any relevant provisions in the District Plan and Engineering Code of Practice appropriate, in using its discretion under Rule 12.1.4

Restricted Discretionary Activities – Subdivision – General

12.1.5 The following activities shall be restricted discretionary activities:

12.1.5.1 Any subdivision subject to Rule 12.1.1 which complies with all standards and terms in Rule 12.1.3 except Rule 12.1.3.2.

12.1.5.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.38.

Corner Splays

12.1.5.3 Any application arising from Rule 12.1.5.1 shall be non-notified and will not require the written approval of any persons. The exercise of the Council's discretion shall be restricted to the matters listed in 12.1.5.4 and 12.1.5.5 below.

12.1.5.4 Effects on the efficient functioning of any road, and the safety of road users;

12.1.5.5 The effect on the amenity of surrounding allotments.

West Melton

12.1.5.6 The exercise of discretion in relation to Rule 12.1.5.2 shall be restricted to the matters listed in 12.1.5.7 to 12.1.5.10 below.

12.1.5.7 Whether any amendments to the roading pattern will retain connectivity and avoid piecemeal and uncoordinated subdivision patterns;

12.1.5.8 Whether any amendments to the subdivision would still enable efficient and coordinated provision of services;

12.1.5.9 Whether any amendments to the subdivision layout will provide adequately for reserves, pedestrian or cycle linkages;

12.1.5.10 Whether any amendments to the subdivision will ensure that there are not an excessive number of lots reliant on a single access point to an adjoining road.

Discretionary Activities — Subdivision – General

12.1.6 The following activities shall be discretionary activities:

- 12.1.6.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rules 12.1.3.9 or 12.1.3.10.
- 12.1.6.2 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.13.
- 12.1.6.3 Any subdivision in the Living 2 Zone at Coalgate or Dunsandel with an average allotment size of less than 1 hectare.
- 12.1.6.4 Any subdivision in a Living 2 zone other than at Kirwee, Coalgate or Dunsandel with an average allotment size of less than 5000m².
- 12.1.6.5 Any subdivision in a Living 1C zone with an average lot size between 1,200m² – 2,000m².
- 12.1.6.6 Any subdivision in the Living 2 zone at Lincoln with an average allotment size of less than 3,000m².
- 12.1.6.7 Any subdivision in a Living Z Zone that is not in general compliance with an operative Outline Development Plan.

In the event that a medium density residential subdivision is proposed outside a Medium Density area shown on an operative Outline Development Plan, and is assessed by the Council as being acceptable, then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z Medium Density areas. Conversely, in the event that lower density subdivision within an area shown on an operative Outline Development Plan as a Medium Density area is assessed as being acceptable then a consent notice or similar mechanism shall be registered on the title of those lots indicating that the District Plan controls relating to those sites are to be those applying to the Living Z lower density areas.

Non-Complying Activities — Subdivision – General

12.1.7 Except as provided for in Rules 12.1.5 and 12.1.6, the following activities shall be non-complying activities:

- 12.1.7.1 Any subdivision subject to Rule 12.1.1 which does not comply with Rule 12.1.3.
- 12.1.7.2 Upon deposit of a Plan of subdivision, any further subdivision (other than by way of boundary adjustment) of any allotment within that Plan of subdivision (other than a balance lot) in the Living 1A Zone at Lincoln.
- 12.1.7.3 In the Living 1A5 Zone at Prebbleton, subdivision for comprehensive residential development shall be a non-complying activity where a land use consent for a comprehensive residential development has not been obtained.

- 12.1.7.4 Any subdivision in the Lowes Road Outline Development Plan area that is not in general accordance with the Outline Development Plan.
- 12.1.7.5 Any subdivision in a Living 1C zone with an average lot size below 1,200m².
- 12.1.7.6 Any subdivision within a Living Z (deferred) Zone shown on the Planning Maps shall be a non-complying activity where it does not comply with the provisions of the Rural (Inner Plains) Zone.
- 12.1.7.7 In a Medium Density Area identified on an Outline Development Plan, any subdivision to create an allotment less than 400m² that is not part of a comprehensive medium density residential development shall be a non-complying activity. Subdivision of a comprehensive medium density residential development shall be a non-complying activity prior to the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.
- 12.1.7.8 Any subdivision that does not comply with Rule 12.1.3.34.
- 12.1.7.9 The subdivision of land within the Living 1 and Living 2A Zones within the Darfield Outline Development Plan within Appendix 41 shall be a non-complying activity until:
- a) A potable water supply is available which is capable of serving the lots within the subdivision; and
 - b) A wastewater disposal system is available which is capable of serving the lots within the subdivision.

12.2 SUBDIVISION – BOUNDARY ADJUSTMENTS

Note: If a boundary adjustment completed under 12.2 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.

Restricted Discretionary Activities – Subdivision – Boundary Adjustments

12.2.1 Any subdivision to adjust the boundaries between existing allotments shall be a restricted discretionary activity if it complies with the following standards and terms:

12.2.1.1 All allotments subject to the boundary adjustment are adjoining or separated by a road, railway line, vehicular accessway or waterbody (excluding aquifers); and

12.2.1.2 No additional allotments are created as a result of the boundary adjustment; and

12.2.1.3 The area of any allotment after the boundary adjustment has not decreased the smallest allotment existing after the boundary adjustment by an area greater than 15% of that of the smallest allotment prior to the boundary adjustment (except where any such allotment is for the purpose of corner rounding or access to a road); and

12.2.1.4 Each allotment has legal access to a formed, legal road.

12.2.1.5 The corner of any allotment at any road intersection shall be splayed with a rounded minimum radius of 3 metres.

If the subdivision complies with Rules 12.2.1.1 to 12.2.1.5, it shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 12.2.2.

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

Access

12.2.2.1 If any allotment has access on to a State Highway listed in Appendix 7:

- (a) Any adverse effects, including cumulative effects, on traffic safety or traffic flow on the State Highway; and
- (b) Any alternative roads that may be used for access; and
- (c) The design and siting of the vehicle accessway or vehicle crossing.

Corner Splays

12.2.2.2 Under Rule 12.2.1.5 the Council shall restrict its discretion to consideration of:

- (a) Effects on the efficient functioning of any road, and the safety of road users; and
- (b) The effect on the amenity of surrounding allotments.

Water

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

Size and Shape

- 12.2.2.4 The proposed size and shape of the allotments altered by the boundary adjustment considering:
- (a) The actual or proposed use of the site; and
 - (b) The effects of adjoining land uses on the site; and
 - (c) Whether, as a result of the boundary adjustment, an allotment may be created which is too small to enable a dwelling to be erected on it as a permitted activity in the district plan and, if so, the mechanism used to inform any prospective purchaser of any such allotment.

Note: In using its discretion under Rule 12.2.2.4(c), the consent authority shall consider a dwelling of 150m² in gross floor area for compliance with District Plan rules.

Stormwater Disposal

- 12.2.2.5 The methods for disposing of stormwater;
- 12.2.2.6 Any adverse effects of stormwater disposal on any land drainage scheme administered by the Selwyn District Council; and
- 12.2.2.7 The quantity and rate of stormwater discharged in to any land drainage scheme administered by the Selwyn District Council.

On Site Effluent Disposal

- 12.2.2.8 In the Living zones at Arthur's Pass, Coalgate, Darfield, Dunsandel, Glentunnel, Hororata, Kirwee, Rakaia Huts, Sheffield and Waddington, Springfield and Whitecliffs: Whether any allotment is of appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority will have regard to the requirements of the relevant Regional Plan and the provisions of the New Zealand Building Code to assist in determining whether on-site sewage treatment and disposal can satisfactorily be achieved.

Special Sites

- 12.2.2.9 If any allotment subject to the boundary adjustment contains or adjoins:
- (a) Any waterbody excluding aquifers; or
 - (b) Any site listed in Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree: or Appendix 5 as a Site of Significance to Tāngata Whenua; or
 - (c) A designation:
 - Any effects (adverse or beneficial) which the boundary adjustment may have on these values of the site, as identified in the District Plan; and
 - Any proposed mitigation measures to lessen any adverse effects on these values; and
 - Whether public access to the site is desirable and, if so, where and how this may be improved as part of the boundary adjustment; and
 - Whether the proposed size and shape of the allotments are appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.

Utilities

- 12.2.2.10 Any new or upgraded utilities required to any allotment as a result of the boundary adjustment; and
- 12.2.2.11 Whether any utility cables shall be laid underground; and
- 12.2.2.12 The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into or work in conjunction with, utilities or facilities which are owned or managed by Selwyn District Council; and
- 12.2.2.13 For services and facilities which are not to vest in Selwyn District Council:
- (a) The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and
 - (b) The method(s) by which prospective purchasers of any allotment are to be informed of any fiscal or managerial responsibilities they have for those utilities or facilities; and
- 12.2.2.14 Measures to avoid, remedy or mitigate any adverse effects of constructing or upgrading utilities or facilities on surrounding residents or other parts of the environment.

Easements

- 12.2.2.15 Any easements or other mechanisms needed to obtain legal access to land or utilities.

High Voltage Transmission Lines

- 12.2.2.16 Where any part of the lands in respect of which boundary adjustments are proposed lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of

any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any allotment all or part of which will lie within that corridor or distance.

Esplanade Reserves and Strips

12.2.2.17 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12.

Tai Tapu

12.2.2.18 If any allotment subject to the boundary adjustment is located in an area which is identified on the planning maps as being in the Living 1A or 2A zones at Tai Tapu:

- (a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
- (b) Any measures proposed to mitigate the effects of a potential natural hazard, including:
 - Minimum floor heights for dwellings and other principal buildings; and
 - Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and
 - The filling (with inert hardfill) of any low lying area; and
- (c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Non-Complying Activities – Subdivision – Boundary Adjustments

12.2.3 The following activities shall be non-complying activities

12.2.3.1 Any subdivision to adjust boundaries which does not comply with Rule 12.2.1

12.3 SUBDIVISION – ACCESS, RESERVE AND UTILITY ALLOTMENTS

Controlled Activities – Subdivision – Access, Reserve and Utility Allotments

12.3.1 Subdivision of land to create allotments used solely for:

- Access (including roads and esplanade reserves); or
- Esplanade strips; or
- Protection of sites with special ecological, cultural or heritage values, archaeological sites, or outstanding landscapes; or
- Utility structures and utility buildings;
- Stopbanks.

Shall be a controlled activity which need not be notified or served on the persons prescribed in regulations (except where any part on an allotment intended to be used for utility structures lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines. In that case, and subject to S94(2) of the Act, notice of the application shall be served on the appropriate network utility operator). The exercise of discretion shall be restricted to consideration of the matters listed in Rule 12.3.2.

Subdivision of land to create allotments used solely for utility buildings and utility structures shall be a controlled activity, which shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 12.3.2.

12.3.2 Matters over which the Council has reserved control:

Access

12.3.2.1 Whether any allotment(s) created by the subdivision require(s) legal access to a legal, formed road; and

12.3.2.2 If legal access is to be to a Strategic Road listed in Appendix 7:

- (a) Any adverse effects, including cumulative effects, on traffic safety and flow; and
- (b) Whether access can be obtained of an alternative road; and
- (c) The design and siting of any vehicular accessway or vehicle crossing.

Size and Shape

- 12.3.2.3 The size and shape of any allotment created by the subdivision considering:
- (a) The proposed use of the site; and
 - (b) Any adverse effects of surrounding land uses on the site.

Special Sites

- 12.3.2.4 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers), the setting aside of esplanade strips or other methods to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).
- 12.3.2.5 If the land to be subdivided contains any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tangata Whenua;
- (a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site identified in the District Plan; and
 - (b) Any proposed mitigation measures to lessen any adverse effects on these values; and
 - (c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision;
 - (d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site;
 - (e) The results of any consultation with the New Zealand Historic Places Trust Pouhere Taonga and local rūnanga.

Utilities

- 12.3.2.6 Whether any allotment created by the subdivision needs to be supplied with any utilities or services and, if so:
- (a) The standard of each utility service provided; and
 - (b) Whether any utility cables shall be laid underground; and
 - (c) The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into, or work in conjunction with utilities or facilities which are owned or managed by Selwyn District Council, and
 - (d) For services and facilities which are not to vest in Selwyn District Council:
 - The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and
 - The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Easements

- 12.3.2.7 Any easements or other mechanisms needed to obtain legal access to land or other utilities.

Point Strips

- 12.3.2.8 The creation of any 200mm wide allotment to deny access onto a particular road for traffic safety purposes.

High Voltage Transmission Lines

- 12.3.2.9 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves and Strips

- 12.3.2.10 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;
- 12.3.2.11 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Tai Tapu

12.3.2.12 If the land to be subdivided is located in an area which is identified on the planning maps as being in the Living 1A or Living 2A zones at Tai Tapu:

- (a) Whether the subdivision of land or subsequent use of the land is likely to cause or exacerbate potential risk to people or damage to property; and
- (b) Any measures proposed to mitigate the effects of a potential natural hazard, including the filling (with inert hardfill) of any low lying area; and
- (c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.

Reasons for Rules

Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to ensure new allotments have appropriate facilities and features to house new buildings. The District Plan continues to manage these effects at subdivision stage because:

- (a) The 'public' expectation is that if an allotment is purchased, it can be built on – especially in townships.
- (b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves.

Rule 12.1 identifies the facilities and other conditions necessary to ensure allotments in each township are suitable for building on. The Plan recognises, in Rules 12.2 and 12.3 that some allotments are not subdivided to house new buildings. Rule 12.2 provides separate, less stringent conditions, for the alternation of boundaries between adjoining allotments, where no new allotments are created. The subdivisions provided for in Rules 12.2 and 12.3 are recognised as having less potential effects on the environment than those in Rule 12.1.

Rules 12.1 and 12.2 make subdivision a restricted discretionary activity if the activity complies with all relevant standards and terms. The resource consent application is not notified and does not require the written approval of affected parties. These rules are slightly different from the more common controlled activity for two reasons:

- (a) The consent authority has the discretion to decline 'inappropriate' proposals. Given that the subdivision rules offer increased flexibility for developers in the design and servicing of their subdivisions than was previously the case, this is considered necessary and reasonable.
- (b) A controlled activity is required, under the Act, to be approved. This sometimes resulted in an 'inappropriate' proposal being approved with conditions imposed that, in effect, meant the consent could not be given effect to in terms of the original application (that is, the consent authority was actually declining the application). A restricted discretionary classification avoids this situation.

Outline Development Plans are required in a number of circumstances where the area to be developed is large, or is in multiple ownership. The purpose of Outline Development Plans is to ensure coordinated development, particularly in terms of roading, pedestrian and cycle links; to improve subdivision design; to assist with staging of subdivision; identifying the location of green space and reserves and access points to the adjoining road network; avoidance of adverse effects; and the retention of any key natural features or physical infrastructure.

Where new residential subdivisions are developed adjacent to strategic highways, noise from traffic can have adverse effects on adjoining dwellings, particularly where there are higher speed limits. In these circumstances noise bunding, building setbacks or other measures will be required.

Rule 12.1.3.34(a) and (b) has been incorporated to give effect to the Regional Policy Statement in as far as it relates to the allocation of rural residential households to the Selwyn District Council within the first and second sequence periods shown on Table 1 of Chapter 12A of the Regional Policy Statement.

Rule 12.1.3.34(b) has been incorporated to ensure that no development has occurred until a publicly-owned sewerage system is available to service the site. Experience has shown that the Council is likely to be called upon to take over the ownership and operation of privately-owned sewerage systems serving multiple properties.

In Living Z Medium Density areas that are located within an Outline Development Plan, provision has been made for comprehensive residential developments. Such developments are anticipated to result in lots that are generally smaller than 350m², and therefore the development needs to be built in an integrated manner to ensure that acceptable urban design and amenity outcomes are achieved. A minimum of four dwellings designed and built in a comprehensive manner is required to ensure that the building design and relationship to each other has a good standard of urban design. The Plan requires a building commitment to be in place prior to subdivision consent (typically unit titles) being granted to ensure that the lot boundaries are located in a logical position and to also control the creation of very small allotments below 350m² prior to building that could then potentially be sold and built individually, thereby frustrating the creation of a comprehensive, integrated development. Given that the intention of comprehensive residential developments is to facilitate higher density housing options, the final subdivision (post-building) should be such that subdivision does not exceed a maximum average of 350m² per allotment i.e. the comprehensive residential development provisions are to be used for small lots rather than large lot developments which would be counter to the purposes of a Medium Density area.

As urban growth pressures increase, the integration of land use and transport planning to ensure that new developments are accessible, permeable and connected to adjoining land and transport networks is paramount for sustainable and efficient development. Point strips are methods to ensure that development of land that is in one ownership is able to be connected to adjoining land that also has subdivision potential. Point strips are commonly utilised for road connections, but can also be applied to cycle ways and pedestrian links.

Corner splays on the corner of road intersection can improve sightlines, particularly due to being able to step back and trim encroaching vegetation. In addition it can allow the upgrading of intersections to improve safety through minor realignments and smoothing of corners and the installation of kerbing etc. In some instances carriageways are not located in the centre of the road reserve and then any realignment around intersections may encroach on private property within the area of a typical corner splay. In urban areas a radius specified splay is appropriate to fit into the streetscape and allows, for example footpaths alignments closer to pedestrian desire lines. In both urban and rural areas the larger splays required on higher classification roads commensurate with the likely higher design standards e.g. design speeds, sight lines etc and alignments needed to support a wider range of vehicles, in particularly large vehicles such as truck and trailer units. Similarly the same logic applies to Local Business roads.

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14 BUSINESS ZONE RULES – EARTHWORKS

Notes

1. Rule 14 does not apply to any of the following activities:
 - Landscaping or maintenance of gardens, lawns or public spaces;
 - Sowing, tending or cultivating crops, grazing or planting trees;
 - Digging post holes, soak holes, building foundations and related activities;
 - Maintaining and clearing rivers, water races or drains;
 - Maintaining or repairing existing flood protection works; or
 - Earthworks required to duct cables.
2. Stockpiling of material disturbed by earthworks may be affected by Rule 22.7 – Activities and Outdoor Storage of Materials and Goods.
3. Refer to Appendix 6 for Protocols on Accidental Discovery of Archaeological Sites.
4. Earthworks affecting any archaeological site require the consent of the New Zealand Historic Places Trust Pouhere Taonga (refer to Part B, Section 3.3, “Archaeological Sites”).

14.1 EARTHWORKS

Permitted Activities – Earthworks

- 14.1.1 Any earthworks shall be a permitted activity if the following conditions are met:
- 14.1.1.1 Any disturbed or stockpiled material is to be kept moist until it has consolidated, and
 - 14.1.1.2 Any stockpiled material is to be kept consolidated or covered to avoid sediment run-off from rainfall, and
 - 14.1.1.3 Any site subject to earthworks is to be:
 - (a) Built upon; and/or
 - (b) Sealed; and/or
 - (c) Landscaped; or
 - (d) The land recontoured and replanted

No more than 12 months after the earthworks commencing, except in the case of landscaping and planting which shall be undertaken during the first planting season following the completion of the earthworks.
 - 14.1.1.4 Earthworks are not to occur and material from earthworks is not to be deposited within:
 - (a) 20m of any waterbody listed in Appendix 12.
 - (b) 10m of any other waterbody (excluding aquifers).
 - 14.1.1.5 Any earthworks has:

- (a) A volume of not more than 5,000m³ per project; and
 - (b) A vertical cut face where no more than 5% of the total vertical cut is over 2 metres.
- 14.1.1.6 Any earthworks are not for the purposes of creating or forming; a road, or access to serve any future allotment(s), unless the road or access forms part of an approved subdivision consent or is provided for within a designation.
- 14.1.1.7 Any earthworks undertaken on any site to be used to erect a building complies with NZS 4431 Code of Practice for Earth Fill for Residential Development.
- 14.1.1.8 The earthworks are not part of mining or mineral exploration.
- 14.1.1.9 The earthworks are associated with the formation of a rail crossing and siding within the Business 2A area subject to the Outline Development Plan in Appendix 43.

Discretionary Activities – Earthworks

14.1.2 The following shall be discretionary activities:

14.1.2.1 Mineral exploration.

14.1.2.2 Any activity which does not comply with any of Rules 14.1.1.1 – 14.1.1.8.

Non- Complying Activities – Earthworks

14.1.3 Mining shall be a non-complying activity.

Reasons for Rules

Earthworks can have the following adverse environmental effects in the Business zones – create a dust nuisance, siltation effecting adjoining properties and be unsightly if left uncompleted. To ensure that the adverse effects arising on the environment will be no more than minor, controls need to be imposed requiring the dampening down of excavated areas and excavated spoil to prevent dry material being blown about in strong winds. Any stockpiled material needs to be adequately consolidated or covered to prevent scouring etc by water runoff.

Earthworks for the purposes of creating or forming, a road, or access to future allotment(s), prior to subdivision approval, have the potential to undermine the potential to achieve an integrated transport network. Consideration needs to be given to the location, form, safety, efficiency connectivity and permeability of the transport network and the relationship with other infrastructure. Rule 2.1.1.7 exempts earthworks associated with road or access formation where such works are covered by approved subdivision consent or form part of a designation. The exemptions recognise that the necessary considerations have been undertaken during respective the approval processes.

Mineral exploration and mining require resource consents, irrespective of the scale of earthworks. The reason is potential effects on property values as a result of lessened environmental standards if mineral exploration occurs within the township area. Mining and quarrying tend to be associated with the generation of significant adverse environmental effects that can persist for a long time even after those activities have concluded.

16 BUSINESS ZONE RULES — BUILDINGS

16.1 BUILDINGS AND LANDSCAPING

Permitted Activities — Buildings and Landscaping

16.1.1 Except as provided in Rules 16.1.2 to 16.1.5 any principal building shall be a permitted activity if the area between the road boundary and the principal building is:

16.1.1.1 Paved or sealed; or

16.1.1.2 Planted in lawn; or

16.1.1.3 Landscaped with shrubs, bark chips or similar materials; or

16.1.1.4 For the purpose of screening in the Business 2 and 3 zones, landscaping methods listed in 16.1.1.1 to 16.1.1.3 are employed.

Note: landscaping requirements apply to new activities established in a zone. The rules do not apply to existing activities which meet the criteria for existing users under section 10 of the Act.

16.1.2 Any principal building in the Business 2A Zone shall be a permitted activity if the following standard is met:

16.1.2.1 A landscaping strip of at least 3 metres width shall be provided along every road frontage except along the frontage with Railway Road and along the frontage of Jones Road identified within the Outline Development Plan at Appendix 43 where the provision of sightlines from rail crossings are required under Rule 17.4.1.2 and vehicle accessways required under Appendix E13. The Landscaping shall meet the following standards:

(a) The landscaping shall consist of only those species listed in Appendix 21. Planting for each allotment shall include:

- A minimum of two trees from Group A for every 10 metres of road frontage. For boulevard roads the species selected shall match any Group A species in the adjacent road reserve.
- At least 35% of the required area shall be planted in species from Group C.
- At least 10% of the required area shall be planted in species from Group D.
- Group B and C species shall be used when screening tall blank walls and vehicle courts.

(b) All plants shall be of the following maximum spacings:

- Group B – 1.5 metre centres;
- Group C – 1.5 metre centres;
- Group D – 700mm centres.

(c) The landscaping planted shall be maintained and if dead, diseased or damaged shall be removed and replaced.

- (d) No fences or structures shall be erected within the 3 metre landscaping strip. Footpaths of up to 1.5m in width and generally at right angles to the road frontage may be provided in the landscape strip.
- (e) All new planting areas shall be mulched.

16.1.3 Any principal building in that part of the Business 2 Zone located south of Jones Road, Rolleston, as shown on the Landscape Development Plan at Appendix 28 shall be a permitted activity if the following standards are met:

16.1.3.1 The area between the common boundary of the Business 2 Zone and the railway reserve, as depicted on the Landscape Development Plan at Appendix 28, and the principal building shall be landscaped to the following standards:

- (a) A landscaping strip shall be established along the Business 2 Zone side of the common boundary to a depth of 10 metres.
- (b) Landscape planting, an irrigation system, and boundary fencing shall be undertaken in accordance with the Landscape Development Plan at Appendix 28.
- (c) The Cupressus hedge on the inner part of the landscape strip shall achieve, once matured, a minimum height of 2.5 metres.
- (d) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (e) No accessory buildings, fences, or structures shall be erected within the 10 metre landscape strip, except in accordance with the Landscape Development Plan at Appendix 28.

16.1.3.2 Before any principal building is erected on any parcel of land subject to Rule 16.1.3.1, all of the landscape planting, irrigation system, and fencing shown on the Landscape Development Plan at Appendix 28 on that allotment shall be completed.

16.1.4 Any principal building in that part of the Business 2 Zone located south of Jones Road and adjoining Hoskyns Road, Rolleston, as shown on the Business 2 Outline Development Plan (Hoskyns Road) Rolleston at Appendix 32 if the following standards are met:

16.1.4.1 The area between the common boundary of the Business 2 Zone and the railway reserve, as depicted on the Outline Development Plan at Appendix 32, and the principal building shall be landscaped to the following standards:

- A landscaping strip shall be established along the Business 2 Zone side of the common boundary to a depth of 5 metres.
- Landscape planting, an irrigation system and boundary (chain link and stock) fencing shall be undertaken in accordance with the Outline Development Plan at Appendix 32. Irrigation is to be provided for a minimum of 2 years following the establishment of the landscaping.
- The Lemonwood (*Pittosporum eugenoides*) hedge on the landscaping strip shall achieve, once matured, a minimum height of 3 metres

- The landscaping planted shall be maintained and if dead or diseased or damaged, shall be removed and replaced.
- Specimen trees shall be a minimum height of 2 metres at planting.
- The existing English Oaks (*Quercus robur*) at the eastern end of the site to be retained, maintained and secured within a fenced 5 metre wide compound extending from the end of the proposed landscape strip.
- No accessory buildings, fences, or structures shall be erected within the 5 metre landscape strip, except in accordance with the Outline Development Plan at Appendix 32.

16.1.4.2 Before any principal building is erected on any parcel of land subject to Rule 16.1.4, all of the landscape planting, irrigation system and fencing shown on the Outline Development Plan at Appendix 32 on that allotment shall be completed.

16.1.5 Any principal building within the Business 2B Zone shall be a permitted activity if the following standards are met:

16.1.5.1 A landscape strip of at least 5m width shall be established and maintained along the Springs Road frontage of every site, comprising one *Podocarpus totara* tree for every 5m of the road frontage, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity.

16.1.5.2 A landscape strip of at least 3m width shall be established and maintained along all other boundaries of the Business 2B and Outer Plains zone, comprising one *Podocarpus totara* tree for every 10m, 1.5m high (when planted), which is capable of growing to at least 15m height at maturity, with spacing of no less than 5m and no greater than 15m.

16.1.5.3 Before any principal building is erected on any parcel of land subject to rule 16.1.5.1 to 16.1.5.2, all of the required landscape planting on that allotment shall be completed.

16.1.5.4 The landscaping planted shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.

Restricted Discretionary Activities – Buildings and Landscaping

16.1.6 Any principal building within the West Melton Business 1 Zone site shall be a restricted discretionary activity. The exercise of Council's discretion shall be limited to the consideration of:

16.1.6.1 The effects of landscaping on the function and amenity of the adjacent reserve and water race.

Discretionary Activities – Buildings and Landscaping

16.1.7 Any principal building which does not comply with Rule 16.1.1 shall be a discretionary activity.

Non-Complying Activities — Buildings and Landscaping

- 16.1.8 Any principal building which does not comply with Rule 16.1.2, 16.1.3, 16.1.4 or 16.1.5 shall be a non-complying activity.

16.2 BUILDINGS AND CONTAMINATED LAND

Refer to Rule 22.1 – Activities and Contaminated Land.

16.3 BUILDINGS AND WATER SUPPLY

Permitted Activities — Buildings and Water Supply

- 16.3.1 In all Business zones the erection of any dwelling or principal building connected to a reticulated water supply shall be a permitted activity, provided that it complies with the current New Zealand Drinking Water Standards, except where it can be demonstrated that the use of the principal building in the Business 3 Zone does not require such a supply.

Non-Complying Activities — Buildings and Water Supply

- 16.3.2 Any activity which does not comply with Rule 16.3.1 shall be a non-complying activity.

16.4 BUILDINGS AND SEWAGE TREATMENT AND DISPOSAL

Permitted Activities — Buildings and Sewage Treatment and Disposal

- 16.4.1 In the Business zones at Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston and Southbridge, the erection of any dwelling or principal building shall be a permitted activity provided that it is connected to a reticulated sewage treatment and disposal system, unless, in the case of a principal building other than a dwelling within the Business 3 Zone, the intended use of that building does not generate sewage.
- 16.4.2 In all other Business zones in the District, dwellings shall be permitted activities provided that they are serviced by on-site effluent treatment and disposal systems.

Non-Complying Activities — Buildings and Sewage Treatment and Disposal

- 16.4.3 Any activity which does not comply with Rules 16.4.1 or 16.4.2 shall be a non-complying activity

Notes

1. A discharge permit is required from Environment Canterbury to dispose of sewage on-site at Darfield.

2. If the Council and the community decide to install a reticulated sewage treatment and disposal system in an area presently unserved, under the Local Government Act 1974, the Council may require existing principal buildings to connect.

16.5 BUILDINGS AND SITE COVERAGE

Permitted Activities — Buildings and Site Coverage

- 16.5.1 The erection of any building in the Business 1A Zone at Castle Hill shall be a permitted activity if the site coverage does not exceed 50%.
- 16.5.2 In the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, the following shall be permitted activities:
- 16.5.2.1 The erection of any building, or redevelopment, involving more than 2,500 square metres of gross leaseable floor area where the site coverage does not exceed 35%.
- 16.5.2.2 The erection of any building or redevelopment involving less than 2,500 square metres of gross leaseable floor area where the site coverage does not exceed 50%.

Restricted Discretionary Activities — Buildings and Site Coverage

- 16.5.3 Any activity that does not comply with Rule 16.5.2.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of:
- 16.5.3.1 Any adverse effects of the building or redevelopment on the amenity of adjoining or nearby Living areas;
- 16.5.3.2 Any adverse effects from the visual appearance of the building or redevelopment, the extent and effectiveness of the proposed planting of trees in screening car parking areas and the visual appearance of the building/redevelopment from adjoining or nearby residences.

Non-Complying Activities — Buildings and Site Coverage

- 16.5.4 Any activity that does not comply with Rule 16.5.1 and 16.5.2.2 shall be a non-complying activity.

16.6 BUILDINGS AND BUILDING HEIGHT AND REFLECTIVITY

Permitted Activities — Buildings and Building Height and Reflectivity

16.6.1 Any building or structure which complies with the maximum height standards set out in Table C16.1 shall be a permitted activity.

Table C16.1 – Maximum Heights of Buildings and Structures

Zone	Building	Structure
Business 1 Zone	10 metres	25 metres
Business 1 Zone in Prebbleton (except Lots 1 and 2 DP 17591 and Lot 1 DP 13679)	8 metres (plus roof allowance)	25 metres
Lots 1 and 2, DP 17591 and Lot 1 DP 13679 in the Business 1 Zone at Prebbleton	10 metres (plus roof allowance)	25 metres
Business 1A Zone	8 metres	20 metres
Business 2 Zone	15 metres	25 metres
Business 3 Zone	30 metres	30 metres

For the purpose of Rule 16.6.1 structure shall have the definition outlined in section 2 of the Resource Management Act 1991 provided the structure does not exceed 10m² in area.

Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

The roof allowance permitted in the Business 1 Zone at Prebbleton provides for an additional 2 metres of building height where a pitched roof form is provided (see diagrams in Appendix 30).

16.6.2 Any building or structure which complies with the maximum height standards set out in Table C16.2 shall be a permitted activity.

Table C16.2 – Maximum Heights of Buildings and Structures

Zone	Building	Structure
Business 2A and 2B Zone	15 metres	25 metres

For the purpose of Rule 16.6.2 structure shall have the definition outlined in section 2 of the Resource Management Act 1991 provided the structure does not exceed 10m² in area.

Notes:

Height for either a building(s) or structure(s) is measured vertically from the ground surface to the highest point of the building or structure, including any attachments.

Restricted Discretionary Activities — Buildings and Building Height and Reflectivity

16.6.3 Any building which does not comply with Rule 16.6.2 shall be a restricted discretionary activity if the following conditions are met:

16.6.3.1 The building does not exceed 20m in height; and

16.6.3.2 The exterior building materials on all parts of the building above 15m in height do not exceed a reflectivity value of 40%.

Note:

Rule 16.6.3.2 does not apply to windows, window frames, stormwater guttering, downpipes or doors.

16.6.4 Any resource consent application for a building which is a restricted discretionary activity under Rule 16.6.3 and is setback at least 150m from Railway Road or Hoskyns Road shall not be notified and shall not require the written approval of affected parties.

16.6.5 Under Rule 16.6.3, the Council shall restrict the exercise of its discretion to consideration of:

16.6.5.1 The extent to which the additional building height may enable the more efficient and/or practical use of the remainder of the site;

16.6.5.2 The extent to which the additional building height is necessary in order to undertake the proposed activities on site;

16.6.5.3 The design, appearance and location of the building, and the quality and scale of any mitigation that can be implemented to reduce its visual impact particularly as viewed from land or roads outside the Business 2A Zone;

16.6.5.4 The extent to which the exterior building surfaces exceed the reflectivity value;

16.6.5.5 The proportion and overall dimensions of the external surface of the building which exceeds the reflectivity value;

16.6.5.6 Whether the effect of the reflectivity can be reduced or mitigated by shadows from eaves, surface texturing, panels or proximity to surfaces with lower reflectivity values.

Discretionary Activities — Buildings and Building Height

16.6.6 Any activity which does not comply with Rule 16.6.1 or Rule 16.6.3 shall be a discretionary activity.

16.7 BUILDINGS AND BUILDING POSITION

Permitted Activities — Buildings and Building Position

Recession Planes

- 16.7.1 Any building which complies with the relevant recession plane requirements set out in Appendix 11 shall be a permitted activity.

Note:

1. Recession Plane A – applies along any internal boundary adjoining any Living Zone or Rural Zone and along the common boundary of the Business 2A Zone and the Rural Zone, as depicted on the Outline Development Plans at Appendix 22, except that it shall not apply along the eastern external boundary of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43.
2. Recession Plane B – applies along any internal boundary NOT adjoining any Living Zone or Rural Zone.
3. Recession Plane B – applies to the road boundary of Railway Road where it directly adjoins the Business 2A Zone.

- 16.7.1.1 Notwithstanding Rule 16.7.1 above, Recession Plane B shall not apply to the internal boundaries of the Business 2A Zone or at the eastern external boundary of the Business 2A Zone depicted on the Outline Development Plan at Appendix 43.

Setbacks from Boundaries

- 16.7.2 Any building which complies with the minimum setback distances from site boundaries as set out below shall be a permitted activity.

- 16.7.2.1 Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place with any other zone boundary and on the Rolleston Drive road boundary – 10 metres

- 16.7.2.2 Any building on the West Melton Business 1 Zone shall be located a minimum of three metres from any Living zone boundary.

- 16.7.2.3 Business 1A Zone

- Road Boundaries: 6 metres
- Internal Boundaries: 6 metres (only where adjoining Lots 1 & 2 DP 22544)

- 16.7.2.4 Business 2 Zone (excluding area at Rolleston that is depicted on the Outline Development Plan at Appendix 22 and 32 and that part which is depicted on the Landscape Development Plan at Appendix 28)

- Road Boundaries: 2 metres
- Internal Boundaries: 2 metres (where adjoining a Living Zone)

- 16.7.2.5 Business 2A Zone

- Road Boundaries: 10 metres

- Internal Boundaries: adjoining a rural zoned property: 10metres, except that this requirement shall be 15 metres in the locations identified on the Outline Development Plan at Appendix 22.
- 16.7.2.6 Business 2B Zone
- Road boundaries: 5 metres
 - Internal Boundaries: (adjoining a rural zoned property: 3 metres), (adjoining the Living Z zone: 50metres as identified on the Outline Development Plan Area 5 at Appendix 37).
- 16.7.2.7 In that part of the Business 2 Zone located south of Jones Road, Rolleston, as depicted on the Landscape Development Plan at Appendix 28:
- Road boundaries: 2 metres
 - Internal boundaries: 10 metres (only along the common boundary of the Business 2 Zone and the railway reserve).
- 16.7.2.8 In that part of the Business 2 Zone located south of Jones Road and adjoining Hoskyns Road, Rolleston, as depicted on the Outline Development Plan at Appendix 32:
- Road boundaries: 2 metres
 - Internal boundaries: 5 metres (only along the common boundary of the Business 2 Zone and the railway reserve).
- 16.7.2.9 Business 3 Zone
- Road Boundaries: 10 metres
 - Internal Boundaries: 10 metres, (only where they adjoin a Living zone).

Restricted Discretionary Activities – Buildings and Building Position

- 16.7.3 Any activity which does not comply with Rule 16.7.1 shall be a restricted discretionary activity.
- 16.7.4 Under Rule 16.7.3 the Council shall restrict the exercise of its discretion to consideration of:
- 16.7.4.1 Any adverse effects of shading on any adjoining property owner, or on any road or footpath during winter.
- 16.7.5 Any activity which does not comply with Rules 16.7.2.3–16.7.2.9 shall be a restricted discretionary activity.
- 16.7.6 Under Rule 16.7.5 the Council shall restrict the exercise of its discretion to consideration of:
- 16.7.6.1 Road Boundaries
- Any adverse effects on:
- (a) Roadscape; and
 - (b) Landscaping potential; and
 - (c) Shading of the adjoining road.

16.7.6.2 Internal Boundaries

Any adverse effects on:

- (a) Privacy; and
- (b) Outlook; and
- (c) Shading; and
- (d) Any other amenity values of the adjoining property.

Discretionary Activities – Buildings and Building Position

16.7.7 Any activity which does not comply with Rule 16.7.2.1 or 16.7.2.2 shall be a discretionary activity.

Notes

- 1. There are no building setback requirements for the Business 1 Zone, except as specified in above rules 16.7.2.1 (Rolleston) and 16.7.2.2 (West Melton).
- 2. There are no boundary setback requirements for structures in any of the Business Zones.

16.8 RELOCATED BUILDINGS

Permitted Activities – Relocated Buildings

16.8.1 The erection of any relocated building in the Business 1 Zone shall be a permitted activity if one or more of the following conditions are met:

- 16.8.1.1 The relocated building is an accessory building; or
- 16.8.1.2 The building is relocated from one position to another within the same site; or
- 16.8.1.3 The building is relocated on to a site for a temporary activity and is removed from the site within 2 days of the activity ceasing; or
- 16.8.1.4 The building is relocated on to a site to provide temporary accommodation during a construction project on the site, and the building is removed from the site within the lesser time of 12 months; or when the construction work ceases.
- 16.8.1.5 The building is being relocated within or between schools.

Note: Any relocated building at Castle Hill is also subject to the provisions of Rule 23.

Controlled Activities – Relocated Buildings

- 16.8.2 The erection of a relocated building which does not comply with Rule 16.8.1 shall be a controlled activity which shall not be notified and shall not require the written approval of affected parties.
- 16.8.3 The matters the Council has reserved control over are:

- 16.8.3.1 The timeframe proposed for having the building established on its new foundations; and
- 16.8.3.2 The timeframe proposed for any exterior repair and upgrading works to be undertaken; and
- 16.8.3.3 The standard to which the exterior of the building is to be finished; and
- 16.8.3.4 Whether any bond is required to cover the cost of reinstatement works in relation to matters listed under Rules 16.8.3.1 to 16.8.3.3, and the type of bond.

16.9 SMALL SCALE COMMERCIAL DEVELOPMENTS (LESS THAN 450m²)

Permitted Activities

16.9.1 In the Business 1 zone, developments comprising:

- (a) one or more new commercial buildings, and/or
- (b) commercial building additions, and/or
- (c) conversion of all or part of an existing dwelling for commercial use

with a total gross floor area of less than 450m² shall be a permitted activity provided that:

- 16.9.1.1 Except in Southbridge, Coalgate and Dunsandel, no car parking or vehicular access is provided between the frontage of any building and a legal road (or any accessway from which the public will access the site if it does not have access to a legal road); and
- 16.9.1.2 Except for c) above, at least 50% (by length) of each building frontage which fronts or directly faces on-site public space, or a road or other area where the public have a legal right of access, shall be installed and maintained as active commercial frontage; and
- 16.9.1.3 The maximum height of any fence between any building façade and the street or a private Right of Way or shared access over which the allotment has legal access, shall be 1m; and
- 16.9.1.4 Except for c) above, every building adjoining or within 3m of a road boundary shall be provided with a verandah to the following standards:
 - (a) Verandahs shall be set at least 0.5m behind the kerb face; and
 - (b) Verandahs shall have a minimum depth 3m except where this would entail a breach of rule a, above; and
 - (c) Verandahs shall extend along the entire frontage of the building facing the road boundary, and shall adjoin verandahs on adjacent buildings

Restricted Discretionary Activities

- 16.9.2 Any building or structure which does not comply with rule 16.9.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of effects on the amenity of public spaces and pedestrian movement.
- 16.9.3 Any application arising from Rule 16.9.2 will not require the written approval of other persons and shall be non-notified.

16.10 LARGE SCALE COMMERCIAL DEVELOPMENTS (450m² OR MORE)

Restricted Discretionary Activities

- 16.10.1 In the Business 1 zone, developments comprising:
- (a) one or more new commercial buildings; and/or
 - (b) commercial building additions
- Where the new building and/or addition has a total gross floor area of 450m² or more shall be a restricted discretionary activity.
- 16.10.2 Under rule 16.10.1, Council has restricted the exercise of its discretion to:
- 16.10.2.1 The extent to which the development:
- (a) contributes to visual variety, including in relation to the architectural modulation and detailing proposed, and
 - (b) visually integrates or disguises roof mounted servicing equipment.
- 16.10.2.2 The extent to which the design and layout of the site provides and addresses (for instance through active frontage) attractive pedestrian areas; either public streets or spaces with an equivalent amenity to public streets, where practicable.
- 16.10.2.3 The extent to which the site layout provides direct, logical and attractive pedestrian routes of sufficient width within and through the site as part of a comprehensive walking network for the wider area.
- 16.10.2.4 The extent to which the development maintains and/or provides continuous building lines, active frontage and verandahs along street boundaries and main pedestrian routes where practicable.
- 16.10.2.5 Whether car parking areas contribute to the provision of high quality public space, and are not located between buildings and a road where practicable.
- 16.10.2.6 The extent to which the design and location of landscaping will contribute to a high quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.

16.10.2.7 The degree to which the reflectivities proposed for the exterior of buildings, including rooves, will contribute to pleasant and attractive streets and public areas.

16.10.3 Any application arising from Rule 16.10.1 will not require the written approval of other persons and shall be non-notified.

In Rule 16.10.2.3, examples of space with street like amenity might include (but are not limited to):

- legal roads and public reserves;
- “Private Streets”: areas of private land where buildings with a majority of active frontage are directly opposite each other with pedestrian facilities on both sides of an accessway.
- “Pedestrian Precincts”: traffic-free street or lanes faced by active frontage on both sides
- “Pedestrian Parades”: wide footpaths in front of shops, providing space for pedestrian activities, separated from car parking by landscaping.
- “Nooks and Corners”: Making use of larger areas of leftover space, separated from car parking by landscaping.
- “Pedestrian Squares”: generally enclosed on two or more sides by active frontage, and where vehicles are not permitted.

Illustrations of these concepts are provided in the Council’s Commercial Design Guide.

16.11 BUILDINGS AND SECURITY SHUTTERS

Non-Complying Activities

16.11.1 In the Business 1 zone, the installation of exterior security shutters shall be a non-complying activity.

Reasons for Rules

Landscaping

A common feature of urban areas is a tidy area between the house and road frontage. There is a ‘market’ incentive for property owners to keep this area tidy, as it can add value to their property. There is not, however, such a direct market incentive for some businesses and community facilities, to retain a tidy ‘front yard’. The objective of Rule 16.1 is to ensure that activities locating in the Business 1A, 2 and 3 Zones maintain at least a minimum standard of street appeal.

A landscaping plan for the West Melton Business 1 Zone is necessary to address the impact landscaping may have on the function and amenity of the Council administered reserve and water race located to the west between the Business 1 Zone and Weedons Ross Road. Given the broad definition of ‘landscaping’, all planting and interface treatments (built and/or surface treatments) adjoining the boundary between the Business 1 Zone and the reserve will be subject to assessment.

In the case of the Business 2A Zone a higher level of landscaping is required so as to contribute to the higher level of amenity to be provided within this zone.

For the Business 2B Zone, landscaping strips along the Springs Road frontage and internal Zone boundaries are required to ensure that appropriate levels of amenity are achieved along the zone boundaries. Along the Springs Road frontage, higher density planting is required to enable effective screening of buildings and to avoid building domination. Along the internal Business 2B Zone boundaries, the objective is to achieve consistency of substantial planting throughout the full length of these boundaries to reduce building domination (including on the Living Z zone) and to soften the presence of buildings.

Water Supply

Every principal building, which may include a dwelling, is required to have a potable water supply for health reasons.

(**Note:** Permits to drill bores and take water are issued by Environment Canterbury.)

Sewage Treatment and Disposal

The townships listed in Rule 16.4.1 either have a reticulated sewerage treatment and disposal system, or need such a system, to avoid adverse effects on groundwater and the environment. The Council is currently pursuing options for public reticulated sewerage treatment and disposal at Southbridge.

Rule 16.4 should not be interpreted as an indication that reticulated sewerage will not be needed in other townships in the future, such as Darfield. Environment Canterbury is responsible for issuing discharge permits to allow on-site effluent treatment and disposal. If, in the future, permits are no longer issued, reticulated sewerage may need to be provided.

Site Coverage

The site coverage rule is designed to establish and maintain a character of relative openness in the Business 1A Zone at Castle Hill, and at the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place as the primary entrance into Rolleston township.

Building Height and Reflectivity

Rule 16.6 sets maximum height and bulk requirements for buildings and structures, to ensure they are in keeping with the visual character of townships. The permitted maximum height of buildings and structures is greater than that allowed for in the Living zones. This acknowledges that issues associated with the protection of sunlight and privacy to adjoining properties is less of an issue in industrial areas in comparison with residential areas. This rule differentiates between the height of buildings and other structures because of the differences in effects they will create on these urban areas.

For Castle Hill the maximum building height is the same as for the Living Zone. This is to recognise that the landscape qualities of this high location dictate that the maximum height of any buildings needs to be strictly controlled so to ensure that they do not become dominant landscape features.

Part of the amenity values of townships in Selwyn District is relatively low density of buildings and views across townships to rural areas, the Southern Alps/Kā Tiritiri o te Moana and Port Hills. Rule 16.6 helps to maintain those values by limiting the height of buildings and structures.

Within the Business 2A Zone at Rolleston there is the ability for buildings to be established up to 20m as a restricted discretionary activity. Given the scale of activities establishing within the Business 2A Zone, and its location (which is well separated from any Living Zone and State Highway 1), there is provision within the rules to provide for additional building height which reflects in part the modern trend in warehouse building design. A 20m height will enable the installation of modern racking systems, fire fighting installation, and provide some clearance under the ceiling. Given the warehousing nature of buildings provided for within the Business 2A Zone it has been necessary to provide the ability to increase the height limit over the 15m control which applies in the Business 2 Zone. A resource consent is required for a breach of this height, where any effects of the same can be assessed at that time.

The Business 3 Zone at Lincoln provides for multi-storied building which is a distinctive character of the existing development in the area and therefore this scale of development should continue to be provided for. Accordingly a 10 metre height control (except for Castle Hill) will permit the construction of a 2-3 storey building, depending on the roof pitch and any structures installed on the roof.

Within the Business 2A Zone at Rolleston there is an additional control on buildings above 15m in height in terms of the maximum reflectivity value of the exterior building surfaces. Rule 16.6.3.2 requires exterior building surfaces above 15m in height to have a maximum reflectivity value of 40%. This rule is proposed to reduce the potential visual impact of buildings within the Business 2A Zone on account of the additional height (up to 20m) allowable as a restricted discretionary activity in that Zone. This rule will ensure that the potential visual impact of these larger buildings in the Business 2A Zone is mitigated.

It is considered that buildings that are setback from Hoskyns Road and Railway Road will have lesser adverse visual effects than those buildings established in close proximity to those public roads. Accordingly, providing for buildings that are between 15 and 20m in height (and setback 150m from Railway Road and Hoskyns Road) to be assessed on a non-notified basis is considered appropriate on account of the reduced visual dominance created by such buildings.

Building Position

Rule 16.7 is intended to give property owners maximum flexibility over the use of space on their properties while still providing protection for sunlight, privacy and outlook for any neighbouring properties in a Living or Rural zone. These requirements acknowledge that adjoining residential and rural properties have the potential to be adversely affected by developments undertaken within Business zones. Those effects are most suitably managed by ensuring that new buildings comply with the recession plane that is applicable to the Living and Rural zones.

A minimum building setback of 3m is necessary within the West Melton Business 1 Zone in recognition that this site directly adjoins residential sections and established dwellings. The 3m setback ensures that sufficient outlook and amenity is retained within the neighbouring Living 1 Zone.

For that part of the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place, a 10m setback from other zone boundaries and from the Rolleston Drive road frontage is required to encourage the establishment of landscaping and to maintain amenity. The setback (in conjunction with the site coverage requirement for the zone) is also to ensure a degree of openness, as the zone is located at the primary entrance into Rolleston Township, and is intended to provide for the Selwyn District Council's district headquarters, and for civic and community activities undertaken by the Council.

In the Business 1A Zone at Castle Hill, a setback from any road frontage is to encourage the establishing of landscaping so as to assist in blending any development into the natural landscape of the area. A similar concept also applies at the Business 2 zone and the Business 3 zone to encourage a planted strip being created or maintained, along the road frontage.

For the Business 2B Zone in Lincoln, appropriate building setbacks apply along all of the Zone boundaries. The setbacks are intended to provide sufficient space to establish landscaping, and in particular large trees; to avoid or reduce building domination; and to provide along the Springs Road frontage higher density planting so as to enable effective screening of buildings.

Utility structures are exempt from these requirements as they tend to be less bulky than buildings and therefore will not adversely affect adjoining properties or the road and any footpath.

Relocated Buildings

Generally, the district plan does not control the design and standard of buildings, except at Castle Hill. Buildings which are relocated in whole, or in parts, on new foundations and often require restoration work to repair minor damage. If relocated buildings are left sitting on blocks or unrepaired for long periods of time, they can detract from the amenity values of the area in which they have located. The rule does not apply to the Business 2 and 3 zones. The environment in the former is less sensitive in respect to visual effects, while the latter has expansive areas containing a large number of substantial buildings where visual affects are also likely to be less significant.

Rule 16.8 identifies minor activities involving relocated buildings for which resource consent is not required. Also set out are the matters the Council will consider for relocated buildings of a larger scale or of a permanent nature. The matters include the nature of reinstatement works, the time needed to complete them, and the mechanism to give Council the surety they will be completed.

The Council may not decline a controlled activity. It may be approved subject to conditions relating to the matters over which the Council has reserved control.

Note: The rule does not affect the ability of a subdivider to impose covenants on Certificate of Titles related to the style and age of buildings, or the relocation of buildings into their subdivision.

Design and Layout of Business 1 development

Rule 16.9 manages the effects of smaller commercial developments. It is intended to ensure that there is a positive interface between commercial development and the adjacent public space. The quality of a centre is in part defined by the appearance of buildings and their relationship with the street so it is important that commercial buildings make a positive contribution to this environment. Key to this is that they have active frontage adjacent to pedestrian areas and that they are not separated from these areas by car-parking. In Southbridge, Coalgate and Dunsandel, a lesser degree of control is considered appropriate due to the particular character and circumstances of these towns.

Rule 6.10 manages larger commercial developments which have a greater scale of effects and which usually create substantial areas of on-site public space which may become the place where people experience the public life of the town. It is important that this space is a high quality area in line with the expectations for the Business 1 zone. It is also important that the development maintains a good quality interface with public space. Rule 16.10 allows for the consideration of the effects of the development on the quality of the town centre environment in line with policy B3.4.23a.

17.3 VEHICLE CROSSINGS

Permitted Activities — Vehicle Crossings

Note: Vehicle Crossings are defined in Part D.

- 17.3.1 The forming of any vehicle crossing shall be a permitted activity if the following conditions are met:
- 17.3.1.1 The vehicle crossing is to be formed and sited to comply with the relevant requirements in Appendix 13.2.2, 13.2.4, 13.2.5; and
 - 17.3.1.2 The vehicle crossing is to be sealed if the adjoining road is sealed; the crossing shall be sealed for the full length between the site boundary and sealed carriageway; and
 - 17.3.1.3 The vehicle crossing is to comply with the relevant standards in Appendix 13.2.3.
 - 17.3.1.4 Notwithstanding Rule 17.3.1.1 and Appendix 13, any vehicle crossing onto Hoskyns Road, Rolleston, is to be designed and sited to comply with the details depicted on the Business 2 Outline Development Plan (Hoskyns Road) at Appendix 32.
 - 17.3.1.5 The site does not have access directly on to a State Highway or arterial road listed in Appendix 7; unless:
 - (a) The speed limit on that part of the road to which access is gained is 70km/hr or less, except for the creation and use of a road or a vehicle access or crossing identified on the Outline Development Plan at Appendix 43;
 - (b) The site is used solely to house a utility structure; and
 - (c) The site generates less than 100 equivalent car movements per day.

Restricted Discretionary Activities — Vehicle Crossings

- 17.3.2 Any activity which does not comply with Rule 17.3.1.1, 17.3.1.2 and 17.3.1.4 shall be a restricted discretionary activity.
- 17.3.3 Under Rule 17.3.2 the Council shall restrict its discretion to consideration of:
- 17.3.3.1 Any adverse effects on the ease and safety of vehicle manoeuvres, and on the visibility and safety of pedestrians, cyclists and motorists.
 - 17.3.3.2 Any potential increase in the cost or difficulty of maintaining the road and vehicle crossings, including transporting of mud and chip on to any sealed road, if the vehicle crossing or vehicle accessway is not sealed.
 - 17.3.3.3 Any visual effects on street design and residential amenity values from not forming the vehicle crossing or vehicle accessway to the specified standards.

- 17.3.4 Any activity which does not comply with Rule 17.3.1.5 shall be a restricted discretionary activity.
- 17.3.5 Under Rule 17.3.4 the Council shall restrict its discretion to consideration of:
- 17.3.5.1 Whether the site has alternative access options from another road.
 - 17.3.5.2 The design and location of the vehicle crossing.
 - 17.3.5.3 The number and type of vehicles or pedestrians or stock using the access.
 - 17.3.5.4 Any adverse effects, including cumulative effects, on traffic safety or flow on the State Highway or Arterial Road.
- 17.3.6 Any vehicle crossing to a site which generates more than 250 vehicle movements per day, or any vehicle crossing providing shared access to sites which cumulatively generate more than 250 vehicle movements per day, shall be a restricted discretionary activity, except that this rule shall not apply to any site located within the Business 2A zone (Izone).
- 17.3.7 Under rule 17.3.6 the Council shall restrict its discretion to consideration of:
- 17.3.7.1 The proximity to other vehicle crossings on the same or opposite side of the road, particularly those to sites which also generate more than 250 vehicle movements per day.
 - 17.3.7.2 The proximity to road intersections.
 - 17.3.7.3 The location of the vehicle crossing(s) and the impacts on the frontage road(s) including safety and efficiency for all road users (i.e. including pedestrians).
 - 17.3.7.4 Whether any adverse effects on the frontage road (all road users) or location relative to other access points can be mitigated by the provision of physical works to the frontage roads or installation of traffic controls.
 - 17.3.7.5 Where a site has more than one road frontage, whether access to the higher classification road would be more appropriate in this case, with respect to effects on residential amenity and the traffic network.

Discretionary Activities – Vehicle Crossings

- 17.3.8 Any activity which does not comply with Rules 17.3.1.3 shall be a discretionary activity.

17.4 TRAFFIC SIGHT LINES – ROAD/RAIL CROSSINGS

Permitted Activities – Traffic Sight Lines Road/Rail Crossings

- 17.4.1 The following shall be permitted activities:

- 17.4.1.1 Any building if the building is positioned so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.
- 17.4.1.2 Any tree if the tree is planted so that it does not encroach within the line of sight for any railway crossing as shown in Appendix 13, Diagram E13.3.

Non-Complying Activities – Traffic Sight Lines Road/Rail Crossings

- 17.4.2 Any building or tree which does not comply with Rules 17.4.1 shall be a non-complying activity.

17.5 VEHICLE PARKING AND CYCLE PARKING

Permitted Activities – Vehicle Parking and Cycle Parking

- 17.5.1 Any activity which provides for car parking, cycle parking, vehicle loading and parking access in accordance with the following conditions shall be a permitted activity:
 - 17.5.1.1 The number of car parks provided complies with the relevant requirements for the activity as listed in Appendix E13.1.1, E13.1.2 and E13.1.3; and
 - 17.5.1.2 All car parking spaces and vehicle manoeuvring areas are designed to meet the criteria set out in Appendix E13.1.5.2, E13.1.6 (if applicable), E13.1.7, E13.1.8, E13.1.9, E13.1.10, E13.1.11 and E13.1.12 for all activities; and
 - 17.5.1.3 Each site that is used for an activity which is not a residential activity and which generates more than 4 heavy vehicle movements per day has one on-site loading space which complies with the requirements set out in Appendix E13.1.5. The loading space does not count as a car parking space for the purpose of Rule 17.5.1.1; and

Note: Rule 17.5.1.3 does not apply to emergency services facilities.
 - 17.5.1.4 Each site that is used for an activity other than a residential activity has one car park space for mobility impaired persons for up to 10 car parking spaces provided, and one additional car park space for a mobility impaired person for every additional 50 car parking spaces provided or part thereof; and
 - 17.5.1.5 Car parking spaces for mobility impaired persons are:
 - (a) Sited as close to the entrance to the building or to the site of the activity as practical; and
 - (b) Sited on a level surface; and
 - (c) Clearly marked for exclusive use by mobility impaired persons; and
 - 17.5.1.6 Cycle parking spaces are provided in accordance with the standards in Appendix 13.1.4.

Restricted Discretionary Activities – Vehicle Parking and Cycle Parking

- 17.5.2 Any activity on a site located only within the Business 2A zone (Izone), which does not comply with Rule 17.5.1.1, shall be a restricted discretionary activity and shall not require the written approval of other persons and shall be non-notified.
- 17.5.3 Under Rule 17.5.2, the Council will restrict the exercise of its discretion to the current and future parking demand of the activity or activities proposed or likely to establish on the site.

Discretionary Activities – Vehicle Parking and Cycle Parking

- 17.5.4 Any activity which does not comply with Rule 17.5.1 except as applicable to rule 17.5.2 shall be a discretionary activity.

17.6 ROAD/RAIL CROSSINGS IN THE BUSINESS 2A ZONE

Permitted Activities – Road/Rail Crossings in the Business 2A Zone

- 17.6.1 The establishment of a rail crossing into the area identified on the Outline Development Plan at Appendix 43 is a permitted activity.

Restricted Discretionary Activities – Road/Rail Crossings in the Business 2A Zone

- 17.6.2 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt or future secondary planting strip required by Landscape Treatment 3 in Rule 24.1.3.14 along the Railway Road frontage of the Business 2A Zone shall be a restricted discretionary activity.
- 17.6.3 Under Rule 17.6.1, the exercise of discretion shall be restricted to consideration of:
- 17.6.3.1 The likely impact on the health of the adjoining sections of the existing primary shelterbelt or future secondary planting strip;
 - 17.6.3.2 The extent and nature of any other planting to mitigate the potential impact on amenity of the removal of a portion of the existing primary shelterbelt or future secondary planting strip;
 - 17.6.3.3 The extent to which sites within the Business 2A Zone become visible from sites outside of the Business 2A Zone;
 - 17.6.3.4 Any cumulative effects of multiple breaks in the existing primary shelterbelt or future secondary planting strip.

Discretionary Activities – Road/Rail Crossings in the Business 2A Zone

- 17.6.4 The establishment of a road or rail crossing requiring a break in the existing primary shelter belt along the Railway Road frontage of the Business 2A Zone that exceeds 30m in length shall be a discretionary activity.

17.7 PARKING AREAS

Permitted Activities

- 17.7.1 For all activities in the Business 1 Zone and for all activities except industrial in the Business 2 zone, new car parking areas shall be a permitted activity if they comply with the following:
- 17.7.1.1 A continuous landscaping strip is provided between any legal road and an adjacent parking area, except across vehicle crossings and pedestrian accesses, which complies with the following:
- a) A depth of at least 3m with plants that will grow to a height of 60cm within three years over the entire area; or
 - b) A depth of at least 1.5m that will reach a continuous height of 1m (visually impermeable) within three years.
- 17.7.1.2 A minimum of 1 tree is provided for each 10m of road frontage, set in a planting bed with minimum dimensions 1.5m x 1.5m.

Note: For car parking areas resulting in more than 20 parking spaces, Rule 17.7.2 will apply in addition to Rule 17.7.1.

Controlled Activities

- 17.7.2 For all activities in the Business 1 zone and for all activities except industrial in the Business 2 zone, new car parking areas resulting in more than 20 parking spaces shall be a controlled activity.
- 17.7.3 In the Business 3 zone, new car parking areas resulting in more than 40 spaces shall be a controlled activity.
- 17.7.4 Under Rules 17.7.2 and 17.7.3, the exercise of Council's discretion shall be limited to the following:
- a) The degree to which low level landscaping has been provided in order to break up the appearances of hardsurfacing, particularly between the car park and pedestrian areas.
 - b) Whether an adequate number of trees, within suitably sized planting beds, have been provided in appropriate locations within the car parking area in order to mitigate any adverse visual effects.
 - c) Safety, circulation and access considerations for pedestrians within the site and moving past vehicle crossings.

Restricted Discretionary Activities

- 17.7.5 Any car parking area which does not comply with Rule 17.7.1 shall be a restricted discretionary activity. The exercise of the discretion shall be limited to consideration of effects on visual amenity.

17.8 ACCESS ARRANGEMENTS FOR THE WEST MELTON BUSINESS 1 ZONE

Restricted Discretionary Activities

- 17.8.1 Access arrangements for the West Melton Business 1 Zone shall be a restricted discretionary activity.
- 17.8.2 Under Rule 17.8.1, the applicant shall provide a Transport Management Plan and the Council shall restrict the exercise of its discretion to the consideration of:
- 17.8.2.1 The main vehicular and pedestrian access arrangements to and through the site where they interact with existing public roads, including in relation to effects on the safety and efficiency of the transport network.
 - 17.8.2.2 All other necessary infrastructure upgrades to rationalise transport connectivity, access arrangements and pedestrian facilities, including safe crossing points, arising as a direct result of the proposed development of the West Melton Business 1 Zone.

Reasons for Rules

Roads and vehicle accessways need to be designed and formed to a standard appropriate for the number and type of vehicles they are likely to carry. The standards help manage: the safety of motorists and pedestrians; efficient flow of traffic; adequate construction standards, and the upgrading of any existing road or vehicle accessway.

All sites need legal access which is suitable for vehicular use. This is usually secured at the time of subdivision, but there are existing allotments in the District which have access only on to unformed roads or access over other land which has never been formally legalised.

The State Highway and Arterial Roads listed in Appendix 7 are the only roads in Selwyn District where the safety of traffic travelling along the routes is given primacy over the other uses of roads, such as property access. This is because of the volume of traffic using those routes and the speed. Access to allotments on State Highways may be granted, as a restricted discretionary activity, where there is no alternative road access and the consent authority is satisfied the access can be designed, sited and managed to reduce traffic safety hazards.

Rights of way (ROW) have historically been problematic in the Selwyn District. In some instances further development of sites has resulted in a large number of sites with a shared access. Whilst limited shared access can be useful such as where houses front a reserve or waterway the potential number of users needs to be limited. The provision of long ROWs is conducive to achieving a high degree of connectivity, permeability and accessibility for vehicular and non-vehicular access. Where access to a larger number of sites (or potential sites) is required this should be by way of local roads.

A lack of visibility for road/rail level crossings raises implications for road users and traffic safety.

For that reason, buildings and tree plantings are not permitted if they encroach within the line of sight of a railway crossing as shown in Appendix 13 (Diagram E13.3). This rule reflects the importance of maintaining lines of sight for traffic safety.

The Business 2A Zone is screened from the land to the west through the existing primary shelterbelt along Railway Road. In time, this screening will be supplemented by a secondary planting strip required by Landscape Treatment Three in Rule 24.1.3.14, which will form a second shelterbelt. The creation of breaks within these shelterbelts for road or rail crossings are identified to occur on the Outline Development Plan at Appendix 22 of the District Plan. Rule 17.6.1 recognises that whilst such breaks in the existing primary shelterbelt and future secondary planting strip are appropriate to create access for road and rail linkages, such breaks will allow views into the Business 2A Zone from that land to the west to a limited extent, and as such, the potential adverse effects of such breaks in this screening need to be considered.

On-site carparking is desirable to reduce potential adverse effects on traffic flow and safety on some roads. The need to provide off street parking acknowledges that commercial and public activities generate levels of vehicle parking which need to be satisfied without relying solely on the street to provide it. This will also assist in preventing the over spill of on-street parking into the adjacent Living zone areas.

Specially provided mobility impaired car parking spaces are required, to make access to activities and facilities easier for people with reduced mobility.

Parking rates below anticipated demand have however been specified for the Business 1 zone Town Centres of:

- Lincoln (area shown on the Planning maps generally fronting Gerald Street between West Belt and Kildare Terrace and extending south partway along West Belt, Maurice Street, Robert Street and Kildare Terrace.
- Rolleston (area shown on the Planning maps generally along Tennyson Street, Masefield Drive and Rolleston Drive
- Darfield (area shown on the Planning maps generally fronting SH 73 (West Coast Road / South Terrace) between Cardale Street and McLaughlins Road).
- Prebbleton (area shown on the Planning maps generally on the northern corner of Springs Road and Tosswill Road).
- Leeston (area shown on the Planning maps generally along High Street between Messines Street and just west of Leeston and Lake Road).
- Southbridge (area shown on the Planning maps fronting High Street between Hastings Street and Gordon Street / Taumutu Road).

The rates have been set considering the existing and future on-street parking supply and demand in each township and recognise a number of factors including: the slightly lower parking demand rate when a large conglomeration of retail activities occurs within a defined area, the acceptability of on-street parking use within these town centres, the desire to encourage business growth in the town centre business 1 zone and the need to reduce on-site parking provision in order to facilitate improved urban design outcomes within these business zoned sites.

The applicability of the lower rates is therefore limited to retail and Food and Beverage activities within the main Business 1 zone in each township. It is not considered appropriate to apply these rates to isolated pockets of Business 1 zoned land or areas of Business 1 zone which are outside of the main town centre.

Minimum on-site staff parking levels have also been specified for these Town Centre activities areas given that on-site parking provision will not cater for all staff and visitor demand. The minimum staff requirement reflects the more efficient use of on-street parking by visitors whom can then walk between several shops / activities rather than having to move their car between private parking areas which generates additional traffic and has associated adverse effects. The rate has however been set below total staff parking demand so as to minimise any disincentives for staff to consider use of non-private motor vehicle travel.

Reductions from the required township rates may result in an overflow of parking into residential zones. Whilst this may not occur upon commencement of the activity, the additional on-street demand generated by the activity displaces on-street parking anticipated for use by other sites yet to be developed for business activities. Cumulatively and over time this could result in parking overflowing into adjoining residential zones. This may result in adverse effects on the availability of on-street parking for residents and their visitors and impact on the amenity and character of the residential area. As such where the required level of on-site parking cannot be provided within these townships consideration should be given to reducing the parking demand of the activity.

To ensure that non-industrial business areas maintain the environmental quality, aesthetic and amenity values which make them attractive places to work and visit, it is necessary to integrate the design and layout of parking areas with the other components of the site. Integrated design should avoid visual dominance of large parking areas and achieve a level of amenity consistent with the anticipated character and amenity of the surrounding area. For example, landscaping can screen large parking areas and improve amenity however this needs to be balanced against security of users within the parking area and building layout.

Activities with larger parking areas require the consideration of pedestrian and cyclist safety, security, circulation and access within parking areas to be balanced against vehicle access and circulation in order to encourage people to walk and cycle within townships and provide for safe movement of pedestrians and cyclists within the site, to and from motor vehicles and cycle parking areas.

Significant improvements for pedestrian circulation within a site can be achieved through consideration of the location of vehicular access and manoeuvring areas relative to: pedestrian and cyclist entrances to sites, parking areas and the building entrance, and does not always require provision of separate pedestrian facilities.

Rule 17.7 is intended to allow an integrated consideration of factors associated with and adjacent to parking areas. It recognises the need to balance the various components of a site or area to achieve business zones that maintain environmental quality, aesthetic and amenity values and are permeable and provide good circulation for both motor-vehicles, pedestrians and cyclists.

The controlled activity status recognises that the physical size and shape of some sites, the particular needs of some activities and outside processes such as stormwater discharge consents, may constrain the extent to which improvements or alternative options are achievable.

Industrial activities within the B2 zone and any activity within the B2A zone (Izone) are exempt however other activities in the Business 2 zone have not been made exempt as the higher parking turn-over and potential for a greater number of visitors to the car park associated with these activities warrants consideration of effects particularly in respect to matters relating to vehicles and pedestrians.

A higher threshold has been set in the Business 3 zone reflecting the particular nature and characteristics of the activities occurring in this zone and the reasonably high proportion of frequent users (low proportion of visitors) associated with these activities.

- 18.1.1.6 The utility is not used for the generation of energy, apart from the generation of energy for use on the same site, or to enable continued supply during emergencies, maintenance or repairs.

Note: this rule does not apply to solar, wind or petroleum based powered generators used to generate energy for use only on the site on which they are located.

- 18.1.1.7 Any pipe used for distribution of gas (manufactured or natural) does not exceed a gauge pressure of 2000 kilopascals, including household connections and compressors.

- 18.1.1.8 Any pipe to convey water, sewage or gas, is laid underground.

- 18.1.1.9 The construction and use of a rail siding undertaken in the area identified on the Outline Development Plan at Appendix 43.

Restricted Discretionary Activities – Utilities Activities

- 18.1.2 Any activity which does not comply with Rule 18.1.1.5 shall be a restricted discretionary activity.

- 18.1.3 Under Rule 18.1.2 the Council shall restrict its discretion to:

- 18.1.3.1 Whether surrounding sites have overhead or underground cables;

- 18.1.3.2 If surrounding sites have overhead cables, the time frame with which they are likely to be replaced with underground cables;

- 18.1.3.3 Any physical or technical difficulties with laying cables underground to the site;

Discretionary Activities – Utilities Activities

- 18.1.4 Any activity which does not comply with Rules 18.1.1.4, 18.1.1.7 and 18.1.1.8 shall be a discretionary activity.

Non-Complying Activities – Utilities Activities

- 18.1.5 Any activity which does not comply with Rules 18.1.1.2, 18.1.1.3 and 18.1.1.6 shall be a non-complying activity.

18.2 HEIGHT AND SETBACKS – UTILITY BUILDINGS

Permitted Activities – Height and Setbacks – Utility Buildings

18.2.1 Erecting any utility building, or any addition or alterations to, or modification of any utility building which complies with all of the following conditions shall be a permitted activity.

18.2.1.1 The height of the utility building shall not exceed the following standards:

- (a) Business 1A Zone; 8m
- (b) Business 1 Zone; 10m
- (c) Business 2 Zone; 15m
- (d) Business 2A and 2B Zones; 15m
- (e) Business 3 Zone; 25m

For Rule 18.2.1.1, the height of any building shall be measured from ground level at the base of the building, to the highest point on the building, but excluding any chimney, mast, aerial, or other structure which is attached to the outside of the building.

18.2.1.2 The setback of the utility building shall not be less than the following standards:

- (a) Business 1A Zone – 6m from a road boundary, or from the boundary of Lots 1 and 2 DP 22544.
- (b) Business 2 Zone: 2m from a road boundary, or any boundary adjoining a Living Zone.
- (c) Business 2A Zone:
 - Road Boundaries: 10m
 - Internal Boundaries: adjoining a rural zoned property: 10m, except that this requirement shall be 15m in those locations identified on the Outline Development Plan attached at Appendix 22.
- (d) Business 2B Zone:
 - Road Boundaries: 5m
 - Internal Boundaries: adjoining a rural zoned property: 3m, adjoining a Living Z zone: 50m,
- (e) Business 3 Zone: 10m from a road boundary or a Living Zone boundary.
- (f) In all Business Zones, the building shall be positioned so that it complies on a Living Zone boundary, with the recession plane angles in Appendix 11.

Restricted Discretionary Activities – Height and Setbacks – Utility Buildings

18.2.2 Any activity which does not comply with Rule 18.2.1.2 (a)–(e) shall be a restricted discretionary activity.

22 BUSINESS ZONE RULES — ACTIVITIES

22.1 ACTIVITIES AND CONTAMINATED LAND

Permitted Activities — Activities and Contaminated Land

22.1.1 Any activity shall be a permitted activity on any site which contains contaminated land or when past activities on that site include those listed in Appendix 10, except for the following:

22.1.1.1 Erecting any dwelling;

22.1.1.2 Educational facilities;

22.1.1.3 Outdoor recreation activities; and

22.1.1.4 Growing commercial food crops or rearing animals.

Restricted Discretionary Activities — Activities and Contaminated Land

22.1.2 Any dwellings, educational facilities, outdoor recreation activities, and growing commercial food crops or rearing animals on any site which contains contaminated land, or when past activities on that site include those listed in Appendix 10, shall be a restricted discretionary activity.

22.1.3 Under Rule 22.1.2 the Council shall restrict the exercise of its discretion to:

22.1.3.1 The adequacy of any methods proposed to reduce any potential adverse effects on people or animals.

22.1.3.2 If the contaminated material is to be removed from the site, where and how it is to be disposed of, the level of risk to human health and the environment.

22.1.3.3 Where the site is not confirmed as contaminated, but has been used for one or more of the activities listed in Appendix 10, further investigation to determine whether the site is contaminated and the extent of that contamination.

22.2 ACTIVITIES AND THE KEEPING OF ANIMALS

Permitted Activities — Activities and the Keeping of Animals

22.2.1 The keeping of animals for education and research purposes in the Business 3 Zone shall be a permitted activity.

Notes:

1. The keeping of domestic pets in the Business zones does not require a resource consent. However, the keeping of domestic pets may be subject to a Council bylaw. As an example, the Council has a bylaw for the keeping of dogs.
2. The definition of domestic pets in this Plan excludes donkeys, pigs, roosters and peacocks.

Discretionary Activities — Activities and the Keeping of Animals

- 22.2.2 The keeping of animals other than domestic pets in Business 1, 1A & 3 Zones except as provided under Rule 22.2.4 shall be a discretionary activity.
- 22.2.3 In Business 2, 2A and 2B Zones, the following shall be discretionary activities:
- 22.2.3.1 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products
 - 22.2.3.2 Boarding of animals.
 - 22.2.3.3 Intensive livestock production

Non-Complying Activities — Activities and the Keeping of Animals

- 22.2.4 In Business 1, 1A & 3 Zones, the following shall be non-complying activities:
- 22.2.4.1 Commercial rearing of animals for sale of progeny, meat, skins, wool or other products
 - 22.2.4.2 Boarding of animals.
 - 22.2.4.3 Intensive livestock production

22.3 ACTIVITIES AND AIRCRAFT MOVEMENTS**Permitted Activities — Activities and Aircraft Movements**

- 22.3.1 Any taking off and/or landing of any aircraft shall be a permitted activity if the following conditions are met:
- 22.3.1.1 The activity is part of emergency, search and rescue, or law enforcement work; or
 - 22.3.1.2 The activity does not occur on more than two days in any six month period on the same site; and
 - 22.3.1.3 The aircraft movement occurs only between the hours of 7:00am and 9:00pm.

Discretionary Activities — Activities and Aircraft Movements

- 22.3.2 Any activity which does not comply with Rule 22.2.1 shall be a discretionary activity, if it complies with the following standard and term:

- 22.3.2.1 The take off and/or landing of aircraft shall be an ancillary use of the land and any facilities on the site and shall not be a main or predominant use of the land or any facilities on the site.

Non-Complying Activities — Activities and Aircraft Movements

- 22.3.3 Any take off and/or landing of aircraft which does not comply with Rule 22.3.2 shall be a non-complying activity.

Note: Airport is a defined term. Please refer to Part D.

22.4 ACTIVITIES AND NOISE

Permitted Activities — Activities and Noise

- 22.4.1 Any activity conducted on any day, except any residential activity, shall be a permitted activity, provided that the following noise limits are not exceeded with the time-frames stated.

Business 1, 1A & 3 Zones (with the exception of the West Melton Business 1 Zone):

- 22.4.1.1 Noise assessed within the boundary of any other site NOT within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	60 dBA L10
8.00pm – 7.30am	45 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

- 22.4.1.2 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 2 Zone:

- 22.4.1.3 Noise assessed within the boundary of any other Business 1, 1A or 3 Zone site:

7.30am – 8.00pm	65 dBA L10
8.00pm – 7.30am	45 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

22.4.1.4 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 2A Zone:

22.4.1.5 Applying at any point within the boundary of any site in the rural zone, excluding road, waterway and railway reserves:

7.30 am – 8.00 pm	60dBA L10
8.00 pm – 7.30am	40dBA L10
7.30 am – 8.00pm	80dBA Lmax
8.00 pm – 7.30 am	65dBA Lmax

Business 2B Zone:

22.4.1.6 Noise assessed within a Living zone or within the notional boundary of any dwelling within any Rural zone:

7.30am – 8.00pm	55 dBA L10
8.00pm – 7.30am	40 dBA L10
7.30am – 8.00pm	85 dBA Lmax
8.00pm – 7.30am	70 dBA Lmax

Business 1 Zone, West Melton

22.4.2 Any activity conducted on any day shall be a permitted activity, provided that the following standards are complied with:

22.4.2.1 Hours of opening to the public, clients or deliveries shall be within 7.30am to 11.00pm.

22.4.2.2 Outdoor areas intended for the consumption of food or beverages and/or smoking shall be located no less than 20 metres from the zone boundary.

22.4.2.3 Noise assessed within the Living zone or within the notional boundary of any dwelling within any Rural zone shall not exceed the following:

7.30am – 8.00pm	50dBA L10 and 85dBA L _{max}
8.00pm – 7.30am	35dBA L10 and 70dBA L _{max}

Except that Rule 22.4.2.2 shall not apply to the western boundary with the gazetted recreation reserve, and the noise standards of rule 22.4.2.3 shall not apply within that reserve.

22.4.3 Rules 22.4.1 and 22.4.2 do not apply to the use of sirens or warning devices associated with emergency service facilities.

Restricted Discretionary Activities – Activities and Noise

- 22.4.4 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.1 shall be a restricted discretionary activity.
- 22.4.5 Under Rule 22.4.4, the Council shall restrict the exercise of its discretion to the consideration of:
- 22.4.5.1 The hours of operation proposed,
 - 22.4.5.2 The degree to which the activity meets the Living zone night time noise standards within any Living zone or within the notional boundary of any dwelling within any Rural zone.
 - 22.4.5.3 Amenity effects in relation to noise and disturbance on the residential neighbourhood, including in relation to effects resulting from servicing, outdoor areas, car parking areas and people leaving the activity.
- 22.4.6 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.2 shall be a restricted discretionary activity.
- 22.4.7 Under Rule 22.4.6, the Council shall restrict the exercise of its discretion to the consideration of:
- 22.4.7.1 Amenity effects in relation to noise and disturbance.

Discretionary Activities – Activities and Noise

- 22.4.8 Any activity that is not residential which does not comply with Rule 22.4.1 shall be a discretionary activity.
- 22.4.9 Any activity within the West Melton Business 1 Zone that does not comply with Rule 22.4.2.3 shall be a discretionary activity.

22.5 ACTIVITIES AND LIGHT SPILL

Permitted Activities – Activities and Light Spill

- 22.5.1 The following activities shall be permitted activities:
- 22.5.1.1 Any fixed, exterior lighting if it is directed away from adjacent properties and roads.
 - 22.5.1.2 Any other lighting if it does not exceed:
 - (a) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in a Living zone or within the notional boundary of any dwelling within any Rural zone; and
 - (b) 10 lux spill (horizontal or vertical) on to any part of any adjoining property within the same Business zone.

- (c) 3 lux spill (horizontal or vertical) on to any part of any adjoining property in the Rural zone which has a common boundary with either the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22, or the Business 2B Zone as depicted on the Outline Development Plan for ODP Area 5 at Appendix 37.

22.5.1.3 Lighting in the Business 2A Zone which is designed so that:

- (a) All outdoor lighting is shielded from above outside of the Business 2A Zone.
- (b) All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.
- (c) In the Business 2A Zone covered by the Outline Development Plan in Appendix 43, all outdoor lighting is shielded from above and is directed away from adjacent properties outside of the Business 2A Zone. All fixed outdoor lighting is directed away from adjacent roads outside of the Business 2A Zone.

Discretionary Activities — Activities and Light Spill

22.5.2 Any activity which does not comply with Rules 22.5.1 shall be a discretionary activity.

22.6 ACTIVITIES AND THE OUTDOOR STORAGE OF MATERIALS AND GOODS

Permitted Activities — Activities and the Outdoor Storage of Materials and Goods

Screening and Dust

22.6.1 The outdoor storage of any materials or goods shall be a permitted activity if the following conditions are met:

- 22.6.1.1 Any outdoor storage area in a Business 1 Zone shall be screened from any road boundary of the site by a fence, wall or vegetation of at least 1.8m in height; and
- 22.6.1.2 Any outdoor storage area in a Business 1 Zone shall be screened from any internal boundary of the site which adjoins a site in another Business 1 Zone or a site in a Living zone, by a fence, wall, or vegetation of at least 1.8m in height; and
- 22.6.1.3 Any outdoor storage area in a Business 2 or 3 Zone shall be screened from any road boundary or internal boundary of the site which adjoins a site in a Living or Business 1 Zone, by a fence, wall or vegetation of at least 1.8m in height.
- 22.6.1.4 The screening referred to in Rules 22.6.1.1 to 22.6.1.3 shall be for the full length that the storage area is visible from the road.

- 22.6.1.5 Unconsolidated materials such as soil, coal, sawdust, powdered fertiliser are to be covered or otherwise secured from being blown by the wind.

Exemptions

22.6.2 Rules 22.6.1.1 to 22.6.1.4 shall not apply to:

- 22.6.2.1 The storage of motor vehicles, caravans or campervans, trailers, or watercraft associated with residential activities on the site; or
- 22.6.2.2 The display of merchandise for sale to the public, but does not include vehicles or other machinery intended for dismantling or scrapping; or
- 22.6.2.3 The storage of materials for construction, repair or landscaping work on the same site, for up to 4 months in any 12 month period.

Discretionary Activities – Activities and the Outdoor Storage of Materials and Goods

22.6.3 Any activity which does not comply with Rule 22.6.1 shall be a discretionary activity.

22.7 ACTIVITIES AND TEMPORARY MILITARY TRAINING

Permitted Activities – Activities and Temporary Military Training

22.7.1 Temporary Military Training Activities shall be permitted activities provided that the following conditions are met:

- 22.7.1.1 No permanent structures shall be constructed;
- 22.7.1.2 No mechanical excavation shall be carried out, unless provided for in this Plan;
- 22.7.1.3 The activity shall not exceed a period of 31 days;
- 22.7.1.4 All ground disturbed by any military activity shall be restored to its previous state;
- 22.7.1.5 No Temporary Military Training Activities shall occur in any areas identified on the Planning Maps as wāhi taonga, silent file areas, or mahinga kai sites;
- 22.7.1.6 Noise emissions occurring as a result of any Temporary Military Training Activity, when measured at the property boundary shall not exceed:

Time	Limits(dBA)	
	L ₁₀	L _{max}
(Any Day)		
0630-0730	60	70
0730-1800	75	90
1800-2000	70	85

Time (Any Day)	Limits(dBA)	
	L₁₀	L_{max}
2000-0630	55	65

Controlled Activities — Activities and Temporary Military Training

- 22.7.2 Any Temporary Military Training Activity which does not comply with Rule 22.7.1 shall be a controlled activity.
- 22.7.3 Under Rule 22.7.2 the Council shall restrict the exercise of its discretion to consideration of:
- 22.7.3.1 Any disturbance caused by structures or earthworks;
 - 22.7.3.2 Any noise effects, with regard to the location and noise sensitivity of nearby activities;
 - 22.7.3.3 Any visual or traffic effects;
 - 22.7.3.4 The effect of activities over an extended period of time, having regard to 22.7.3.1 to 22.7.3.3 above.

22.8 DWELLINGS

Controlled Activities — Dwellings

- 22.8.1 The erection of any dwelling in a Business 2 or 2A Zone shall be a controlled activity if the following standard and term is met:
- 22.8.1.1 The dwelling is to be necessary for custodial or security purposes.
- 22.8.2 Any resource consent application made under Rule 22.8.1 shall not be notified and shall not require the written approval of affected parties.
- 22.8.3 Under Rule 22.8.1, the Council shall reserve control over the following matter:
- 22.8.3.1 The removal of, or other method to be used to dispose of, the dwelling in the event of it no longer being required for custodial or security purposes.

Restricted Discretionary Activities – Dwellings – West Melton

- 22.8.4 The West Melton Business 1 Zone rules shall not apply to dwellings, with the exception of Rules 22.8.5 to 22.8.7 (Dwellings) below, and Rule 24.1.3.21 (Subdivision).
- 22.8.5 The erection of any dwelling in the West Melton Business 1 Zone shall be a restricted discretionary activity if the dwelling complies with the West Melton Living 1 Zone Rules.
- 22.8.6 Under Rule 22.8.5, the Council shall restrict its discretion to consideration of:
- 22.8.6.1 Effects of the residential density proposed on adjoining residential land uses.
 - 22.8.6.2 Effects of the residential density proposed on the character of West Melton.
 - 22.8.6.3 Reverse sensitivity effects on existing or future activities within the business zone.
 - 22.8.6.4 Effects on the future amenity of business zone residents, including relation to noise.

Discretionary Activities – Dwellings

- 22.8.7 Any dwelling which does not comply with Rule 22.8.1 and 22.8.5 shall be a discretionary activity.

22.9 DEVELOPMENT WITHIN THE BUSINESS 2A ZONE, ROLLESTON

Permitted Activities – Development within the Business 2A Zone, Rolleston

- 22.9.1 Development in the Business 2A Zone shall be a permitted activity provided that the following condition is met:
- 22.9.1.1 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plans at Appendix 22 and Appendix 43, and the principal building, shall be landscaped in accordance with the requirements of Rule 24.1.3.13.
 - 22.9.1.2 In the Business 2A Zone identified on the Outline Development Plan in Appendix 43, landscaping, road connections, railway crossings, sidings and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plan at Appendix 43. The roads shall be constructed in general accordance with the road reserve widths specified in Appendix 43.

Controlled Activities — Development within the Business 2A Zone, Rolleston

- 22.9.2 Any outdoor storage of materials within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a controlled activity.
- 22.9.3 The matters the Council has reserved control over are:
- 22.9.3.1 Any actual or potential effects on the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.

Restricted Discretionary Activities – Development within the Business 2A Zone, Rolleston

- 22.9.4 The creation of impermeable surfaces within 5m of the centreline of the existing primary shelterbelt as required by Landscape Treatment 3 in Rule 24.1.3.13 shall be a restricted discretionary activity.
- 22.9.5 Under Rule 22.9.4 the Council shall restrict the exercise of its discretion to consideration of:
- 22.9.5.1 Any actual or potential effects to the health of the existing primary shelterbelt and the effectiveness of any measures to mitigate any such effects.

Discretionary Activities – Development within the Business 2A Zone, Rolleston

- 22.9.6 Any activity which does not comply with Rule 22.9.1 shall be a discretionary activity.

22.10 DEVELOPMENT WITHIN THE BUSINESS 1 ZONE AT ROLLESTON BOUNDED BY ROLLESTON DRIVE, STATE HIGHWAY 1 AND DICK ROBERTS PLACE

Permitted Activities — Development within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

- 22.10.1 Development in the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place shall be a permitted activity provided that the following conditions are met.

Outline Development Plan

- 22.10.1.1 All development in the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place is in general accordance with the Outline Development Plan at Appendix 29 (to the extent that this plan applies).

Access Restrictions

22.10.1.2 Vehicle access to the Business 1 Zone bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place is limited to only one crossing. That crossing shall connect to Rolleston Drive.

22.10.1.3 The vehicle access to the Business 1 Zone bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place zone is located approximately 300 metres from the strategic intersection of State Highway 1 and Rolleston Drive, and no less than 260 metres from the strategic intersection of State Highway 1 and Rolleston Drive, and generally in the position shown on Appendix 29.

Discretionary Activities – Development within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

22.10.2 Any activity which does not comply with Rules 22.10.1 shall be a discretionary activity.

22.11 RETAILING WITHIN THE BUSINESS 2A ZONE, ROLLESTON

Permitted Activities – Retailing within the Business 2A Zone, Rolleston

22.11.1 The following shall be a permitted activity:

22.11.1.1 Any retail activity undertaken from an allotment in the Business 2A Zone at Rolleston as depicted on the Outline Development Plans at Appendix 22 provided that it only occupies up to 20% of the gross floor area of building on that allotment or 2,000m², whichever is the lesser.

Discretionary Activities – Retailing within the Business 2A Zone, Rolleston

22.11.2 Any activity which does not comply with Rule 22.12.1.1 shall be a discretionary activity.

22.12 RETAILING IN ODP NEIGHBOURHOOD AND LOCAL CENTRES WITHIN THE BUSINESS 1 ZONE

22.12.1 Any retailing activity within a neighbourhood centre as identified on an ODP contained in Appendices 37 and 38 within either Rolleston or Lincoln with a total retail floor space in excess of 2000m² or individual retail tenancy area greater than 350m² GFA (or any individual Food and Beverage retail tenancy area greater than 450m² GFA within Lincoln ODP Area 7) shall be a non-complying activity.

- 22.12.2 Any retailing activity within a local centre as identified on ODP contained in Appendices 37 and 38 within either Rolleston or Lincoln with a total retail floor space in excess of 450m² or individual retail tenancy area greater than 350m² GFA, shall be a non-complying activity.

22.13 CAFES AND LUNCHBARS WITHIN THE BUSINESS 2B ZONE IN LINCOLN

Permitted Activities – Café and Lunchbars within the Business 2B Zone in Lincoln

- 22.13.1 The following shall be a permitted activity provided that the following conditions are met:
- 22.13.1.1 Any cafes/lunchbars located within the Business 2B zone with a gross floor area of less than 150m²

Discretionary Activities – Café and Lunchbars within the Business 2B Zone in Lincoln

- 22.13.2 Any activity which does not comply with Rule 22.13.1.1 shall be a discretionary activity.

22.14 DEVELOPMENT WITHIN THE BUSINESS 1 ZONE, WEST MELTON

Permitted Activities – Development within the Business 1 Zone, West Melton

- 22.14.1 Development within the Business 1 zone at West Melton shall be a permitted activity provided that the following conditions are met:
- 22.14.1.1 Any group of commercial or retail activities shall not exceed a total combined maximum Gross Floor Area of 3,000m²;
- 22.14.1.2 Any retail or commercial tenancy, excluding restaurant or café activities, shall not exceed a Gross Floor Area of 350m²;

Discretionary Activities – Development within the Business 1 Zone, West Melton

- 22.14.2 Any activity which does not comply with Rules 22.14.1.1 or 22.14.1.2 shall be a discretionary activity.

Reasons for Rules

Contaminated Sites

Contaminated land contains certain substances at concentrations which may affect people's health or well-being. Effects may be through direct exposure, e.g. touching contaminated soil, or indirect exposure by being absorbed in drinking water or food grown on contaminated soil.

The activities listed in Rule 22.1.1 are activities which are most likely to expose people to either direct or indirect exposure to contaminated land. The Building Act 2004 can require certain mitigation measures to be put in place before a building is erected on contaminated land. However, this Act does not apply to activities that do not involve erecting a building (such as growing food crops) or activities ancillary to buildings, such as outdoor recreation.

Contaminated Site Register

The Council has a register of sites which may have contaminated land, because of past activities on the site. These sites should be tested prior to the activities listed in Rule 22.1.1 taking place. If a site is on the Council register, it will be noted on any LIM (Land Information Memorandum) issued for the site.

PLEASE NOTE – the register is not a comprehensive list. There are likely to be additional contaminated sites in the District which are not on the register, particularly if the activity in the past did not require to obtain any permit or licence.

Keeping of Animals

Some control over animals (excepting domestic pets) in the Business zones is needed because of the potential of being in close proximity of residential neighbours in the adjoining Living zone(s) and to protect the prevailing amenity values of Business zones.

The undertaking of intensive livestock production (factory farms) and the boarding, rearing and breeding of animals do, in most cases, have adverse environmental effects which are incompatible with anticipated environmental outcomes for business areas. They will also largely be incompatible with the range of activities that may be undertaken in the Business 1 and 1A zones, which tend to be more retail or commercial in nature. It is on this basis that any activity involving the boarding, rearing and breeding of animals is required to be assessed as a non complying activity. These activities may be allowed, depending on the scale of the particular activity and conditions upon which it is undertaken.

However for the Business 2 Zone, which is more industrial in nature, such activities need approval only as a discretionary activity. The need for a Resource Consent is on the basis that significant areas of this zone are in close proximity to a Living zone.

Special provision is made for the Business 3 Zone in Lincoln which focuses on the primary activities of education and research.

Aircraft Movements

An airport or other facilities for regular take off and landing of aircraft or helicopters is not compatible with the amenity values of the adjoining or nearby Living zones due to effects of aircraft noise, vibration and night lighting. It is therefore appropriate that any proposal to establish an airport (for example a helipad) be a non complying activity so controls can be imposed on establishing such facilities in the Business zones.

There are some instances, however, where the effects of aircraft taking off or landing can be tolerated for a short period of time. For example, if a helicopter is used to assist in construction work on a building. Rule 22.3 is designed to accommodate these ‘one off’ events without requiring a resource consent.

The rule also provides for the take off and landing of aircraft for emergency purposes or law enforcement. Section 342 of the Resource Management Act provides for emergency work but not law enforcement. The temporary and (hopefully) infrequent nature of this work and the importance it has to the health, safety and well-being of people and communities is considered to mitigate and outweigh any adverse effects on residential amenity values.

Noise

One of the general characteristics of the Business zones is their close proximity to residential areas (Living zones). In most situations there is a shared common boundary with a Living Zone. Residents in the Living zones expect to be able to enjoy a relatively quiet noise environment without being disturbed by constant and excessive noise from commercial and industrial-type activities within the Business zone areas. Also, the owners and/or workers within the Business zones should not be subjected to excessive outdoor noise levels arising from activities undertaken on adjoining or nearby properties also in the same zone.

Rule 22.4 sets the noise limits for permitted activities in the Business zones. The rules are largely based on existing sound levels generally being experienced in these industrial areas so the “noise environment” will not differ markedly with the implementation of these noise limits.

The lower day time noise limit for the Business 1 & Living zones (50 dba) as opposed to that for the Business 2 Zone (55 dba) acknowledges that the former zone is the commercial centre of the settlement where people tend to congregate and becomes the focus of public life. It is therefore appropriate that a lower noise limit applies to this zone so to ensure that the amenity levels are not unduly compromised. The same issues do not apply to the Business 2 Zone which are more industrial in nature and therefore do not engender themselves to be places where the public would want to congregate other than for business purposes.

In respect of the Business 3 Zone at Lincoln, the overall ambience of these education and research facilities means that the noise levels being the same as the Business 1 & 1A Zones is appropriate. The Business 3 Zone also shares a common boundary with a Living zone.

Noise effects within the West Melton Business 1 Zone are managed in a manner that is consistent with the adjoining Living 1 Zone in order to avoid adverse nuisance effects. Activities within the zone that operate during the stated hours and satisfy the outdoor area setback and prescribed noise standards are provided as a permitted activity. Failure to accord with the noise performance standards will generate a discretionary activity resource consent. Any activity seeking to operate after 11pm is also a restricted discretionary activity, recognising that night time activity may be appropriate in certain circumstances. Smaller scale activities seeking to operate after 11pm or certain development configurations may result in insignificant or no adverse effects on neighbours, depending on the particular circumstances, whereas larger scale activities or certain other development configurations may result in potential adverse effects on residential neighbours. The requirement for resource consent will enable a case by case assessment of activities that may seek to operate at night in the West Melton Business 1 Zone.

Irrespective of any rules in the Plan, there is a duty (under Section 16 of the Act) on all persons not to make ‘unreasonable noise’.

Emergency services may be located in business areas close to the communities they serve. In these situations it may be impractical from an operational sense for emergency sirens to comply with noise standards and still achieve their function in alerting the community of an emergency and they have therefore been given an exemption. The fact that such sirens operate on an

infrequent rather than continuous basis in part mitigates potential noise effects. In all other aspects of the emergency service operation must still comply with Rule 22.3.

Vibration

Vibration is an adverse effect on the environment, especially in residential areas. Activities likely to have regular vibration effects such as quarrying, mining or airports are not permitted activities in the Business zones, therefore they need a resource consent.

Vibration limits are based on New Zealand Standards.

Light Spill

Light spill from activities into adjoining properties can disturb the sleep patterns of nearby residents and reduce their privacy. Activities undertaken on adjoining properties within the same Business zone could likewise be adversely affected. However any such effects would likely be of a lesser consequence due to the expected predominance of non residential activities undertaken in these zones. Rule 22.6 sets a maximum amount of light spill for permitted activities to avoid these effects.

Activities which have greater light spill may be allowed with the granting of a resource consent, if the light spill will not adversely affect adjoining properties.

Outdoor Storage

Rule 22.7 manages adverse effects on the amenity values from the outdoor storing goods and materials. These effects also include dust nuisance from the stockpiling unconsolidated excavated material. The visual effects in the Business zones pertain primarily when the property is viewed from the road rather than between neighbours.

With the internal boundaries of adjoining properties, whether they be residential or non residential, any issues associated with the shielding of outdoor storage areas is best dealt with by neighbours arriving at a solution that suits best both parties. Issues involving boundary fences between adjoining properties is dealt with in the Fencing Act which does not involve Council at the regulatory level.

However for the Business 2 Zone the Council believes that screening of storage areas is required only on sites located along Strategic Roads, Arterial Roads and where they are opposite a Living zone. These three situations are the more sensitive areas in terms of visual considerations for passing motorists and local residents respectively.

Temporary Military Training

Rule 22.8 provides for Temporary Military Training Activities. Such activities have some potential to create adverse environmental effects, but the nature of the activity is unique in terms of other land uses and is temporary in nature. The accompanying restrictions on duration, building, excavation, sensitive sites and noise are expected to mitigate any significant adverse effects on the environment.

Dwellings

Additional controls within the West Melton Business 1 Zone are provided to ensure that any effects associated with dwellings within this environment are managed appropriately. Rule 22.9.5 requires any dwelling within the zone to be subject to the Living 1 Zone rules and assessment to ensure that the density of development is appropriate with respect to the adjoining residential land uses and the character of West Melton, to ensure the avoidance of adverse reverse sensitivity effects and to ensure a level of amenity for future business zone residents. Failure to

accord with the restricted discretionary activity Living 1 Zone rules for dwellings within the West Melton Business 1 Zone requires a discretionary activity resource consent to enable a full assessment to be undertaken.

One cause of potential reverse sensitivity effects is the location of dwellings in industrial areas of the District. Often these houses are originally established for custodial or security purposes but are subdivided and sold off when no longer required for that purpose. A problem arises if the new owner complains about the nature of existing operations in the area. To avoid the potential for reverse sensitivity effects, the Council shall provide for custodial accommodation in the Business 2 Zone as a controlled activity and for other houses as a discretionary activity. In terms of custodial houses, the Council shall reserve control over methods to remove or decommission the dwelling in the event of it no longer being required for custodial or security purposes.

Retailing within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

At the present point in time it is considered neither necessary nor appropriate to have additional retailing activities in that Business 1 Zone bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place in Rolleston, given that the existing Business 1 Zone within central Rolleston is not yet at capacity.

Development within the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place

The reasons for the Outline Development Plan, and the access restriction rule, are to establish and place restrictions on legal access for vehicles to the zone, and to identify those areas where access restrictions are imposed. This is to address any potential adverse traffic effects of the zone by limiting access to the zone to one point on Rolleston Drive, located approximately 300 metres, and not less than 260 metres, from the legal State Highway boundary.

Development within the Business 2A Zone at Rolleston

The reasons for the restriction on activities (outdoor storage of materials and the establishment of impermeable surfaces) occurring within 5m of the existing primary shelterbelt is to ensure appropriate mechanisms are in place to maintain the health of the existing primary shelterbelt in instances where development occurs in close proximity to the existing primary shelterbelt.

Retail Floor Areas within Business 1 Zoned Neighbourhood and Local Centres identified on ODPs

Whilst the Business 1 Zone rules also apply to Neighbourhood and Local Centres shown on ODPs, the services and facilities provided for such centres are generally to have a more localised area of influence due to their limited range of activities and accessibility, and accordingly need to complement the existing Town Centres, and not compete with them in terms of being a substantial business or retail destination at a strategic level. Accordingly, such Neighbourhood Centres, as identified by the ODPs should:

Range in size, but generally be 1,000m² – 2,000m² total floorspace and include:

- Up to 15 shops, with a maximum retail tenancy of 350m² GFA; and provide
- A limited range of community facilities.

Local centres, as identified by the ODPs, should range in size, but generally be up to 450m² total floorspace and include:

- 1 – 5 shops, with a maximum retail tenancy of 350m² GFA; and provide

- A limited range of community facilities.

Café and Lunchbars within the Business 2B Zone at Lincoln

The reason for the restriction on retail floor space for café and lunchbars within this zone is to make sure that these type of stores cater for the needs of the Business 2B zone and not the whole of Lincoln, so that it complements the existing Town Centre and Neighbourhood Centre hierarchy that has been created in Lincoln.

Development within the Business 1 Zone, West Melton

A maximum Gross Floor Area for individual tenancies within the West Melton Business 1 Zone has been restricted to 350m² to ensure the scale and function of any future developments within the zone is consistent with the size of the town it is serving. An exemption to this restriction is provided for restaurants and cafes in recognition that these activities will not undermine the viability of other town centres, commercial nodes or Business 1 zones. A maximum Gross Floor Area of 3,000m² also applies to the West Melton Business 1 Zone to ensure the size and function of the centre is commensurate to West Melton and does not contribute to any adverse retail distribution effects.

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24 BUSINESS ZONE RULES - SUBDIVISION

Notes

1. The subdivision of any land is not a permitted activity. (This means that subdivision requires a resource consent).
2. If a subdivision is a controlled or restricted discretionary activity, the Council will restrict its discretion to the matters listed in the relevant rule under the heading “Matters over which the Council has restricted the exercise of its discretion”.
3. If subdivision is a discretionary or a non-complying activity, the Council is required to consider all relevant matters under sections 104, 104B and 104D of the Act.
4. Rule 11 applies to the subdivision of land, within the meaning of section 218 of the Act.
5. The design of any road, vehicle accessway, right of way or vehicle crossing must comply with Rule 17: Roads and Transport.
6. Any earthworks associated with subdivision of land must comply with Rule 14: Earthworks.
7. Erecting any dwelling or other building on any land must comply with Rule 16: Buildings, Rule 18: Utilities or Rule 22: Activities.
8. Attention is drawn to the provisions of any other relevant zone/activity rules for land use activities that may be associated with subdivisions. Should an activity not meet any one or more of those rules, then application for consent will also need to be made in respect to those rules.
9. Underlined words are defined in Part D of the Plan.
10. The subdivision of any land adjoining a State Highway which is a Limited Access Road (LAR) firstly requires consent obtainable from Transit New Zealand. This is in addition to the subdivision application that is made with the Selwyn District Council. For any other LAR the consent is required from the Selwyn District Council in addition to the subdivision application.
11. Development contributions under the LTP Development Contribution Policy will be taken where network infrastructure, community infrastructure or reserves have to be constructed or expanded as a direct result of growth from development. Refer to Section B.4 for further information on development contributions.

24.1 SUBDIVISION – GENERAL

Restricted Discretionary Activities – Subdivision – General

- 24.1.1 A subdivision of land, which is not a subdivision under Rules 24.2 or 24.3, shall be a restricted discretionary activity if it complies with the standards and terms set out in Rule 24.1.3.
- 24.1.2 Any subdivision subject to Rule 24.1.1, and which complies with 24.1.3, shall not be notified and shall not require the written approval of affected parties. The Council shall restrict the exercise of its discretion to consideration of the matters listed in Rule 24.1.4 following Table C24.1.

24.1.3 Standards and Terms

Access

- 24.1.3.1 Any allotment created, including a balance allotment, has legal access to a legal, formed road; and

Corner Splays

- 24.1.3.2 The corner of any allotment at any road intersection within a Business zone shall be splayed with a rounded minimum radius of 6m.

Water

- 24.1.3.3 Any allotment created is supplied with a reticulated water supply which complies with the current New Zealand Drinking Water Standard; and

Effluent Disposal

- 24.1.3.4 Any allotment created in: Castle Hill, Doyleston, Leeston, Lincoln, Prebbleton, Rolleston or Southbridge is supplied with reticulated effluent treatment and disposal facilities; and

Solid Waste Disposal

- 24.1.3.5 Any allotment created is supplied with a facility or service to dispose of solid waste off the site; and

Size and Shape

- 24.1.3.6 Any allotment created, including a balance allotment, contains a building area of not less than 15m x 15m; and
- 24.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C24.1; and

Outline Development Plan

- 24.1.3.8 Any subdivision within an area that is subject to an operative Outline Development Plan within the District Plan shall be in general compliance with that Outline Development Plan. Any subdivision to create a Neighbourhood or Local Centre shall have a consent notice registered on the titles indicating that the District Plan controls relating to those sites are to be those applying to the Business 1 zone.

Prebbleton

- 24.1.3.9 In the Business 1 zone at Prebbleton, any subdivision is in general accordance with the respective concept and/or Outline Development Plans in Appendix 19.

Rolleston

- 24.1.3.10 In that part of the Business 2 Zone located south of Jones Road, Rolleston, as depicted on the Landscape Development Plan at Appendix 28, no subdivision of land shall take place until all of the landscape

planting, irrigation system, and fencing shown on the Landscape Development Plan on that allotment is completed.

24.1.3.11 In the Business 2A Zone road connections and pedestrian links shall be provided generally in accordance with those locations identified on the Outline Development Plans at Appendix 22 and Appendix 43. The roads shall be constructed in general accordance with the road cross section examples also included in Appendix 22 (and where any conflict occurs with rule E13.3.1 these cross sections shall take precedence) or the road reserve widths specified in Appendix 43. Furthermore, lots created which abut Hoskyns Road in the locations shown on the Outline Development Plan at Appendix 22 should be designed in such a way that buildings will likely be encouraged to front onto and access onto Hoskyns Road.

24.1.3.12 In the Business 2A Zone street plantings shall be planted in new roads in accordance with the following requirements:

- A planting strip of not less than 1 metre in width shall be established within the roadside berm on each side of the road;
- A planting strip shall be established occupying the full width of any median within a boulevard road;
- Planting shall consist of the species listed in Groups A, C and D in Appendix 21;
- Planting in any service berm shall consist of grass and/or Group D plantings only;
- Group A trees shall be planted in the outer berm at a provision of not less than one tree for every 20 metres of road length;
- Grassed breaks in the planting of the outer berm shall be provided to enable crossing between a parked car and the footpath;
- All plants shall be of the following maximum spacings:
 - Group C – 1.5 metre centres;
 - Group D – 700mm centres.

24.1.3.13 The area along the common boundary of the Business 2A Zone and the Rural Zone, as depicted in the respective landscape treatment areas identified on the Outline Development Plans at Appendix 22 and Appendix 43, and the principal building shall be landscaped to the following standards:

Landscape Treatment One

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.
- (b) The landscaping shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 6.5 metres.
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (d) The landscaping shall consist of one or more of the following species:
 - Macrocarpa

- Leyland cypress
- Radiata pine
- Kahikatea
- Totara

Landscape Treatment Two

- (a) The landscaping shall be planted along the Business 2A Zone side of the common boundary.
- (b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 6.5 metres.
- (c) The landscaping planted shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (d) The landscaping shall consist of one or more of the following species:
 - Macrocarpa
 - Leyland cypress
 - Radiata pine
 - Kahikatea
 - Totara

Landscape Treatment Three

- (a) The existing primary shelter belt along Railway Road shall be retained along the full extent of the Business 2A Zone boundary in this location
- (b) The existing primary shelterbelt shall be maintained, and if dead, diseased or damaged, shall be removed and replaced.
- (c) A secondary planting strip consisting of the species Leyland cypress shall be located to the west of the existing primary shelterbelt on the opposite side of Railway Road in generally that location as identified in the Outline Development Plan at Appendix 22.
- (d) The secondary planting strip shall achieve, once matured, a minimum width of 2.5 metres and a minimum height of 8 metres.
- (e) The secondary planting strip shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.

Landscape Treatment Four

- (a) Trees shall be planted along the Business 2A Zone side of the common boundary.

- (b) The landscaping shall achieve, once matured, a minimum width of 5 metres and a minimum height of 8 metres.
- (d) At the time of planting, trees shall be a minimum height of 2 metres, and at a maximum spacing of 3 metres.
- (e) Trees shall be maintained, and if dead, diseased, or damaged, shall be removed and replaced.
- (f) The trees planted shall consist of one or more of the following species:
 - Macrocarpa
 - Leyland cypress
 - Radiata pine
 - Kahikatea
 - Totara
 - Pittosporum

Note: Common boundary landscaping is required along the full extent of the relevant boundaries as depicted on the Outline Development Plans at Appendix 22 and appendix 43 except across vehicle, rail, or pedestrian crossings. Refer to Rule 17.6.1 in respect of road or rail crossings that require breaks in the existing primary shelterbelt or future secondary planting strip along Railway Road.

24.1.3.14 Existing established hedgerows and vegetation located within the area indicated on the Outline Development Plan at Appendix 22 shall be retained until such time as the new planting required by Rule 24.1.3.12 achieves a minimum height of 3 metres in that identified location.

24.1.3.15 In the Business 2A Zone at the time subdivision consent is sought for the creation of the 'Boulevard Road' within Precinct 2 as depicted on the Outline Development Plan at Appendix 22, the upgrading of Hoskyns Road as depicted on the 'Hoskyns Road Upgrade Plan' included at Appendix 22, which includes an off-road shared cycleway/pedestrian link, must be provided for as part of the works associated with that subdivision.

Note: The detailing of the intersection between Hoskyns Road and the proposed 'boulevard road' should be designed with regard to integrating the external cycle/pedestrian link with pedestrian and cycle routes on the internal road system.

24.1.3.16 In the Business 2A Zone at the time that the first subdivision consent is sought within Precincts 2 or 3, each application must include an allotment that is to be set aside for the purposes of an Amenity Hub. This allotment is to be a minimum of 1000m² and is to be located generally in accordance with one of the locations identified on the Outline Development Plan at Appendix 22. The allotment shall be bounded on at least 50% of the length of its boundaries by public roads. The use of the allotment for the purpose of an Amenity Hub is to be secured by way of a consent notice being registered on the Certificate of Title for the allotment identified as the Amenity Hub site.

- 24.1.3.17 In the Business 2A Zone at the time subdivision consent is sought for any allotment that is to gain access to Hoskyns Road north of the proposed 'Boulevard Road' the upgrading of Hoskyns Road beyond that required by Rule 24.1.3.14 to the intersection with Maddisons Road as depicted on the 'Hoskyns Road Stage 2 Upgrade Plan' included at Appendix 22 must be provided for.
- 24.1.3.18 Any subdivision of land within Precinct 2 of the Business 2A Zone as depicted on the Outline Development Plan at Appendix 22 shall provide for the upgrading of the Hoskyns Road/Maddisons Road intersection in accordance with the Traffic Design Group drawing 7030-3-5A dated 02/12/2008 "Proposed Intersection" as included at Appendix 22 prior to any new certificates of title being issued for land within this area.
- 24.1.3.19 In the Business 2A Zone at the time that the first subdivision consent is sought for land contained within Precinct 3, the secondary landscaping strip required by Landscape Treatment 3 must be planted prior to the commencement of works associated with the above subdivisions consent.
- 24.1.3.20 In Precincts 2 and/or 3 in the Business 2A Zone, before Certificates of Title can be issued for any subdivision that creates allotments that in total exceed 57ha, the upgrade of the Hoskyns Road / Jones Road intersection shall be provided in accordance with the 'Proposed Roundabout Jones Road and Hoskyns Road' Plan included at Appendix 22.
- 24.1.3.21 In the Business 2A Zone, at the time subdivision consent is sought for the creation of the new road within precinct 3 as depicted on the Outline Development Plan at Appendix 22, Railway Road shall be sealed to a point 50m north west of the zone boundary and 10m to the south east of the new access road.

Note: Rule 24.1.3.21 only applies to allotments used for business purposes, and excludes balance, utility or roading allotments.

West Melton Business 1 Zone

- 24.1.3.22 In the West Melton Business 1 Zone, any subdivision to create allotments to be utilised for residential purposes shall comply with the Living zone subdivision performance standards and accord with the minimum average allotment size of 1,000m² prescribed in Table C12.1 – Allotment Sizes.

Table C24.1 - Allotment Sizes

Township	Zone	Allotment Size Not Less Than
All Townships	All Business Zones	No average <u>allotment</u> size.

Township	Zone	Allotment Size Not Less Than
All <u>Townships</u>	Heritage Buildings listed in Appendix 3	Listed in Appendix 3. The <u>building</u> , curtilage and any other area needed to: - mitigate adverse effects; or - maintain the heritage values of the site
All <u>Townships</u>	Community Reserves, Community Facilities and <u>Point Strips</u>	No minimum area

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

Access

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

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

Corner Splays

24.1.4.2 Under Rule 24.1.3.2 the Council shall restrict its discretion to consideration of:

- (a) Effects on the efficient functioning of any road, and the safety of road users; and
- (b) The effect on the amenity of surrounding allotments.

Water

24.1.4.3 The provision of water for fire fighting; and

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

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

Solid Waste Disposal

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

- (a) The number of allotments; and
- (b) The type of accommodation (permanent or holiday); and

- (c) The distance to a public solid waste collection service or disposal facility.

Utility Cables

- 24.1.4.6 Whether any utility cables shall be laid underground.

Telephone and Power

- 24.1.4.7 Whether telecommunication and electricity connections shall be made available to any allotment; and, if not, the mechanism(s) used to alert prospective buyers of an allotment that these connections are not installed to.

Stormwater Disposal

- 24.1.4.8 The method(s) for disposing of stormwater; and
- 24.1.4.9 Any adverse effects of stormwater disposal on any land drainage scheme which is administered by Selwyn District Council; and
- 24.1.4.10 The quantity and rate of stormwater disposed into any land drainage scheme which is administered by Selwyn District Council.

On-Site Effluent Disposal

- 24.1.4.11 In the Business Zones at Coalgate, Dunsandel and Darfield:
- (a) Whether any allotment is of an appropriate size and shape, and has appropriate ground conditions, to enable satisfactory on-site effluent treatment and disposal.

Note: The consent authority shall use the requirements of the relevant regional plan and the New Zealand Building Code to measure when on-site effluent treatment and disposal is satisfactory.

Roads, Reserves and Walkways/Cycleways

- 24.1.4.12 The provision, location, co-ordination, layout and formation of all roads and vehicular accessways and walkways/cycleways; and
- 24.1.4.13 The provision, location, co-ordination, layout and formation of any land required for reserves, which is to comply with the “Criteria for Taking Land Instead of Cash” clause of the “Reserves Specific Issues regarding Development Contributions Assessment” in the Development Contribution Policy of the 2006-2016 LTCCP; and
- 24.1.4.14 The provision of footpaths, lighting and street furniture; and
- 24.1.4.15 Any landscaping and tree planting required in the road reserve, recreational reserves, and the margins of cycleways/walkways.

Note: *The consent authority shall consider any relevant provisions in the district plan or the Council’s Engineering Code of Practice where appropriate, in using its discretion under Rules 24.1.4.12 to 24.1.4.15.*

Point Strips

- 24.1.4.16 Where in the course of subdivision a new road, cycle way or pedestrian link is constructed and vested that will or could provide frontage to other land, that other land (with subdivision potential) can be separated from the new road, cycle way or pedestrian link by a point strip, and an agreement will be entered into by the first subdivider with the Council, to ensure the benefiting owner pays a fair share towards the cost of providing the frontage road, cycle way or pedestrian link.

The point strip(s) will transfer to Council on the deposit of the Plan for each stage of the subdivision.

The point strip agreement sets the amount to be paid, which will be updated from the date of signature of the agreement by the Consumers Price Index. Such agreements will be held by the Council and can be identified by the link strip separating the subsequent property from frontage to the road, cycle way or pedestrian link.

Point Strips may also be required to prevent access to any road. See Rule 24.3.2.8.

Special Sites

- 24.1.4.17 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) any mitigation to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).
- 24.1.4.18 If the land to be subdivided contains an ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:
- (a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site, which are identified in the District Plan; and
 - (b) Any proposed mitigation measures to lessen any adverse effects on the site; and
 - (c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision; and
 - (d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site or features on the site.

Size and Shape

- 24.1.4.19 The size and shape of allotments in accordance with Rules 24.1.3.6 and 24.1.3.7; and
- 24.1.4.20 The size and shape of allotments for the subdivision of a heritage building or site listed in Appendix 3.
- 24.1.4.21 Whether subdivision in the Business 2A Zone creates a lot or lots which are of a suitable size and dimension to facilitate the development of an Amenity Hub to serve the day to day needs of employees and is generally in one of those locations in each precinct shown on the Outline Development Plan attached at Appendix 22.

Utilities and Facilities

24.1.4.22 The design, siting, layout and construction of any roads, reserves, or other utilities or facilities which shall either:

- (a) Vest in Selwyn District Council as owner or manager; or
- (b) Connect to any road, reserve or other utility which is owned, managed by or otherwise vested in Selwyn District Council; and

24.1.4.23 For other utilities and facilities:

- (a) The method(s) by which the operation, maintenance, repaired and any upgrades to those systems shall be managed; and
- (b) The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Note: The consent authority shall consider any relevant provisions in the district plan or the Council's Engineering Code of Practice where appropriate, in using its discretion under Rule 24.1.4.22.

Construction of any Works

24.1.4.24 Any measures to mitigate potential adverse effects on people or other parts of the environment from all engineering works associated with preparing land, creating allotments, and installing associated utilities.

Fencing

24.1.4.25 Any measures to avoid or mitigate the potential adverse visual effects of 1.8 metre high (or higher) solid fencing being erected along road boundaries where subdivisions "back onto" roads.

Easements

24.1.4.26 Any easements or other mechanism(s) needed to obtain or maintain legal access to land or utilities.

High Voltage Transmission Lines

24.1.4.27 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves

24.1.4.28 Whether esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;

24.1.4.29 Whether any esplanade reserve will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Prebbleton

- 24.1.4.30 In the Business 1B zone at Prebbleton, no allotment has vehicular access directly onto Springs Road, except for:
- (a) a road or indicative road identified on an Outline Development Plan in Appendix 19; or
 - (b) any allotment(s) that are wholly contained within the Banham and Tapp Outline Development Plan in Appendix 19, and containing an existing dwelling that utilises an existing vehicular access onto Springs Road.

Rolleston

- 24.1.4.31 The extent to which failure to provide a pedestrian linkage identified in Appendix 23 will result in increased use of private motor vehicles within Rolleston;
- 24.1.4.32 The degree to which pedestrian and cycle access throughout Rolleston may be enhanced from an efficiency and amenity perspective through the provision of cycleways and walkways;
- 24.1.4.33 The need to provide linkages (road, cycle, walkways) to schools, business areas, community facilities and reserves to ensure that the town develops in an integrated manner;
- 24.1.4.34 The need to provide for pedestrian and cycle movement within the road reserve;
- 24.1.4.35 The extent to which failure to provide walkways/cycleways may result in a loss of opportunity to enable non-vehicular access by children to and between residential areas, schools and community facilities;
- 24.1.4.36 The need for local reserves;
- 24.1.4.37 The extent to which failure to provide walkways/cycleways may result in a loss of pedestrian safety and amenity;
- 24.1.4.38 The design guidelines contained in Appendix 23;
- 24.1.4.39 The extent to which a failure to conform with the roading pattern identified in Appendix 23 will adversely affect:
- (a) ease of access within and an efficient road network throughout Rolleston
 - (b) bus routes
 - (c) the ability of nearby landowners also to conform with the indicative roading layout and the degree to which access (actual or potential) to nearby properties may be changed or compromised.
- 24.1.4.40 The extent to which a failure to provide a linkage will adversely affect the future integration of Rolleston in terms of ease of vehicular and non-vehicular access to and between residential areas, business and community facilities.

Discretionary Activities – Subdivision – General

West Melton Business 1 Zone

- 24.1.5 Any subdivision which is subject to Rule 24.1.1 which complies with all standards and terms in Rule 24.1.3, except Rule 24.1.3.22 shall be a discretionary activity.

Non-Complying Activities — Subdivision – General

- 24.1.6 The following activities shall be non-complying activities:

- 24.1.6.1 Any subdivision which is subject to Rule 24.1.1 and does not comply with 24.1.3, except as provided for in Rule 24.1.5.

24.2 SUBDIVISION – BOUNDARY ADJUSTMENTS

Note: If a boundary adjustment completed under 24.2 creates a land use activity which no longer complies with the district plan provisions for a permitted activity, a separate land use consent may be required for the land use activity.

Restricted Discretionary Activities — Subdivision – Boundary Adjustments

- 24.2.1 Any subdivision to adjust the boundaries between existing allotments shall be a restricted discretionary activity if it complies with the following standards and terms:

- 24.2.1.1 All allotments subject to the boundary adjustment are adjoining or separated by a road, railway line, vehicular accessway or waterbody (excluding aquifers); and

- 24.2.1.2 No additional allotments are created as a result of the boundary adjustment; and

- 24.2.1.3 The area of any allotment after the boundary adjustment has not decreased the smallest allotment existing after the boundary adjustment by an area greater than 15% of that of the smallest allotment prior to the boundary adjustment (except where any such allotment is for the purpose of corner rounding or access to a road); and

- 24.2.1.4 Each allotment has legal access to a formed, legal road.

- 24.2.1.5 The corner of any allotment at any road intersection within a Business zone shall be splayed with a rounded minimum radius of 6m.

Note: If the subdivision complies with Rules 24.2.1.1 to 24.2.1.5, it shall not be notified and shall not require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.2.2.

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

Access

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

- (a) Any adverse effects, including cumulative effects, on traffic safety or traffic flow on the State Highway or Arterial Road; and
- (b) Any alternative roads that may be used for access; and

- (c) The design and siting of the vehicle accessway or vehicle crossing.

Corner Splays

24.2.2.2 Under Rule 24.2.1.5 the Council shall restrict its discretion to consideration of:

- (a) Effects on the efficient functioning of any road, and the safety of road users; and
- (b) The effect on the amenity of surrounding allotments.

Water

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

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

Size and Shape

24.2.2.4 The proposed size and shape of the allotments altered by the boundary adjustment considering:

- (a) The actual or proposed use of the site; and
- (b) The effects of adjoining land uses on the site; and
- (c) Whether, as a result of the boundary adjustment, an allotment may be created which is too small to enable a dwelling to be erected on it as a permitted activity in the district plan and, if so, the mechanism used to inform any prospective purchaser of any such allotment.

Note: *In using its discretion under Rule 24.2.2.4(c), the consent authority shall consider a dwelling of 150m² in gross floor area for compliance with District Plan rules.*

Stormwater Disposal

- 24.2.2.5 The methods for disposing of stormwater;
- 24.2.2.6 Any adverse effects of stormwater disposal on any land drainage scheme administered by the Selwyn District Council; and
- 24.2.2.7 The quantity and rate of stormwater discharged in to any land drainage scheme administered by the Selwyn District Council.

Special Sites

- 24.2.2.8 If any allotment subject to the boundary adjustment contains or adjoins:
 - (a) Any waterbody (excluding aquifers); or
 - (b) Any site listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:
 - Any effects (adverse or beneficial) which the boundary adjustment may have on these values of the site, as identified in the District Plan; and
 - Any proposed mitigation measures to lessen any adverse effects on these values; and
 - Whether public access to the site is desirable and, if so, where and how this may be improved as part of the boundary adjustment; and
 - Whether the proposed size and shape of the allotments are appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.

Utilities

- 24.2.2.9 Any new or upgraded utilities required to any allotment as a result of the boundary adjustment; and
- 24.2.2.10 Whether any utility cables shall be laid underground; and
- 24.2.2.11 The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into or work in conjunction with, utilities or facilities which are owned or managed by Selwyn District Council; and
- 24.2.2.12 For services and facilities which are not to vest in Selwyn District Council:
 - (a) The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and
 - (b) The method(s) by which prospective purchasers of any allotment are to be informed of any fiscal or managerial responsibilities they have for those utilities or facilities; and
- 24.2.2.13 Measures to avoid, remedy or mitigate any adverse effects of constructing or upgrading utilities or facilities on surrounding residents or other parts of the environment.

Easements

- 24.2.2.14 Any easements or other mechanisms needed to obtain legal access to land or utilities.

High Voltage Transmission Lines

- 24.2.2.15 Where any part of the lands in respect of which boundary adjustments are proposed lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any allotment all or part of which will lie within that corridor or distance.

Esplanade Reserves and Strips

- 24.2.2.16 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12.

Non-Complying Activities — Subdivision – Boundary Adjustments

- 24.2.3 The following activities shall be non-complying activities:

- 24.2.3.1 Any subdivision to adjust boundaries which does not comply with Rule 24.2.1 shall be a non-complying activity.

24.3 SUBDIVISION — ACCESS, RESERVE AND UTILITY ALLOTMENTS

Controlled Activities — Subdivision – Access, Reserve and Utility Allotments

- 24.3.1 Subdivision of land to create allotments used solely for:

- Access (including roads and esplanade reserves); or
- Esplanade strips; or
- Protection of sites with special ecological, cultural or heritage values, archaeological sites, or outstanding landscapes; or
- Utility structures and utility buildings;
- Stopbanks

shall be a controlled activity which need not be notified or served on the persons prescribed in regulations (except where any part on an allotment intended to be used for utility structures lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines. In that case, and subject to s94(2) of the Act, notice of the application shall be served on the appropriate network utility operator). The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.3.2.

Subdivision of land to create allotments used solely for utility buildings and utility structures shall be a controlled activity, which shall not be notified and shall not

require the written approval of affected parties. The exercise of discretion shall be restricted to consideration of the matters listed in Rule 24.3.2.

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

Access

- 24.3.2.1 Whether any allotment(s) created by the subdivision require(s) legal access to a legal, formed road; and
- 24.3.2.2 If legal access is to be to a State Highway or Arterial Road listed in Appendix 7:
- (a) Any adverse effects, including cumulative effects, on traffic safety and flow; and
 - (b) Whether access can be obtained of an alternative road; and
 - (c) The design and siting of any vehicle accessway or vehicle crossing.

Size and Shape

- 24.3.2.3 The size and shape of any allotment created by the subdivision considering:
- (a) The proposed use of the site; and
 - (b) Any adverse effects of surrounding land uses on the site.

Special Sites

- 24.3.2.4 For the subdivision of land which contains or adjoins any waterbody (excluding aquifers) the setting aside of esplanade strips or other methods to protect the hydrological characteristics and any ecological values of the waterbody (excluding aquifers).
- 24.3.2.5 If the land to be subdivided contains an ecological site or any place or item which is listed in Appendix 2 as a Designation, Appendix 3 as a Heritage Item, Appendix 4 as a Protected Tree, Appendix 5 as a Site of Significance to Tāngata Whenua:
- (a) Any effects (adverse or beneficial) which subdividing the land may have on the values of the site identified in the District Plan; and
 - (b) Any proposed mitigation measures to lessen any adverse effects on these values; and
 - (c) Whether public access to the site is desirable and, if so, how this may be improved as part of the subdivision;
 - (d) Whether the size and shape of the allotment area is appropriate to maintain the values and features of the site and enable ready access to and maintenance of the site.
 - (e) The results of any consultation with the New Zealand Historic Places Trust Pouhere Taonga and the local rūnanga.

Utilities

- 24.3.2.6 Whether any allotment created by the subdivision needs to be supplied with any utilities or services and, if so:
- (a) The standard of each utility service provided; and

- (b) Whether any utility cables shall be laid underground; and
- (c) The location, design, layout and construction of any utilities or facilities which are to vest in Selwyn District Council; or which are to connect into, or work in conjunction with utilities or facilities which are owned or managed by Selwyn District Council, and
- (d) For services and facilities which are not to vest in Selwyn District Council:
 - The method(s) by which the operation, maintenance, repair and any upgrades to those systems shall be managed; and
 - The method(s) by which prospective purchasers of allotments are to be informed of any fiscal or managerial responsibilities they have for those services and facilities.

Easements

- 24.3.2.7 Any easements or other mechanisms needed to obtain legal access to land or other utilities.

Point Strips

- 24.3.2.8 The creation of any 200mm wide allotment to deny access onto a particular road for traffic safety purposes.

High Voltage Transmission Lines

- 24.3.2.9 Where any part of any proposed allotment lies within a corridor 20 metres from the centreline of transmission lines indicated in the Planning Maps or within 20 metres of any support structure for those lines, the means by which compliance with the New Zealand Code of Electrical Practice (NZCEP:34) may be achieved by likely activities on any such allotment.

Esplanade Reserves and Strips

- 24.3.2.10 Whether any esplanade reserve will be created on any allotment which adjoins a river, lake or stream listed in Appendix 12;
- 24.3.2.11 Whether any esplanade strip will be created on any allotment to protect the natural character of the margins of any river, lake or stream listed in Appendix 12.

Reasons for Rules

Land is usually subdivided, in townships, to create new allotments to be sold as sites for new residential or business development. Subdivision has been the process used in New Zealand to ensure new allotments have appropriate facilities and features to house new buildings. The district plan continues to manage these effects at subdivision stage because:

- (a) The ‘public’ expectation is that if an allotment is purchased, it can be built on – especially in townships.
- (b) It is usually more efficient and effective to ensure utilities and facilities are installed when land is subdivided, rather than when each allotment is sold and built on, particularly reticulated services, roads and reserves.

Rule 24.1 identifies the facilities and other conditions necessary to ensure allotments in each township are suitable for building on. The plan recognises, in Rules 24.2 and 24.3 that some allotments are not subdivided to house new buildings. Rule 24.2 provides separate, less stringent conditions, for the alternation of boundaries between adjoining allotments, where no new allotments are created. The subdivisions provided for in Rules 24.1 and 24.2 are recognised as having more potential effects on the environment than those in Rule 24.3.

Rule 24.1.3.22 requires any subdivision within the West Melton Business 1 Zone to accord with the Living Zone subdivision performance standards, including the minimum average allotment size of 1,000m². This is to ensure that the density of sections to accommodate dwellings is consistent with the scale of residential development within the township. Failure to accord with the Living Zone subdivision rules necessitates a discretionary activity resource consent to enable a full assessment to be undertaken to consider the effects of any sections being created to accommodate dwellings on existing activities established within the zone as well as adjoining Living zones.

Rules 24.1 and 24.2 make subdivision a restricted discretionary activity if the activity complies with all relevant standards and terms. The resource consent application is not notified and does not require the written approval of affected parties. These rules are slightly different from the more common controlled activity for two reasons:

- (a) The consent authority has the discretion to decline 'inappropriate' proposals. Given that the subdivision rules offer increased flexibility for developers in the design and servicing of their subdivisions than was previously the case, this is considered necessary and reasonable.
- (b) A controlled activity is required, under the Act, to be approved. This sometimes resulted in an 'inappropriate' proposal being approved with conditions imposed that, in effect, meant the consent could not be given effect to in terms of the original application (that is, the consent authority was actually declining the application). A restricted discretionary classification avoids this situation.

Outline Development Plans are required in a number of circumstances where the area to be developed is large, or is in multiple ownership. The purpose of Outline Development Plans is to ensure coordinated development, particularly in terms of roading, pedestrian and cycle links; to improve subdivision design; to assist with staging of subdivision; identifying the location of green space and reserves and access points to the adjoining road network; avoidance of adverse effects; and the retention of any key natural features or physical infrastructure.

As urban growth pressures increase, the integration of land use and transport planning to ensure that new developments are accessible, permeable and connected to adjoining land and transport networks is paramount for sustainable and efficient development. Point strips are a method of ensuring that development of land that is in one ownership is able to be connected to adjoining land that also has subdivision potential. Point strips are commonly utilised for road connections, but can also be applied to cycle ways and pedestrian links. Point strips are also a method of restricting access for safety reasons.

DEFINITIONS

INTRODUCTION

This section lists the meaning of underlined words used in this plan, in alphabetical order. Where reference is made to an interpretation provided in a particular Act, and is marked with an asterisk (*), the meaning is provided at the end of this section to assist readers.

Words and phrases defined in section 2 of the Act take the same meaning for the purposes of this Plan.

Any singular definition includes the plural and vice versa.

A

Access: means that area of land over which lawful vehicular and pedestrian access is obtained to a legal road.

Accessway: see Vehicle accessway.

Accessory building: means any building which is separate from the principal building or buildings on the site, the use of which is incidental to the use of the principal building or buildings on the site or to the use of a site. In respect of land used for a residential activity “accessory building” extends to include a sleepout (but not a family flat), garage or carport (whether freestanding or attached to any other building) shed, glasshouse, fence over 2 metres in height, swimming pool or similar structure. Accessory buildings also include implement sheds, storage sheds, and commercial glasshouses and packing facilities which generate less than 15 equivalent car movements/day (refer to the definition of Equivalent Car Movements Per Day).

Act: means the Resource Management Act 1991.

Active Frontage: means buildings where the ground floor level features glazing, windows or doors which allow views into the premises. It refers to that part of the building with glazing occupying the entire area between 1m and 2m in height, as a minimum.

Agrichemical: means any substance or mixtures of substances, whether inorganic or organic, biological, man-made or naturally occurring, modified or in its original state, that is prepared or manufactured and used to eradicate or control flora and fauna. This includes any pesticide, herbicide, fungicide, insecticide, piscicide, vertebrate pest control chemical, or other biocide, or any genetically modified organism or animal remedy classified under the Hazardous Substances and New Organisms Act 1996 and the Agricultural Compounds and Veterinary Medicines Act 1997. For the avoidance of doubt, it does not include fertilisers or lime and other soil conditioners, or animal effluent.

Airport: means any land intended or designed, to be used, whether wholly or partly, for the landing, departure and movement of aircraft.

Allotment: has the same meaning as in section 218 of the Act. *

Amenity Hub: in relation to the Business 2A Zone means a recreation reserve and potentially associated development intended to serve the day to day recreation and convenience needs of employees. An Amenity Hub shall include a recreation reserve with a minimum area of 1000m².

It may also include retail/service activities (such as but not limited to a bakery, café, dairy, takeaway bar, child care and learning centre, or fitness centre) that serve the day to day needs of employees within the surrounding area. Any such associated retail/service activity shall be located adjacent to or opposite, if separated by a road, the recreation reserve required.

Amenity Planting: means any tree or trees planted in the immediate vicinity of a house or principal building, primarily to provide shelter or aesthetic appeal. Amenity plantings include any woodlot, orchard or vineyard planted in close proximity to a house or principal building, primarily to supply the residents on-site. The total area of any woodlot, orchard or vineyard which is classed as amenity planting shall not exceed 4 ha.

Amenity Values: has the same meaning as defined in section 2 of the Act.

Antenna: means that part of a communication facility used for the transmission or reception of signals including the antenna mounting but not including any supporting mast, pole or similar structure. This definition includes any dish antenna.

Archaeological site: has the same meaning as in section 2 of the Historic Places Act 1993. *

Arterial Road: means any road identified as an arterial road in the road hierarchy classification as listed in Appendix 7. They connect areas of district importance not already provided by State Highways. Arterial roads connect the districts townships and other important places and activities together, including across district boundaries. Arterial roads are subject to tighter access controls than collector and local roads to promote efficient traffic flow.

B

Boarding of Animals: includes the use of any land or building for the boarding or care of animals which do not permanently reside on the site. It includes veterinary hospitals or clinics which provide overnight accommodation for ill or recuperating animals.

Boundary: includes any legally defined boundary of a site, allotment or property.

- **Internal boundary:** means any boundary of a site other than a road boundary
- **Road boundary:** means any boundary of a site with a legal road (formed or unformed) or any boundary which is contiguous to a boundary of a road designation.

Building: means any structure or part of any structure whether permanent, moveable or immovable, but does not include any of the following:

- Any scaffolding or falsework erected temporarily for maintenance or construction purposes.
- Any fence or wall of up to 2m in height.
- Any structure which is less than 10m² in area and 2m in height.
- Any vehicle, trailer, tent, caravan or boat which is moveable and is not used as a place of storage, permanent accommodation or business (other than the business of hiring the facility for its intended use).
- Any utility structure.

C

Carehome: an old people's home or home for the care of people with special needs excluding a hospital.

Collector Road: means any road identified as a collector road in the road hierarchy classification as listed in Appendix 7. Their prime role is to distribute and collect local traffic within and between neighbourhood areas. In some situations they may link smaller rural communities to the arterial road network. Collector roads are required to balance the necessary traffic movement function against the property access function that they also need to provide.

Contaminated Land: includes any land which contains hazardous substances at concentrations above recognised guidelines which pose or are likely to pose an immediate or long term risk to human health and/or the environment.

Commercial rearing: in relation to livestock means the breeding and/or rearing and sale of animals and birds for financial gain.

Community Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002. *

Community Market: means a market which is community based, and run by a non profit organisation. This organisation shall have a committee consisting of the usual office holders, including but not limited to a chair, secretary and treasurer and shall hold an annual general meeting. A Community Market shall be no larger than 500m² with no more than 35 stalls.

Comprehensive Residential Development: shall only apply to the Living L15 zone in Prebbleton. In Prebbleton it means 8 or more residential units clustered, planned and designed in an integrated and comprehensive manner. Comprehensive residential development applies where all required land use and subdivision consents are submitted concurrently or where the required landuse consent for comprehensive residential development is submitted and approved prior to a subdivision consent being submitted for the same.

Comprehensive Medium Density - See Medium Density definition

Cycleway: See Pedestrian-cyclist link

D

dBA: means A-frequency-weighted sound pressure level in decibels relative to a reference sound pressure of 20 micropascals. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Decibel (dB): is the term used to identify 10 times the logarithm to base 10 of the ratio of two like quantities proportional to intensity, power or energy. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Design speed in respect to roads is the speed used for the design of geometric features of a road carriageway that influence vehicle operation. Design speed should not be less than the 85th percentile speed (which is known as the operating speed).

Detention Centre or Prison: means land or buildings used in whole or in part for the assembly, corrective training, housing or incarceration of persons convicted of offences or on remand and includes (without limitation):

- A prison, corrective training institution or police jail establishment under the Penal Institutions Act 1952
- A “Habilitation Centre” as defined in section 2 of the Criminal Justice Act 1985;
- A periodic detention centre established under section 126 (I) of the Criminal Justice Act 1985; or of, any like facility.

Development: for the purpose of determining development contributions, development means any subdivision or other development that generates a demand for reserves, network infrastructure, or community infrastructure but does not include the pipes or lines of a network utility operator.

Development Contribution: has the same meaning as in section 197 of the Local Government Act 2002. *

Disposal: includes any activity associated with the permanent discarding of material which is spent, worthless or in excess. For the purposes of the land use rules for hazardous substances, disposal does not include the application of hazardous substances in accordance with the manufacturer's instructions. For the purposes of the land use rules for waste generation, storage and disposal, disposal does not include: the deposition of inert fill on to land from another site, for the purposes of landscaping, levelling or recontouring land, filling holes or depressions, preparing building sites or other construction work.

Domestic pets: means any domesticated bird or animal bred, reared and/or kept on a site for the purposes of a pet or security; other than any donkey, pig, rooster or peacock.

Drive through facility: means a retail activity where goods are sold to customers whom remain within their vehicle and for the purpose of determining car parking the queue length shall be provided from the first point of contact, usually where orders are placed.

Dwelling: means any building or buildings or any part of a building or buildings which is used as a self-contained area for accommodation or residence by one or more persons; where that area collectively contains: bathroom facilities, kitchen facilities and a sleeping/living area. The term dwelling includes a family flat up to 70m², except where the Plan has separate provisions that apply specifically to family flats.

A dwelling does not include any part of a farm building, business building or accessory building which contains bathroom or kitchen facilities which are used solely for the convenience of staff, or contract workers who reside off-site, or day visitors to the site; unless that building or part of a building is being used for overnight accommodation.

Where any buildings, building or part of a building on a site contains more than one set of bathroom facilities, kitchen facilities and a sleeping/living area such that they can be used as self-contained residences by different households, then each separate set of facilities shall be deemed to be one dwelling.

E

Earthworks: include any disturbance to, or excavation, removal or deposition of, soil, earth, or any other mineral derived from the ground.

Educational Facility: includes any land, building or structure which is/are used for the provision of regular instruction or training of students by suitably qualified instructors and any ancillary activities, and includes any pre-school.

Elderly Residential Care: means any facility and associated ancillary services providing care for the elderly. For the purposes of Rule 10.14 (Elderly Residential Care – Living 1A Zone at Lincoln) it does not include hospital care, or similar, in a full nursing care licensed rest home.

Emergency Services: means facilities and activities utilised for the protection and safety of people and property in times of an emergency and shall include New Zealand Fire Service, New Zealand Police and St Johns Ambulance.

Engineering Code of Practice: means the Selwyn District Council Engineering Code of Practice dated 20 February 2012, and includes any amendment to, or replacement of the Code of Practice, which shall have legal effect as part of the plan.

Equivalent Car Movements Per Day:

1 car to and from the property	= 2 equivalent car movements
1 truck to and from the property	= 6 equivalent car movements
1 truck and trailer to and from the property	= 12 equivalent car movements

Esplanade Strip: means a strip of land created by the registration of an instrument in accordance with section 232 of the Act for a purpose or purposes set out in section 229 of the Act.

F

Family Flat: means any dwelling up to 70m² in gross floor area, excluding garaging, which is located on the same site as an existing dwelling and the family flat is occupied by a member of the same immediate family as a person residing in the main dwelling on the site. A family flat may be attached to either the dwelling or an accessory building, or be free-standing.

Food and Beverage: means a retail activity involving the sale of food and, or beverages prepared for immediate consumption on or off the premises including restaurants, taverns, cafes and takeaway bars but does not include supermarkets, dairies or bottle stores.

Freestanding Sign: includes any sign which stands upright without having to be attached to any building, post or other structure and which can be readily moved.

Front Building Façade: applies to a dwelling and refers to the elevation which most directly faces the road or right of way from which the site is accessed.

G

Green Waste: includes any compostable vegetative material, including but not limited to: weeds and garden waste, spoiled crops and tree prunings.

Gross Floor Area (GFA): means the sum of the total area of all floors of any building. It shall be measured from the exterior faces of the exterior walls or from the centre line of any wall separating adjoining buildings. For the purpose of calculating parking requirements GFA shall exclude any required parking and loading areas provided within a building.

Ground Level: means the level of the ground existing when works associated with any prior subdivision of the land were completed, but before filling or excavation for new building work on the land has commenced.

H

Hazardous Substance: includes, but is not limited to, any substance as defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. *

Health Care Services: means land and or buildings used for the provision of services relating to the physical and mental health of people and or animals including: vets, general practices, medical centres, and dentists, in addition for the purposes of calculating car parking requirements, includes a hospital.

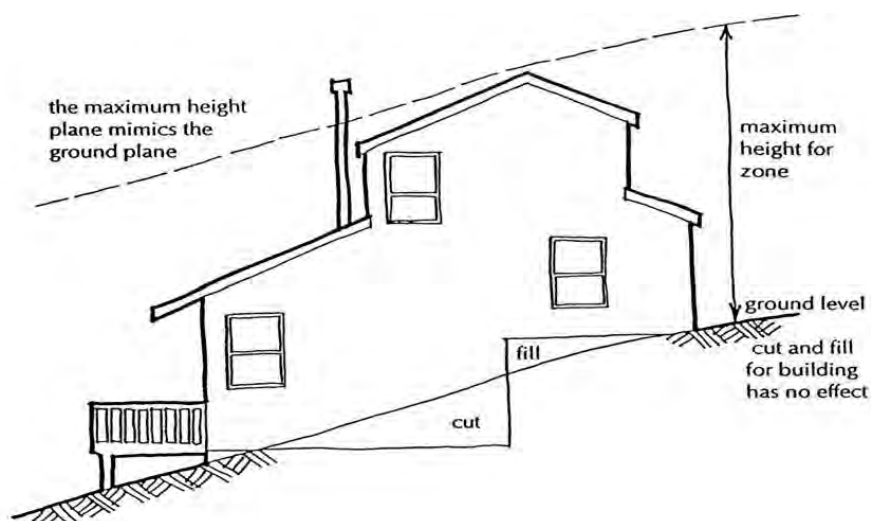
Height: in relation to any building or structure means the vertical distance between the ground level at any point and the highest part of the building or structure immediately above that point.

For the purpose of calculating height in any zone, no account shall be taken of any:

- Radio or television aerial provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2.5m.
- Chimney or flue not exceeding 1m in any direction.
- Utility, or part of a utility with a horizontal dimension less than 25mm.
- Lift shaft, plant room, water tank, air conditioning unit, ventilation duct and similar architectural features on any building in the Business zones (except the Business 2A Zone) provided that the maximum height normally permitted by the rules for the zone is not exceeded by more than 2m.
- Lift shafts, plant rooms, water tanks, air conditioning units, ventilation ducts, cooling towers, chimney stacks, water tanks and similar architectural features on any building in the Business 2A Zone provided that the maximum height normally permitted by the rules is not exceeded by more than 5m and no more than 10% of the plan area of a building.

Measurement of Height:

For the purpose of applying rules in relation to height, the following diagram may be used to understand the application of the height rule.



Historic Heritage: means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

- archaeological:
- architectural:
- cultural:
- historic:
- scientific:
- technological; and

Includes-

- historic sites, structures, places, and areas; and
- archaeological sites; and
- sites of significance to Maori, including wāhi tapu; and
- surroundings associated with the natural and physical resources.

I

Improved Pasture: for the purposes of administering indigenous vegetation clearance rules, improved pasture shall mean an area of pasture where species composition and growth has clearly been modified and enhanced for livestock grazing by cultivation or topdressing and over-sowing, or direct drilling, and where exotic pasture species are obvious.

Indigenous Vegetation: means a plant community in which species indigenous to that part of New Zealand are important in terms of coverage, structure and/or species diversity. For these purposes, coverage by indigenous species or number of indigenous species shall exceed 30% of the total area or total number of species present, where structural dominance is not attained. Where structural dominance occurs (that is indigenous species are the tallest stratum and are visually conspicuous) coverage by indigenous species shall exceed 20% of the total area.

Industrial Activity: means any activity involving the manufacturing, production, processing, assembly, disassembly, packaging, servicing, testing, repair and/or warehousing of any materials, goods, products, machinery or vehicles, but excludes mining, mineral exploration and quarrying.

Intensive Livestock Production: means the use of land and buildings for the commercial rearing and management of livestock where the viability of that activity is not dependant upon the soil fertility of the land on which that activity is undertaken.

Internal Boundary: refer to Boundary.

K

Kitchen: means a room or indoor area, the principal purpose of which is the preparation and cooking of food. A kitchen will generally include a sink bench, and a means of cooking food such as a stove, gas or electric cooker, or microwave (or have the facilities for the installation of these).

L

L₁₀: means the L₁₀ exceedence level, in A-frequency-weighted decibels, which is equalled or exceeded ten percent of the total measurement time.

Lake: has the same meaning as defined in section 2 of the Act.

Landscaping: means the visual improvement of an area through designed live planting of trees, shrubs and ground cover for amenity purposes and may include provision of physical features such as paving, art and seating. For the purposes of this definition, landscaping does not include the re-contouring of land by removing or displacement of earth or soil, or any earthworks associated with the erection or installation of a wall.

Ldn: means the night-weighted sound exposure level in dBA also known as the day-night average sound level and is the 24 hour sound exposure level in A-frequency weighted decibels (dBA) for any day with the period 10pm to 7am the following day “weighted” by 10 dB to represent the increased sensitivity of people to night-time noise. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Leq: means the sound level averaged over a stated time period which has the same A-weighted sound energy as the time varying sound during the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

L_{max}: means the maximum A-frequency-weighted sound level (dBA L_{max}) during a stated time period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Local Centre: is a small grouping of convenience stores (in the order of 1-5 stores) servicing residents’ day-to-day retailing requirements and predominantly draws people from a localised area.

Local Road: means a road that is not intended to act as a main through route for motorised vehicle traffic as their primary network function is to provide property access, and they generally have lower traffic volumes. Any road in the district that is not specifically identified in this Plan as a State Highway, Arterial or Collector road is a ‘local road’. New Local roads are further classified into the following sub categories.

- **Local Business Road (includes cul de sacs):** means a local road that serves a commercial or industrial area within a business zone in the district. These roads can be different in nature and of a higher standard, compared to a residential local road, as they need to cater for larger and heavier vehicles with their increased demands on vehicle manoeuvring, parking and property access.
- **Local Major Road:** means a local road that connects to collector and arterial roads (and other local roads). They are likely to form part of a wider network of connected roads of a similar standard that extends over an urban area. Council’s urban design terminology refers to these roads as “local area Streets”
- **Local Intermediate Road (includes cul de sacs):** means a local road with low traffic volumes and speeds and primarily provides only for property access in urban areas, while maintaining some degree of connectivity best suited for walking and cycling between streets. The Councils urban design terminology refers to these as “neighbourhood streets”,
- **Local Minor (includes cul de sacs):** means a local road that primarily provides for property access. Local minor roads are referred to as “resident’s streets” Local minor roads are required to maximize street amenity in a space shared by all road users and have a low speed environment (less than 50km/hr).

M

Maintenance of gardens lawns or public spaces: means carrying out any work to preserve existing gardens lawns or public spaces in such a way that the scale or nature of the gardens lawns or public spaces is not altered. Maintenance does not include upgrading.

Medium Density: means residential development at a higher density than standard low-density residential development of detached dwellings on sections typically larger than 550m². Medium

Density Development has to be located within a medium density area identified on an operative Outline Development Plan in a Living Z zone, or within the Business 1 Zone.

The Selwyn District Plan distinguishes between the two Medium Density types: 1. 'Small-lot' Medium Density housing and 2. 'Comprehensive' Medium Density dwelling.

1. Small-lot Medium Density

Small –lot Medium Density dwellings means smaller, individually designed houses built on small sections that are a minimum of 400m². Small-lot Medium Density typologies include standalone units, semi-detached and/or duplex units.

2. Comprehensive Medium Density

Comprehensive Medium Density housing means four or more semi-detached or attached dwellings that are designed, clustered, and built in an integrated manner and built on a block of land identified for medium density housing on a Living Z Outline Development Plan or zoned Business 1.

Note: Please refer to the Medium Density Guide for illustrations of typologies anticipated in the Selwyn District.

Mineral Exploration: has the same meaning as “exploration” in section 2 of the Crown Minerals Act 1991. *

Mining: has the same meaning as “mining” in section 2 of the Crown Minerals Act 1991. *

Monofill: Includes any landfill which is designed and operated to accept waste associated with one specific activity or form of waste. For the purposes of Rule VII, a monofill does not include any landfill which accepts hazardous waste.

N

Neighbourhood Centre: is a grouping of principally convenience stores (in the order of 6-15 stores) predominantly servicing the local communities weekly and day-to-day retail requirements.

Net Density: is the number of lots of household units per hectare (whichever is the greater). The area (ha) includes land for:

- Residential purposes, including all open space and on-site parking associated with residential development;
- Local roads and roading corridors, including pedestrian and cycle ways, but excluding State Highways and major arterial roads;
- Local (neighbourhood) reserves.

The area (ha) that excludes land that is:

- Stormwater retention and treatment areas;
- Geotechnically constrained (such as land subject to subsidence or inundation);
- Set aside to protect significant ecological, cultural, heritage, or landscape values;

- Set aside for esplanade reserves or access strips that form part of a larger regional or sub-regional reserve network;
- For local community services and retail facilities, or for schools, hospitals or other district, regional or sub-regional facilities.

Network Infrastructure: has the same meaning as in section 197 of the Local Government Act 2002.

Noise Limit: means a L10, Leq or Lmax sound level in A-frequency-weighted decibels that is not to be exceeded during a measurement sample time in a specific time-frame. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Noise Sensitive Activities:

- Residential activities other than those in conjunction with rural activities that comply with the rules in the plan;
- Educational activities including pre-school places or premises;
- Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;
- Hospitals, healthcare facilities and elderly persons housing or complex.

Noticeboard: means a structure or device upon which notices can be placed or attached that are of community interest, which are intended to be read by people stopping at the noticeboard rather than by people passing by.

Notional Boundary: means a line 20m from any side of a rural dwelling or the legal boundary where this is closer to the dwelling.

NZTA: the New Zealand Transport Agency

O

Office: a place where administrative, business, clerical or professional and, or management activities are conducted.

On-site Public Space: means de-facto public space occurring on private sites. This includes all places where the public may be present including visitor car parking areas, private lanes and accessways to buildings. It excludes areas such as service lanes for the delivery of goods.

Operating Speed: The speed at which motor vehicles generally operate (85th percentile speed) on a particular road. Where operating speeds are unknown they are assumed to be the posted speed limit plus 10km/hr.

Outdoor Display Area: For the purpose of calculating car parking requirements, outdoor display area shall include the area of any land within a site where goods are on display for sale.

P

Parking Areas: means a continuous portion of a site, sites, allotment, allotments or part of any site or allotment on which parking for motor vehicles is provided and includes associated access.

Pathway: means a formed path for pedestrians and, or cyclists.

Pedestrian-cyclist link: means a green transport corridor for pedestrians and, or cyclists that for example links a road to a road, or a road to a reserve or facility. They are also known as 'walkway/cycleway links'. There is generally a pathway provided within the corridor for pedestrians and cyclists to share.

Place of Assembly: means any land and building used for gathering of people. It does not include residential accommodation or places of work.

Plantation: means any group of trees planted on a site, whether intended to be harvested or not, which are not classed as amenity plantings or shelterbelts. A plantation may be comprised of exotic or indigenous species and includes but is not limited to: forests planted for harvesting, conservation, soil erosion control, pest or wilding tree management, and any orchard, vineyard or woodlot which does not comply with the definition of amenity planting.

Point Strip: means a strip of land adjoining the side or end of a road, the purpose of which is to prevent access to that road from land adjoining the point strip. Point strips may also be for the purpose of protecting the opportunity to achieve future transport links between adjoining blocks of land. Such a strip is usually (although not necessarily) about 200mm in width.

Posted Speed Limit: the legal and sign posted speed limit that applies to the road as per the Selwyn District Council Speed Limits Bylaw.

Preschool: means land or buildings used for care and/or education of more than 3 children who do not reside on-site and are under the age of 6 years.

Principal Building: includes any building or buildings which is/are used as part of the primary activity or activities on the site. Principal buildings include dwellings but do not include accessory buildings.

Professional Staff: includes registered medical practitioners, dentists, veterinary surgeons, physiotherapists, practice nurses or any other specialist employed at a health facility who patients may consult for medical advice.

Project: for the purpose of the land use rules for earthworks, the term 'project' includes all earthworks undertaken as part of, or ancillary to, the completion of one particular activity of the construction of a building or structure, whether that activity is undertaken or the building or structure is erected continuously or in discrete stages, and whether it occurs in one continuous area or is separated by land which is not disturbed by earthworks. For example: the construction of one road or track from destination (a) to (b) is one project, as is the disturbance of soil for geological surveys over an identified area.

Protected Tree: a tree or group of trees, which are of significance to the District, and are listed in the protected tree schedule in Appendix 4.

These trees fall into two categories:

- Category A: trees that have particularly high levels of significance, particularly in relation to heritage values, and score the highest under the evaluation criteria.
- Category B: trees that have significance for a range of reasons (e.g. landscape importance) and have a moderate score under the evaluation criteria.

Public Floor Area (PFA): means the sum of all floor areas or outdoor area available for the use of the general public in association with an activity, but excludes lift wells, stairwells, toilets, bathrooms and parking areas.

Q

Quarrying: means to take, mine or extract, by whatever means any rock, stone, gravel or sand existing in its natural state in land. "To quarry" has a corresponding meaning.

R

Radio Communication Facility: means any transmitting or receiving devices such as aerials, dishes, antenna, cables, lines, wires and associated equipment/apparatus, as well as support structures such as towers, masts and poles, and ancillary buildings.

Rear service lane: means in medium density areas identified on an Outline Development Plan a rear service lane that provides vehicle access to a lot or dwelling that has a primary frontage to a public road. Rear service lanes can either be held as private Rights of Way or may be vested in Council as legal road and are to be formed in accordance with Table E13.4.

Recreational Facility or Recreational Activity: includes the use of any land, building or structure for the primary purpose of recreation or entertainment and is available to be used by members of more than one household.

Relocated Building: includes any building that is removed from one site and relocated to another site, in whole or in parts. It does not include any new building which is designed for, or intended to be used on, a site but which is erected off the site, in whole or in parts, and transported to the site.

Research: means the use of land and buildings for the purpose of scientific research, inquiry or investigation, product development and testing, and consultancy and marketing of research information; and includes laboratories, quarantines, pilot plant facilities, workshops and ancillary administrative, commercial, conferencing, accommodation and retail facilities.

Residential Activity: means the use of land and buildings for the purpose of living accommodation and ancillary activities. For the purpose of this definition, residential activity shall include:

- a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site
- b) Emergency and/or refuge accommodation
- c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site

Residential Activity does not include:

- a) Travelling accommodation activities (other than those specified above)
- b) Custodial and/or supervised living accommodation where the residents are detained on site.

Retail Activity: the use of land or buildings for displaying or offering goods for sale or hire to the public, including service stations. For the purposes of calculating car parking requirements, slow trade and bulk goods retail shall mean large goods which typically have a low turn-over such as building supplies, white wares, furniture and vehicles.

River: has the same meaning as defined in section 2 of the Act.

Road: shall have the same meaning as defined in section 315 of the Local Government Act 1974. * and shall include roads to be vested.

Road Boundary: refer to Boundary.

Rural Residential Activity: means residential units within the Living 3 Zone at an average density of between one and two households per hectare.

S

Secure: with respect to cycle parking, means that cyclists and their bicycles are not exposed to danger or harm; for example cycle parking is not located where manoeuvring vehicles could collide with a cyclist and or their parked bicycle; also that the cycle parks are not located where there is no visibility from a public space (i.e. a road or car parking area).

Service Station: means any site where the dominant activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel) and may also include any one or more of the following:

- The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles;
- Mechanical repair and servicing of motors (including motor cycles, caravans, motor boats, trailers);
- Warrant of fitness testing;
- The sale of other merchandise where this is an ancillary activity to the sale of the motor fuel and vehicle accessories;
- Truck stops.

Except that for the purposes of calculating car parking requirements, the following may be separately assessed: Mechanical repair and servicing of motors (including motor cycles, caravans, motor boats, trailers), Warrant of fitness testing and or the sale of other merchandise where this is an ancillary activity to the sale of the motor fuel and vehicle accessories;

Setback: means the minimum prescribed distance between the exterior face of the building and the boundaries of its site. The following intrusions are permitted into any setback area:

- a) Eaves being no more than 600mm wide.
- b) Any porch, windbreak, chimney, external stairway or landing being no more than 1.8m long and extending no more than 800mm into the setback area.
- c) Any utility structure attached to an existing building or structure located in a setback from a waterbody provided that it does not protrude more than 1.5m from that existing building or structure.

Shelterbelt: means any trees planted primarily to provide shelter for stock, crops or buildings from the prevailing wind(s). Shelterbelts are not more than 20 metres in width and are not clearfelled.

Sign: means any device or structure which is visible from any public space and is used to: identify any site or building; provide directions or information; or promote any goods, services, or forthcoming event. A sign does not include any window display, or property identification signs which do not exceed an area of 0.2 m² (including rural numbers, dairy company numbers, street/road numbers/property names and property owners' names as long as those property identifiers do not include any advertising).

Silent File Area: includes any land which is listed in Appendix 5 and shown on the Planning Maps as a Silent File Area.

Site: means an area of land or volume of space:

- Held in a single certificate of title, or
- Comprised of two or more adjoining certificates of title held together in such a way that they cannot be dealt with separately without the prior consent of the Council; or
- For which a separate certificate of title could be issued without further consent of the Council.

Small-lot Medium Density: see Medium Density definition

Solid Waste: includes any material which is discarded as being spent, useless, worthless or in excess, and includes liquid or gaseous waste which is stored in containers.

Sound Exposure Level: means the A-frequency weighted sound pressure level in decibels which, if maintained consistent for a period of 1 second, would convey the same sound energy to the receiver as is actually received from a given noise event over the same period. See NZS 6801:1999 Acoustics – Measurement of Environmental Sound.

Spiritual Activity: means land and/or buildings used for the public and/or private assembly of people primarily for worship, meditation, spiritual deliberation and ancillary community facilities of a non-commercial nature.

State Highway: means any road that is identified as a State Highway in the road hierarchy classification as listed in Appendix 7 and managed by the New Zealand Transport Agency. They are high capacity roads of national importance providing inter-district and regional links between significant transport destinations such as towns, cities, ports and other places of significance. State Highways are maintained to high standards to ensure they operate efficiently, including managing both road and property access to them through the New Zealand Transport Agency's powers under the Government Rounding Powers Act. They are also subject to access controls in this Plan.

Subdivision Consent has the meaning set out in section 87(b) of the Act.

Subdivision of Land and **to subdivide land** have the meanings set out in section 218 of the Act.

T

Telecommunication Facility: means any telecommunication line, telephone exchange, telephone booth, telephone cabinet or pay phone, or any other structure, facility or apparatus intended for the purpose of effecting telecommunication.

Telecommunication Line: means a wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for the transmission or reception of signs, signals, impulses, writing, images, sounds, or intelligence of any nature by means of any electromagnetic system; and includes any pole, insulator, casing, fixture, tunnel or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor and also includes any part of a line.

Temporary Accommodation: includes the use of any building to house any person for residential or business activities on a site, while construction work is being undertaken on the site. Temporary accommodation may be provided for persons occupying the site on which construction work occurs, or for persons involved in the construction work.

Temporary Activity: (including any associated buildings) means:

- Buildings, structures and activities ancillary to a construction project for a period of up to 12 months or the duration of the construction project, whichever is the lesser.

- A community market, provided that it does not occur on any site for more than one day per week.
- Any other activity provided that it does not occur:
 - o On any site for a period of not more than 15 consecutive hours in any 24 hour period and no more than twice per month, with a total of 12 occurrences in a 12 month period; or
 - o On any site for a period which does not last longer than a total of 7 consecutive days at any one time and occurs on not more than 3 times at any one site in any 12 month period.

Temporary Military Training Activity: means a temporary activity undertaken for Defence Purposes. Defence purposes are those in accordance with the Defence Act 1990.

Temporary Sign: includes any sign erected to advertise an upcoming event of interest to the community, or any sign which advertises the products or services of a business or organisation which is associated with an activity on these sites on which the sign is erected. Any temporary sign shall not be erected on any site for more than 6 consecutive calendar months at any one time, or for a collective period of more than 6 calendar months in any 2 year period, except that for any school or church anniversary event the temporary sign may be displayed for up to 12 months prior to the event.

Tertiary Education: means the use of land and buildings for the purpose of facilitating tertiary education, training, development and instruction and/or related research and laboratories; and includes ancillary and accessory administrative, cultural, commercial, communal, conferencing, accommodation, retail and recreational facilities.

Township: means an urban area within the District that comprise a Living zone(s) and in some situations a Business zone(s).

Tree: any woody perennial plant, typically with a distinct trunk (but sometimes multi-stemmed) from which branches arise well above ground level to form a crown, and includes other plants of a tree-like size and form such as palms.

U

Utility: includes the use of any structure, building or land for any of the following purposes;

- (a) The generation, transformation and/or transmission of energy;
- (b) Any telecommunication facility or telecommunication line;
- (c) Any radio communication facility;
- (d) The conveyance, storage, treatment or distribution of water for supply, including (but not limited to) irrigation and stockwater;
- (e) The drainage, reticulation or treatment of stormwater, waste water or sewage;
- (f) Transport infrastructure, including (but not limited to) roads, accessway, railways, airports and navigational aids;
- (g) Work to mitigate potential natural hazards, including (but not limited to) stopbanks, groynes and gabions;
- (h) Meteorological facilities for the observation, recording and communication of weather information.

Utility Building: includes any building or part of any building which is a utility or which is used principally to house or support a utility; and that building is 10m² or more in gross floor area, and greater than 2.5m in height.

Utility Structure: includes any device, equipment or other facility which is used principally to house or support a utility including any antenna, mast, pole or pylon; or any structure housing a utility which is less than 10m² in gross floor area, or less than 2.5m in height.

V

Vehicle Accessway: means any area of land, the primary purpose of which is to provide access between the body of any allotment(s) or site(s) and any road reserve. Accessway includes any rights of way, access lot, access leg or private road.

Vehicle Crossing: means the area within the road reserve over which vehicles move from the carriageway to a site. The width of a vehicle crossing shall be defined as the formed width at the property boundary. The length of the crossing is the distance from the edge of the carriageway to the property boundary.

Vehicle Crossing: includes any formed vehicle entrance or exit point from any site on to any road, and includes that part of the road boundary across which the vehicle access is obtained and any culvert, bridge or kerbing.

Vehicle Movement: means a single motor vehicle journey to or from a particular site. “Vehicle trip” has the same meaning.

Visitor Accommodation: means the use of land and buildings for transient accommodation offered on a daily tariff, except as provided for under the definition of a residential activity. Visitor accommodation may involve the sale of food and liquor to in-house guests.

W

Wāhi Taonga Management Area: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Management Area.

Wāhi Taonga Site: includes any land, building or structure which is listed in Appendix 5 and shown on the Planning Maps as a Wāhi Taonga Site.

Walkway: See Pedestrian-cyclist Link

Waterbody: means fresh water or geothermal water in a river, lake, stream, pond (but excluding any artificial pond), wetland, or aquifer, or any part thereof that is not located within the coastal marine area.

Wetland: has the same meaning as defined in section 2 of the Act. *

Workbay: for the purposes of calculating parking requirements, shall be the area required for each motor vehicle in a space where it can be serviced and any area immediately surrounding the vehicle required for lifts / hoists that enable the vehicle to be worked upon. It is noted that any other floor area within the building surrounding the work bay shall be considered as retail, office or industrial as appropriate.

LEGISLATION REFERRED TO IN THE DEFINITIONS SECTION

Following are the sections of legislation referred to in the Definitions Section and marked by the asterisks (*). They do not form part of the Plan but have been included to be of assistance to readers.

Allotment: in section 218 of the Act.

“Means—

- (a) Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—
 - (i) The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
 - (ii) A subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
 - (b) Any parcel of land or building or part of a building that is shown or identified separately—
 - (i) On a survey plan; or
 - (ii) On a licence within the meaning of Part I of the Companies Amendment Act 1964; or
 - (c) Any unit on a unit plan; or
 - (d) Any parcel of land not subject to the Land Transfer Act 1952.
- (3) For the purposes of subsection (2), an allotment that is—
- (a) Subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
 - (b) Not subject to that Act and was acquired by its owner under one instrument of conveyance—

shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.

- [(4) For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.]

Archaeological site: in section 2 of the Historic Places Act 1993.

“Means any place in New Zealand that—

- (a) Either—
 - (i) Was associated with human activity that occurred before 1900; or
 - (ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and
- (b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.

Community Infrastructure: in section 197 of the Local Government Act 2002 means:

- (a) land, or development assets on land, owned or controlled by the territorial authority to provide public amenities; and
- (b) includes land that the territorial authority will acquire for that purpose.

Development Contribution: in section 197 of the Local Government Act 2002 means a contribution:

- (a) provided for in a development contribution policy included in the long-term council community plan of a territorial authority; and
- (b) calculated in accordance with the methodology; and
- (c) comprising—

money; or

land, including a reserve or esplanade reserve (other than in relation to a subdivision consent), but excluding Maori land within the meaning of Te Ture Whenua Maori Act 1993, unless that Act provides otherwise; or

both.

Hazardous Substance: in section 2 of the Hazardous Substances and New Organisms Act 1996.

“Means, unless expressly provided otherwise by regulations, any substance -

- a) with one or more of the following intrusive properties:
 - i) Explosiveness
 - ii) Flammability
 - iii) A capacity to oxidise
 - iv) Corrosiveness
 - v) Toxicity (including chronic toxicity)
 - vi) Ecotoxicity, with or without bioaccumulation; or
- b) Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph (a) of this definition.”

Mineral Exploration: as “exploration” in section 2 of the Crown Minerals Act 1991.

“Means any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and ‘to explore’ has a corresponding meaning.”

Mining: as “mining” in section 2 of the Crown Minerals Act 1991.

“Means to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and ‘to mine’ has a corresponding meaning.”

Network Infrastructure: in section 197 of the Local Government Act 2002 means:

“The provision of roads and other transport, water, wastewater, and stormwater collection and management.”

Road: in section 315 of the Local Government Act 1974.

“Means the whole of any land which is within a district, and which—

- (a) Immediately before the commencement of this Part of this Act was a road or street or public highway; or
- (b) Immediately before the inclusion of any area in the district was a public highway within that area; or
- (c) Is laid out by the council as a road or street after the commencement of this Part of this Act; or
- (d) Is vested in the council for the purpose of a road as shown on a deposited survey plan; or
- (e) Is vested in the council as a road or street pursuant to any other enactment;—

and includes—

- (f) Except where elsewhere provided in this Part of this Act, any access way or service lane which before the commencement of this Part of this Act was under the control of any council [[or is laid out or constructed by or vested in any council as an access way or service lane]] or is declared . . . by the Minister of Works and Development as an access way or service lane after the commencement of this Part of this Act [[or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988]]:
- (g) Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—

but, except as provided in [[the Public Works Act 1981]] or in any regulations under that Act, does not include a motorway within the meaning of that Act:

Wetland: in section 2 of the Act:

"Includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions."

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ROADS AND TRANSPORT

E13.1 Parking requirements

E13.2 Vehicle accessways and crossing standards

E13.3 Road standards

E13.1 Parking Requirements

E13.1.1 Parking Spaces to be Provided

- E13.1.1.1 For any new activity, or any increase in an existing activity not complying with Section 10 of the Act (Certain Existing Land Uses in Relation to Land Protected), provision shall be made for on-site vehicle parking, for use by staff and visitors, in accordance with Table E13.1(a) and E13.1(b), and in compliance with the car park dimensions in Table E13.2 and Diagram E13.1.
- E13.1.1.2 If an activity is not listed in Table E13.1, the activity closest in parking demand to the new activity shall be used.
- E13.1.1.3 Where there are two or more similar activities in Table E13.1 and there is uncertainty over which rate is most applicable, the activity with the higher parking rate shall apply.
- E13.1.1.4 Where there are two or more different activities listed in Table E13.1 occurring on the site, the total requirement for the site shall be the sum of the parking requirements for each activity.
- E13.1.1.5 Where a parking requirement results in a fractional space, any fraction of one half or over shall be rounded up to the nearest whole number and any fraction under one half shall be disregarded except that there must be a minimum of one space for each activity.
- E13.1.1.6 Parking spaces for persons with impaired mobility shall be provided at the required rate (refer to Rules 5.5.1.5 and 17.5.1.4) and shall be included within the total requirement specified in Table E13.1.
- E13.1.1.7 Where an application includes two or more activities, and the nature of activities is unknown, the activity with the highest parking rate shall apply.
- E13.1.1.8 The parking requirement for Food and Beverage activities is based on PFA. Where PFA is not specified or is unknown, the parking requirement shall be calculated based on GFA.

Table E13.1(a) – Minimum Parking Spaces to be Provided

Except as provided in Table E13.1(b), the following parking rates shall apply:

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Residential	2 spaces per residential dwelling, except that no spaces are required for residential dwellings in the Living Z Medium Density areas identified on an Outline Development Plan.
Industrial activities	1.5 spaces per 100m ² GFA
Places of Assembly and/or Recreational Activities	10 spaces per 100m ² public area or 1 space per 10 seats, whichever is greater
Drive-throughs, excluding service stations	5 stacked parking spaces per booth or facility
Service stations	1 space beside each booth or facility except car wash facilities which shall be provided with 5 stacked parking spaces per facility
Retail activities generally (including Commercial)	4.5 spaces per 100m ² GFA and/or outdoor display area
Slow trade and bulk goods retail	2.5 spaces per 100m ² GFA and/or outdoor display area
Food and Beverage	4.5 spaces per 100m ² PFA for the first 150m ² then 19 spaces per 100m ² PFA thereafter. Where there is no public floor area, for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Sports grounds and playing fields	15 spaces per hectare of playing fields
Carehomes	1 space per 3 clients
Health care services	3 spaces per professional staff member employed on-site at any one time
Offices	2.5 spaces per 100m ² GFA
Research facilities	1 space per 2 full time equivalent staff

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Educational (excluding Preschools)	1 space per full time equivalent staff member, plus 1 space per 8 students over 16 years of age, and Visitor/set down parking at: Primary schools: 1 space per 6 students All other education facilities: 1 space per 20 students under 16 years of age except that in respect to student parking, any required on site parking provision can be deferred until a minimum of 5 spaces are required. At such time that the 5th space is required, the car parks shall be formed and sealed on site within 6 months of that time.
Preschool	0.26 spaces per child (including drop-off and staff parking)
Visitor Accommodation	1 space per bed plus 1 space per 2 staff
Activities providing automotive servicing	3 parking spaces per work bay ¹

Table E13.1 (b) — Parking spaces to be provided for Town Centres, and Local and Neighbourhood Centres

The following requirements shall apply to:

- Retail and Food and beverage activities located within the main Business 1 zone within the town centres of Lincoln, Rolleston, Darfield, Prebbleton, Leeston or Southbridge, as shown on the respective Planning maps.
- Local and Neighbourhood Centres as identified on an approved Outline Development Plan.

For the avoidance of doubt, the following requirements shall not apply to isolated pockets of Business 1 zoned land or areas of Business 1 zone land which are outside of the main town centre.

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Food and Beverage (Lincoln, Rolleston, Darfield, Leeston and Southbridge except as specified below)	3.5 spaces per 100m² PFA for the first 150m² then 15 spaces per 100m² PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area, for example a drive through only, one space shall be provided per staff member employed on the site at any one time.

ACTIVITY	MINIMUM PARKING SPACES TO BE PROVIDED
Retail activities generally (including Commercial) (Lincoln, Rolleston, Darfield, Leeston and Southbridge except as specified below)	3.5spaces per 100m ² GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking.
Food and Beverage (Neighbourhood centres (activities under 450m ²) and Prebbleton)	4.0 spaces per 100m ² PFA for the first 150m ² then 17 spaces per 100m ² PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Retail activities generally (including Commercial) (Neighbourhood centres (activities under 450m ²) and Prebbleton)	4.0 spaces per 100m ² GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity, shall be marked on-site to provide a minimum level of staff parking.
Food and Beverage Local centres and Southbridge (activities under 200m ² GFA)	2 spaces per 100m ² PFA for the first 150m ² then 15 spaces per 100m ² PFA thereafter. Of which the greater of 1 space or 15% of the total spaces required for the activity shall be marked on-site to provide a minimum level of staff parking. Where there is no public floor area, for example a drive through only, one space shall be provided per staff member employed on the site at any one time.
Retail activities generally (including Commercial) Local centres and Southbridge (activities under 200m ² GFA)	2 spaces per 100m ² GFA and/or outdoor display area. Of which the greater of 1 space or 15% of the total spaces required for the activity shall be marked on-site to provide a minimum level of staff parking.

Table E13.2 – Minimum Car Park Dimensions

Type of User	Parking Angle (°)	Stall Width (m)	Aisle	Stall Depth (m)
		To be increased by 300mm where they abut a permanent obstruction (e.g. wall)	(Specified for one way, forward entry. Two way aisles shall be 5.5m minimum)	(5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas)
Long Term	90 (Perpendicular)	2.4	6.2	5.4
(Tenant, employee and commuter parking, universities – generally all day parking)	60	2.4	4.9	5.4
	45	2.4	3.9	5.4
	30	2.1	3.1	5.4
Medium Term	90	2.5	5.8	5.4
(Town centre parking, sports facilities, entertainment centres, hotels, motels, - generally medium term parking)	60	2.5	4.6	5.4
	45	2.5	3.7	5.4
	30	2.3	3.0	5.4

Type of User	Parking Angle (°)	Stall Width (m)	Aisle	Stall Depth (m)
		To be increased by 300mm where they abut a permanent obstruction (e.g. wall)	(Specified for one way, forward entry. Two way aisles shall be 5.5m minimum)	(5.0m if low kerb allows overhang, but this overhang shall not encroach on required landscape areas)
Short Term	90	2.6	5.4	5.4
(Short-term town centre parking, shopping centres, supermarkets, hospitals and medical centres (generally where children and goods can be expected to be loaded into vehicles))	60	2.6	4.3	5.4
	45	2.6	3.5	5.4
	30	2.5	2.9	5.4
			8.0	5.4
Disabled Parking	As above	3.2	As above	5.4
All Users	Parallel	2.5	5.5 (two way)	5.4

NOTE:

Refer to Diagram E13.1(a) for car parking space layout.

Notes:

1. Car parking spaces for people with disabilities are subject to requirements under the current New Zealand Building Code including being located as close as practicable to the building entrance. The spaces shall be on a level surface and be clearly signed.
2. For further design guidance for parking areas in buildings refer to the New Zealand Building Code D1: Access Routes or Australian Standard Off-street Parking, Part 1: Car Parking Facilities, ASNZ 2890.1-2004 and subsequent amendments.

E13.1.2 Availability of Parking Spaces

E13.1.2.1 Any area required for on-site parking or loading, other than for a residential activity, shall be available at all times for staff and visitors during the hours of operation of the activity and shall not be diminished by any subsequent erection of any structure, storage of goods, or any other use.

E13.1.3 Parking Area Location

E13.1.3.1 All parking required in Table E13.1 above and all loading (including unloading) areas shall be located on the same site as the activity for which the parking is required. This rule shall not apply to any required parking which complies with rule E13.1.3.3 below.

E13.1.3.2 Any parking or loading area for any activity in a Business zone shall not have its access across land in any Living zone.

E13.1.3.3 Within a Business 1, 2 or 2A Zone, parking required in table E13.1 above may be provided on a physically adjoining site, or on a site within 100m

of the site on which the activity is undertaken, provided that in either of these situations:

- (a) the parking shall be clearly associated with the activity by way of signage on both sites, or alternatively be available for general public use, and
- (b) the parking is located on the same side of any road as the activity, and
- (c) the most direct route provided or available for pedestrians from the parking area to the activity is not more than 200m and,
- (d) if disabled parking cannot be physically accommodated on the same site as the activity, shall be provided at the closest point to the entrance to the activity with which they are associated and, the most direct route from the disabled parking spaces to the activity shall be accessible for mobility impaired persons and
- (e) Parking on a separate site by an activity must be protected for the use of that activity (and any future activity on the activity site), or for the use of the general public, by an appropriate legal instrument. A copy of the appropriate legal instrument shall be provided to Selwyn District Council for their records.

E13.1.4 Cycle Parking

- E13.1.4.1 Any activity, other than residential activities, temporary activities, activities listed in E13.1.4.2 and activities permitted under Part C, Living Zone Rules - Activities 10.9.1. is to provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required, to a maximum of 10 cycle spaces.
- E13.1.4.2 Any Place of assembly, recreation or education activity shall provide cycle parking at a minimum of 2 spaces and then at a rate of 1 cycle space for every 5 car parking spaces required.
- E13.1.4.3 All cycle parking required by rule E13.1.4.1 or E13.1.4.2 shall be provided on the same site as the activity and located as close as practicable to the building main entrance and shall be clearly visible to cyclists entering the site, be well lit and secure. The type of stand must comply with the Engineering Code of Practice requirements for cycle parking rack systems.

E13.1.5 Loading and Manoeuvring

- E13.1.5.1 All loading and manoeuvring shall be carried out on-site. The manoeuvring area to and from the loading zone shall be designed to accommodate at least the design truck as detailed in the Council's Engineering Code of Practice.
- E13.1.5.2 No loading zone shall obstruct any on-site car parking space or any vehicle or pedestrian access. For clarification any loading spaces shall be in addition to parking spaces required in Table E13.1.

E13.1.6 Parking Spaces for Residential Activities

E13.1.6.1 Garageable parking spaces for any residential activity in any zone shall have the following minimum internal dimensions:

	Width	Depth
Single	3.1m	5.5m
Double	5.6m	5.5m

E13.1.6.2 The minimum width of the entrance to a single garage shall be 2.4 metres.

E13.1.6.3 Any other parking space for any residential activity shall have the following minimum dimensions:

Width	2.5m
Depth	5m

E13.1.6.4 The manoeuvring area to and from the site access to the parking space shall be designed to accommodate at least the design motor car as set out in the Council's Engineering Code of Practice.

E13.1.6.5 Where two parking spaces are required by for any residential activity (other than visitor spaces), they may be provided in tandem where on-site manoeuvring is provided.

E13.1.7 Gradient of Parking Areas

E13.1.7.1 The gradient for any on-site parking surface for any non-residential activity, shall be no more than:

- (a) At 90° to the angle of parking - 1:16
- (b) Parallel to the angle of parking - 1:20

E13.1.8 Maximum Gradients for Access to any Parking Space(s)

E13.1.8.1 The maximum average gradient of any access shall be 1 in 6.

E13.1.8.2 The maximum gradient shall be 1 in 4 on any straight section and 1 in 6 around curves, the gradient being measured on the inside line of the curve.

E13.1.8.3 The maximum change in gradient without a transition shall be no greater than 8°.

E13.1.9 On-site Manoeuvring

E13.1.9.1 On-site manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off a site where:

- (a) Any site has access to a State Highway or arterial road (refer Appendix 7); or
- (b) Any site has access to a collector road and required 3 or more parking spaces; or

- (c) Any site containing a non-residential activity having access to a collector road; or
- (d) Any access to a site that serves 6 or more parking spaces; or
- (e) Any residential activity providing tandem parking.

Note: Required design vehicles for manoeuvring are included in the Council's Engineering Code of Practice.

E13.1.9.2 Parking spaces shall be located so as to ensure that no vehicle is required to carry out any reverse manoeuvring when entering any required parking space.

E13.1.9.3 Vehicles shall not be required to undertake more than one reverse manoeuvre when manoeuvring out of any required parking or loading space.

E13.1.10 Queuing Spaces

E13.1.10.1 A queuing space shall be provided on-site for all vehicles entering or exiting a parking or loading area. The length of such queuing spaces shall be in accordance with Table E13.3 below. Where the parking area has more than one access the number of parking spaces may be apportioned between the accesses in accordance with their potential usage.

E13.1.10.2 The queuing space length shall be measured from the road boundary to the nearest vehicle control point or point where conflict with vehicles or pedestrians on established pathways already on the site may arise.

Table E13.3 – Queuing Space Lengths

Number Of Parking Spaces On-Site	Minimum Queuing Space Length (m)
1-20	5.5
21-50	10.5
51-100	15.5
101-150	20.5
151 or over	25.5

Note: The discharge of storm water from a large sealed area may require a discharge consent from Environment Canterbury.

E13.1.11 Illumination

E13.1.11.1 Any parking and loading areas, (excluding those for any residential activity), which are required at night shall be illuminated to a minimum maintained level of 2 lux, with high uniformity, during the hours of operation.

E13.1.12 Surface of Parking and Loading Areas

E13.1.12.1 The surface of any parking, loading, and associated access areas (except parking areas for any residential activity) shall be formed, sealed and drained with the parking spaces permanently marked.

E13.2 Vehicle Accessway and Crossing Standards

E13.2.1 Private Vehicle Accessway

E13.2.1.1 The minimum requirements for any private vehicle accessway for a site(s) shall be in accordance with Table E13.4.

Table E13.4 – Minimum Requirements for any Shared Private Vehicular Accessway

Zone	Potential No of Sites	Length (m)	Legal Width (m)	Carriageway Width (m)	Turning Area	Passing Bay
Living Zones	2-3	Any length	4.5	3.0	Optional	Optional
Living Zones	4-6	0-50	5.0	3.5	Optional	Required
Living Zones	4-6	Over 50	6.5	4.5	Required	Required
Business Zones	1-6	All lengths	7.0	5.0	Required	Optional

E13.2.1.2 The minimum height clearance for any private vehicle access shall be 4.5m.

E13.2.1.3 Where a private vehicle access serves more than two allotments, in any zone, it shall be formed and sealed.

E13.2.1.4 Where turning areas are required in Table E13.4, this may be facilitated through the use of a hammerhead arrangement. **Note:** refer to the Council's Code of Practice for the design standard required.

E13.2.1.5 The minimum width of an accessway serving a single site in the Living Zones shall be 3.5m.

Notes: Access to allotments with the potential to accommodate more than 6 dwellings in any Living zone or more than 6 sites in any Business zone shall be provided by way of a road, not a private way or access lot (refer to rules C5.2.1.7 and C17.2.1.7). The legal width is greater than the carriageway width to ensure that there is space for suitable on-site stormwater management and landscaping.

E13.2.2 Distances of Vehicle Crossings from Road Intersections

- E13.2.2.1 No part of any vehicle crossing shall be located closer to the intersection of any roads than the minimum distances specified in Table E13.5 except that where the boundaries of a site do not allow the provision of any vehicle crossing whatsoever in conformity with Table E13.5, a single vehicle crossing may be constructed in the position which most nearly complies. (Note that the Road Hierarchy for the District is set out in Appendix 7).
- E13.2.2.2 In applying E13.2.2.1 the distances specified in Table E13.5 shall be measured along the road boundary parallel to the centre line of the roadway of the frontage road from the kerb line, or formed edge, of the intersecting road – refer to Diagram E13.5.
- E13.2.2.3 No part of any vehicle crossing shall be located closer than 30 metres to the intersection of any railway line measured from the nearest edge of the vehicle crossing to the limit line at the level rail crossing.

Table E13.5 – Minimum Distances of any Vehicle Crossing from Intersections

Vehicle Crossing Joins to	Posted speed Km/hr	Intersecting Road Type Distances in Metres			
		State Highway	Arterial	Collector	Local
Strategic State Highway	> 50	100	100	100	100
	≤50	30	30	30	30
Arterial	> 50	100	100	100	100
	≤50	30	30	30	30
Collector	> 50	75	75	60	60
	≤50	30	30	30	25
Local	> 50	75	75	60	60
	≤50	25	25	25	10

Note: The vehicle crossing to the Business 1 Zone at Rolleston bounded by Rolleston Drive, State Highway 1 and Dick Roberts Place shall be located approximately 300 metres from the strategic intersection of State Highway 1 and Rolleston Drive. Refer to Rule 22.

E13.2.3 Sight Distances From Vehicle Crossings

E13.2.3.1 Any access on any road shall have minimum unobstructed sight distances that comply with Tables E13.6 below and measured in accordance with Diagram E13.2.

Table E13.6 – Minimum Sight Distances

Posted (Legal) Speed Limit (km/h)	State Highways and Arterials Required Sight Distances (m)	Collector and local roads	
		Living Zones Sight Distances (m)	Business Zones Sight Distances (m)
50	113	45	113
60	140	65	140
70	170	85	170
80	203	115	203
90	240	140	240
100	282	250	282

E13.2.4 Vehicle Crossing Design and Siting

- E13.2.4.1 Vehicle access to any site from any road or service lane shall be by way of a vehicle crossing constructed at the owner's or developer's expense.
- E13.2.4.2 For all sites in a Living Zone there shall be a maximum of one vehicle crossing per site.
- E13.2.4.3 For sites in the Business 2A Zone with frontage to roads other than State Highway and Arterial roads, there shall be a maximum of two vehicle crossings per site except that:
- (a) There may be a maximum of three vehicle crossings per site where the road frontage is more than 100 metres in length.
- E13.2.4.4 For sites in all other Business zones (excluding B2A zone) there shall be a maximum of one vehicle crossing per site, except where:
- (a) the site has frontage to roads other than State Highway and Arterial roads, where there may be a maximum of two vehicle crossings per site if each crossing is a single exit or entry (one way flow), or
 - (b) The site has a road frontage of more than 100m in length where there may be a maximum of three vehicle crossings per site.
- E13.2.4.5 The maximum spacing and width any vehicle crossing shall comply with Table E13.7.
- E13.2.4.6 For the purposes of measuring the distance between crossings specified in table E13.7, the distance between two vehicle crossings shall be measured along the edge of the carriageway parallel to the road centre line, between the full height kerb or edge of crossing seal and the full height kerb or seal edge of the adjoining crossing.
- E13.2.4.7 For the purposes of measuring crossing widths as specified in Table E13.7, the width of a vehicle crossing shall be measured at the property boundary (parallel with the road reserve).

Table E13.7 – Vehicle Crossing Requirements

Zone	Distance Between Crossings (m) on Same Side of Road	Width (m)	
		Minimum	Maximum
Living zones	Vehicle crossing to a shared accessway	Residential activities – 3.5m	Residential activities – 6m
	Greater than 7m;	Non-residential activities – 4m	Non-residential activities – 7m
	All other vehicle crossings;		
	Less than 1m or greater than 7m		
All Business zones except the B2A Zone (Izone)	Less than 1m or greater than 7m	5m	7m or 8m for shared crossings
B2A Zone (Izone)	Less than 1m or greater than 7m	5m	12m

E13.2.4.8 Notwithstanding E13.2.4.5 above, for vehicle crossings onto a State Highway or Arterial road with a posted speed limit of 70km/h or greater the distances between crossings shall be taken from Diagram E13.4.

E13.2.5 Standard of Vehicle Crossings

E13.2.5.1 Vehicle crossings shall be constructed to the following minimum standards:

- (a) Standard vehicle crossings shall be provided to sites capable of containing no more than 6 dwellings or which generate no more than 100 vehicle movements per day.
- (b) Heavy-duty vehicle crossings shall be provided for all other sites.

E13.3 Road Standards

E13.3.1 New Roads

E13.3.1.1 Any new road shall be laid out and vested in the Council in accordance with the standards contained in Table E13.8. Where stipulated that one parking lane is required the placement of this can alternate between respective sides of the road in the form of parking base.

E13.3.1.2 When determining the carriageway width as shown in Table E13.8 in accordance with E13.3.1.1, the carriageway widths shall be measured kerb face to kerb face.

Table E13.8 – Road Standards

Type of Road	Legal Width (m)		Carriageway Width (m)		Traffic lanes	Parking lanes	Specific provision for cycles (on road or off road)	Pedestrian Provision
	Min	Max	Min	Max	Min. No. of	Min No. Of		Minimum
State Highways	20	25	NA refer to NZTA	NA refer to NZTA	2	2	Yes	Both sides
Arterial	20	25	13	14	2	2	Yes	Both sides
Collector (except in Business 1 zone)	20	25	11	12	2	1	Yes	Both sides
Collector (Business 1 Zone)	20	25	13	14	2	2	Yes	Both sides
Local – Business	20	25	12	13	2	2-Both sides	Optional	Both sides

Type of Road	Legal Width (m)		Carriageway Width (m)		Traffic lanes	Parking lanes	Specific provision for cycles (on road or off road)	Pedestrian Provision
Local roads – Living								
Local Roads – Living 3 Zone at Rolleston (as shown within the Outline Development Plan at Appendix 39 and 40)	18m	20m	6m	6.5m		Nil		One side only
Local – Living 2 zone only	18	20	6	6.5	2	NA	NA	Optional but no more than one side.
Local - Major	16	20	8.5	9	2	1	Optional	One side
Local - Intermediate	13	15	7	8	2	1	NA	One side
Local - Minor	10	12	5	6	1	NA	NA	NA
Cycle/Pedestrian Accessway	6	10	2.5	3.0	NA	NA	Yes	Yes

Notes: The Engineering Code of Practice (COP) includes more detail on the design requirements of roads and cycle/pedestrian accessways.

Approval must be sought from NZTA before any work is carried out within the State Highway road reserve.

Table E13.8 does not apply to roads within the B2A zone formed in accordance with the recommended road cross sections in appendix E22 (refer to rule 17.1.1.3).

Where cycling provision is made on street on Collector Roads in the Business 1 Zone, a 14m carriageway must be provided.

E13.3.1.3 Any footpath shall be constructed as a sealed strip within the berm. All areas of berms not sealed in footpath are to be formed in grass, except in the Business zones where the full width of the berm shall be formed.

E13.3.1.4 Cul-de-sacs are permitted on local business roads. Cul-de-sacs are also permitted for local intermediate or local minor roads but shall be restricted to a maximum length of 150 metres.

E13.3.1.5 Any cul-de-sac road must connect to a through road and shall not only connect to another cul-de-sac.

E13.3.1.6 Any local road (living) cul-de-sac shall be constructed with a turning head having a minimum diameter of 22m measured from kerb to kerb.

E13.3.1.7 Any local road cul-de-sac (business) shall be constructed with a turning head having a minimum diameter of 30m measured from kerb to kerb.

E13.3.1.8 Any local road in the Living 3 Zone at Rolleston shall be constructed in substantial accordance with the recommended road cross section shown in the Outline Development Plan in Appendix 39 and 40.

E13.3.2 Road Intersection Spacing (all roads)

E13.3.2.1 The spacing between road intersections shall comply with Table E13.10 below.

E13.3.2.2 In determining intersection spacing from Table E13.9 in accordance with E13.3.2.1, where new roads are proposed as part of any Outline Development Plan, the intersection spacing can be designed for the proposed (future) speed limit (typically 50km/hr) within the Outline Development Plan area and on immediately adjoining roads.

E13.3.2.3 The distance between any two road intersections shall be measured along the centre line of the road which has both the intersections:

- (a) From the point where the centre lines of two of the roads intersect;
- (b) To the point where the centre lines of the other two roads intersect.

Table E13.9 – Minimum Distance Between Intersections

Posted (Legal) Speed Limit (km/hr)	Road types	Distance (m)
100	All	800
90	All	248
80	All	214
70	All	181
60	All	151
50	State Highways, Arterials, Collector and Local Business Roads	123
50 (or less)	Local roads only	75

Note: Table E13.9 does not apply to roads within the B2 and B2A zone that are located as shown within Appendix E22 or E32 (refer to rule 17.1.1.4).

DIAGRAMS

Diagram E13.1 – Car Parking

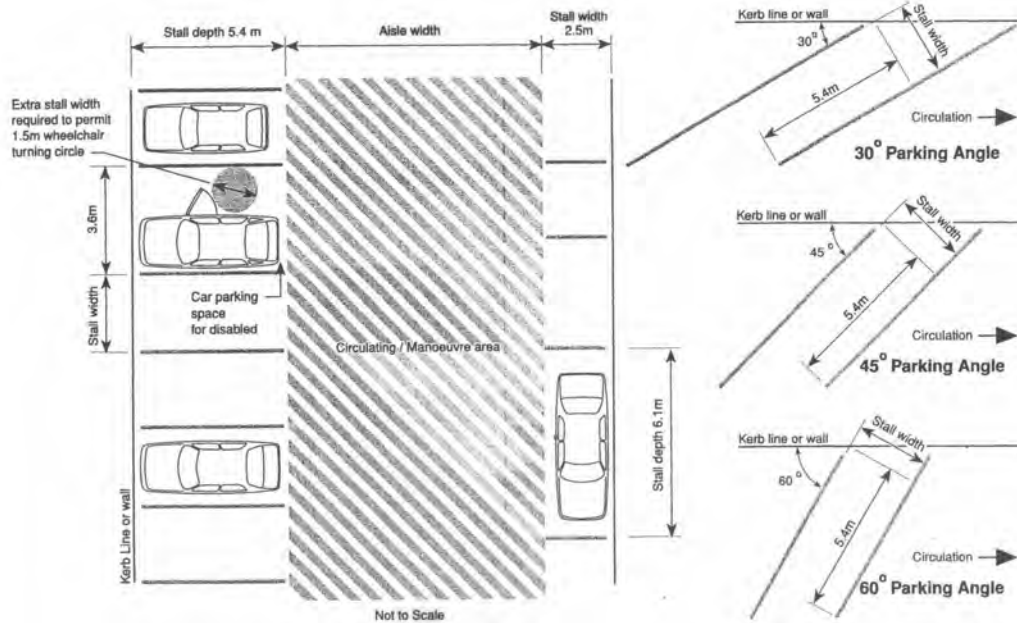
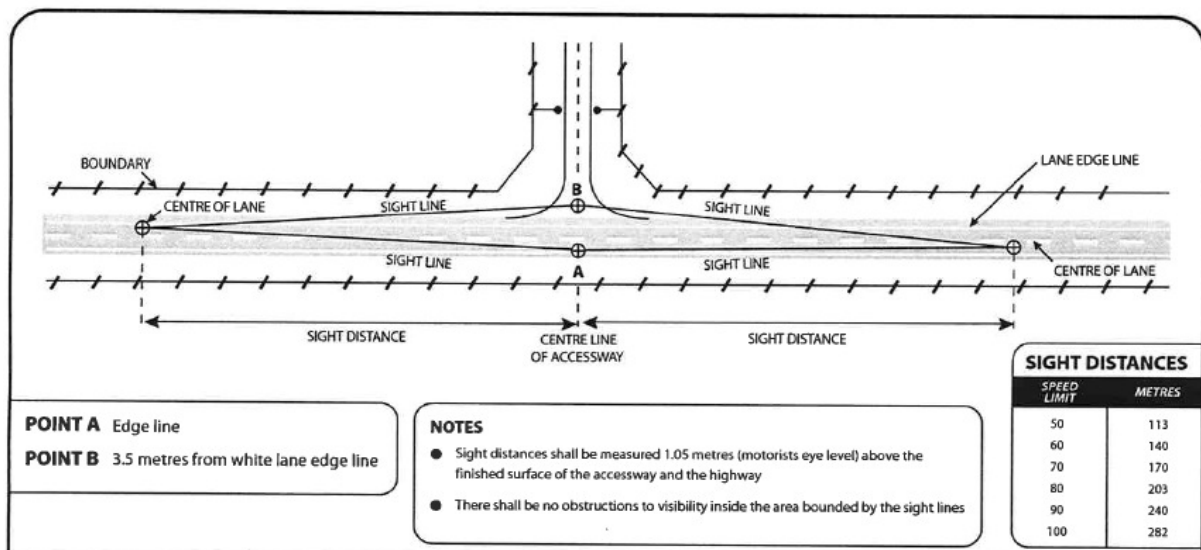
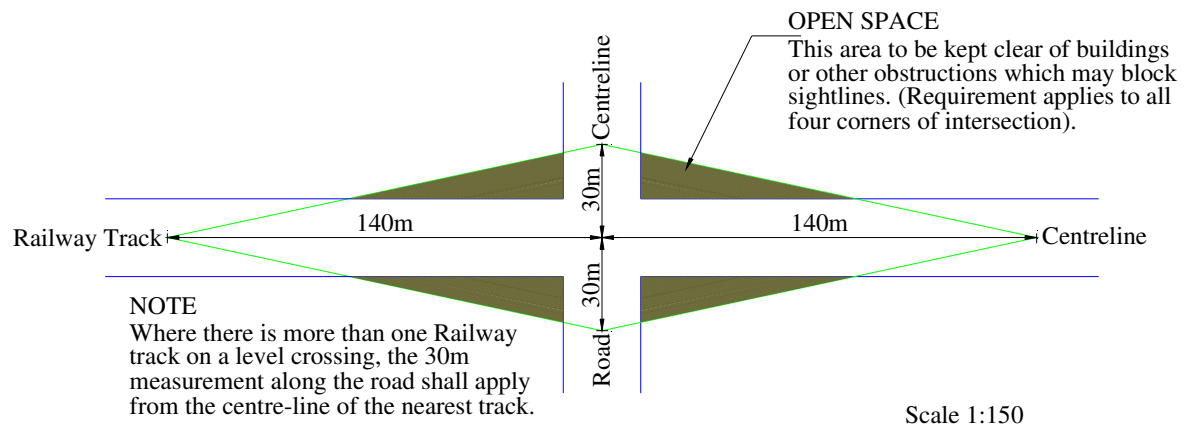


Diagram E13.2 – Sight Distance Measurement and State Highway/Arterial Sight Distance Values



E13.3 Traffic Sight Lines at Railway Crossings



Note: E13.3 relates to Rule C5.4 and C17.4

Diagram E13.4 - State Highways and Arterial Roads - Access Separation From Other Accesses

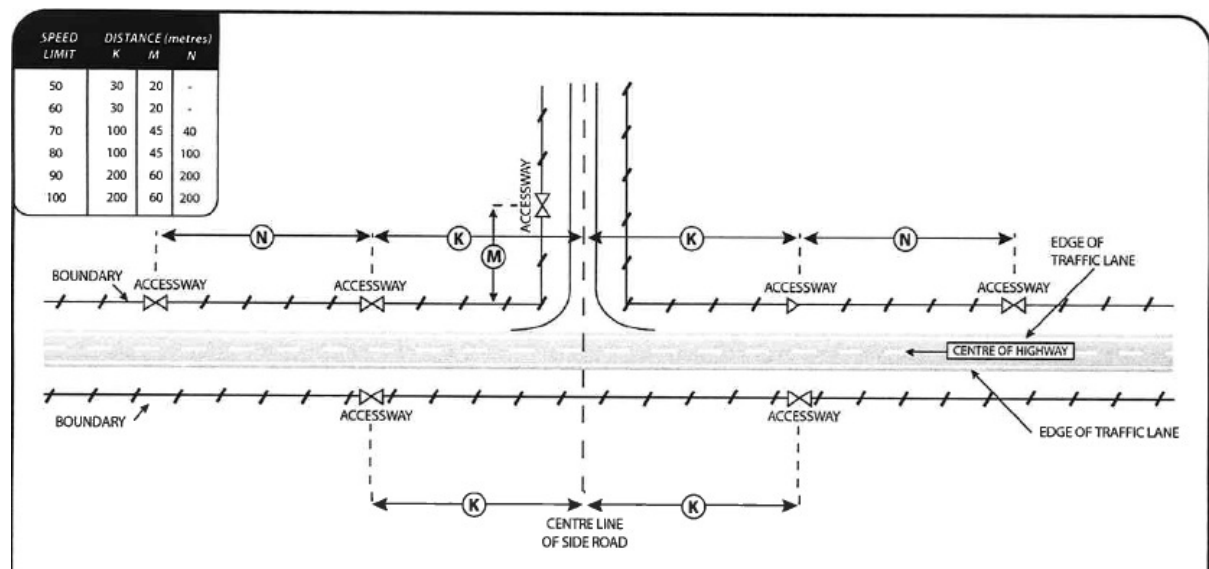
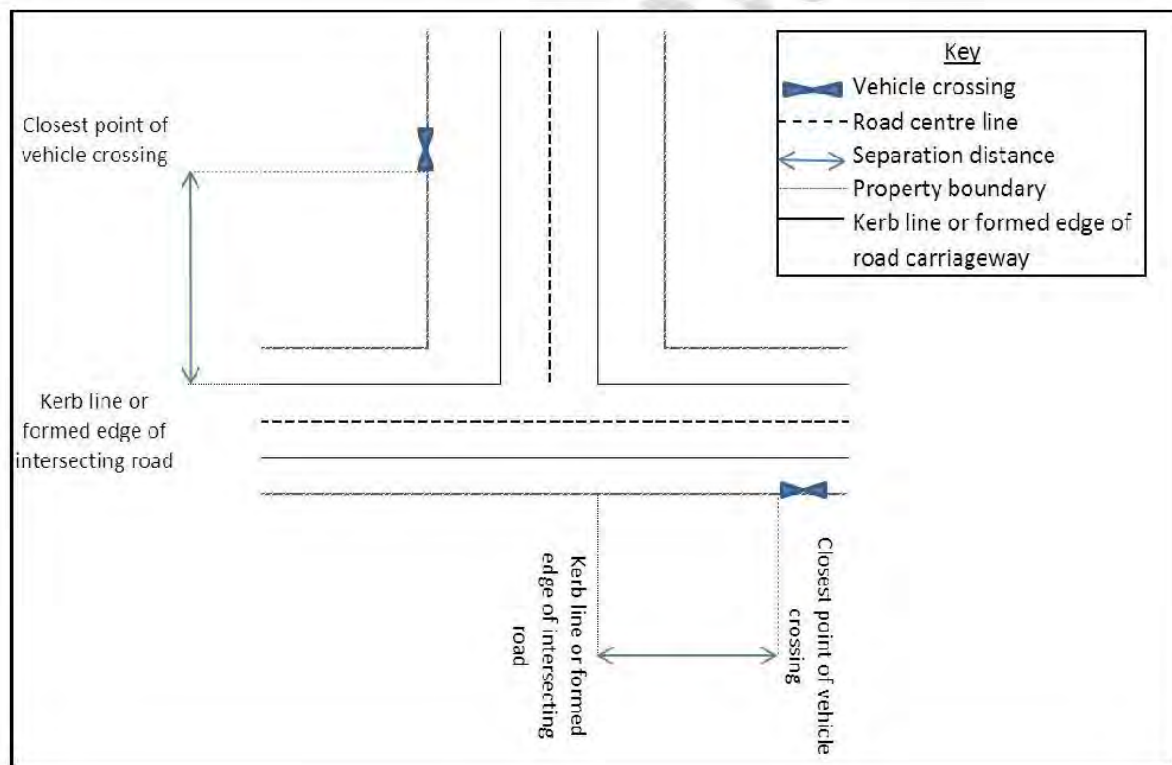


Diagram E13.5 – Access Separation From Intersections



APPENDIX 21

PLANTING REQUIREMENTS FOR BUSINESS 2A ZONE (APPENDIX 22 AND APPENDIX 43) AT ROLLESTON

Group A	Higher canopy trees with an ultimate height of 6.0m to 10.0m	
	Scientific Name	Common Name
	<i>Cordyline australis</i>	Cabbage Tree/Ti kouka
	<i>Hoheria angustifolia</i>	Narrow Leaved Lacebark/Houhere
	<i>Hoheria sextylosa</i>	Long Leaved Lacebark/Houhere
	<i>Liriodendron tulipifera</i> *	Tulip Tree*
	<i>Plagianthus regius</i>	Ribbonwood/Manatu
	<i>Platanus orientalis</i> *	Oriental Plane*
	<i>Podocarpus totara</i>	Totara
	<i>Quercus robur</i> *	English Oak*
	<i>Tilia x europaea</i> *	Common Lime*

***Note: These species only to be used in public areas**

Group B	Medium canopy trees with an ultimate height of 4.0m to 6.0m	
	Scientific Name	Common Name
	<i>Dodonaea viscosa</i>	Akeake
	<i>Kunzea ericoides</i>	Kanuka
	<i>Pittosporum eugenioides</i>	Lemonwood/Tarata
	<i>Pittosporum tenuifolium</i>	Kohuhu
	<i>Pseudopanax arboreus</i>	Fivefingers/Puakao
	<i>Pseudopanax crassifolium</i>	Lancewood/Horoeka
	<i>Pseudopanax ferox</i>	Fierce Lancewood
	<i>Sophora microphylla</i>	Kowhai

Group C Shrub canopy of 1.0m to 4.0m in height

Scientific Name	Common Name
<i>Carmichaelia australis</i>	New Zealand Broom
<i>Cassinia leptophylla</i>	Tauhinu
<i>Coprosma crassifolia</i>	Mikimiki
<i>Coprosma lucida</i>	Shining Karamu
<i>Coprosma propinqua</i>	Mingimingi
<i>Coprosma robusta</i>	Karamu
<i>Coprosma rugosa</i>	Mikimiki
<i>Coprosma virescens</i>	Mikimiki
<i>Corokia cotoneaster</i> [^]	Korokio [^]
<i>Cortaderia richardii</i>	Toetoe
<i>Griselinia littoralis</i> [^]	Broadleaf [^]
<i>Hebe salicifolia</i>	Koromiko
<i>Hebe stricta</i>	Koromiko
<i>Hebe strictissima</i>	Koromiko
<i>Leptospermum scoparium</i>	Tea Tree/Manuka
<i>Lophomyrtus obcordata</i>	Rohutu
<i>Muehlenbeckia astonii</i>	Pohuehue
<i>Olearia odorata</i>	Scented Shrub Daisy
<i>Olearia paniculata</i> [^]	Golden Akeake [^]
<i>Phormium tenax</i>	Flax/Harakeke

[^] **Note: plant species suitable for hedging**

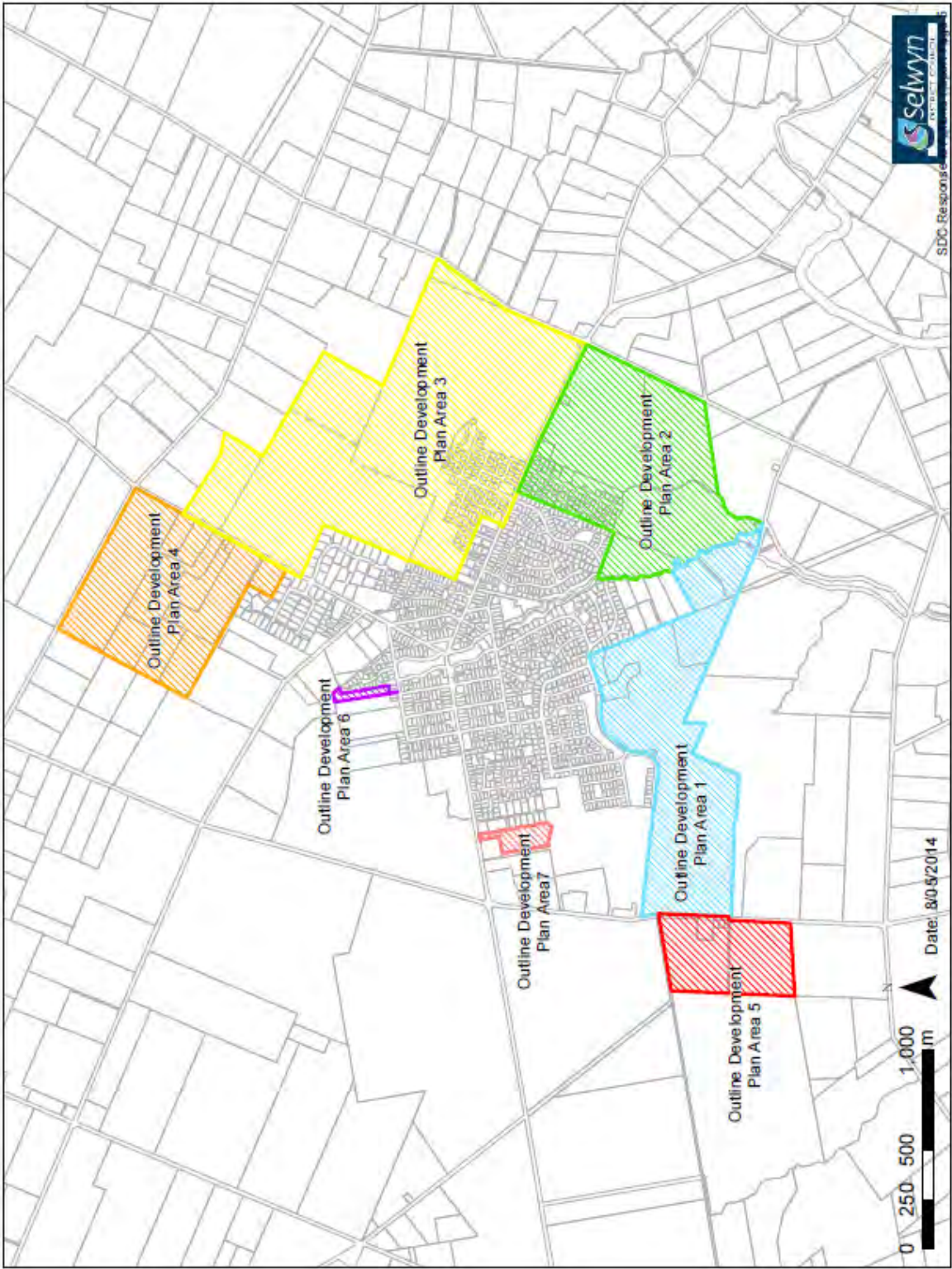
Group D Ground covers

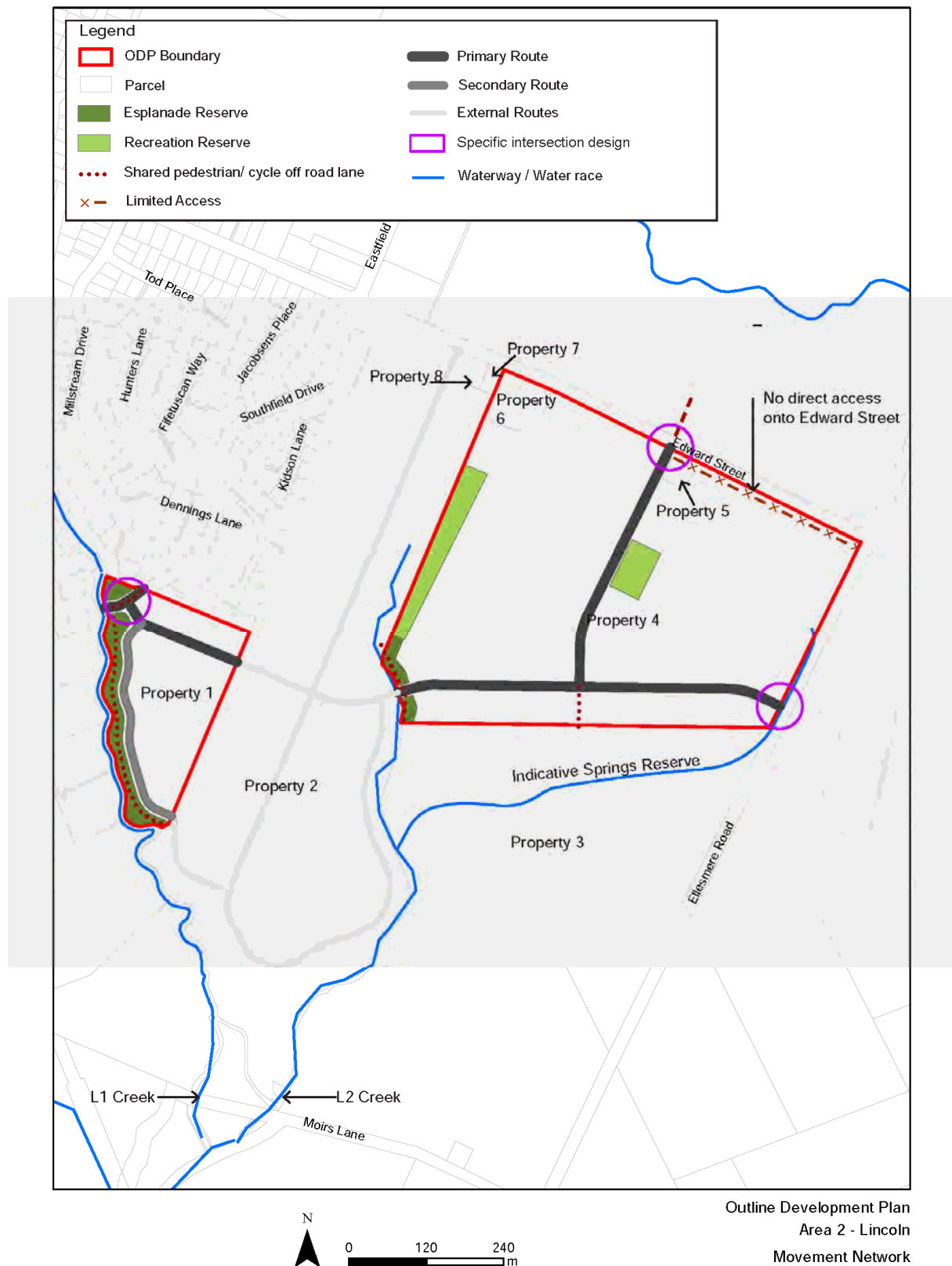
Scientific Name	Common Name
<i>Anemanthele lessoniana</i>	Orizopsis/Windgrass
<i>Astelia fragrans</i>	Bush Flax (green form)/Kakaha
<i>Carex flagellifera</i>	Tussock/Sedge
<i>Carex secta</i>	Tussock/Sedge
<i>Chionochloa conspicua</i>	Tussock/Hunangamoho

OUTLINE DEVELOPMENT PLAN - LINCOLN

- for locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4
- ODP Area 5
- ODP Area 6
- ODP Area 7

Outline Development Areas for Lincoln





OUTLINE DEVELOPMENT PLAN 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3. This provides an overarching urban design framework to guide future development of the land. It provides the principles and design intent that will underpin development of the masterplan.

Consistent with the Lincoln Structure Plan, the ODP supports the principles of strong connectivity to Edward Street, Birchs Road and Ellesmere Road, protection of valued drainage paths through the site and the provision for a neighbourhood centre.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network)

URBAN DESIGN PRINCIPLES

The design principles that underpin this ODP are in line with the Ministry for the Environment's design guide for urban New Zealand "People Places Spaces" which is endorsed by the 'New Zealand Urban Design Protocol'.

Principle	Elements	Purpose
Consolidation and dispersal	— Development patterns — Intensity	To promote higher-intensity development around existing or new nodes and lower density on the periphery. This allows local communities, businesses and public transport to be strengthened and resource efficiencies achieved, while reducing environmental impacts on peripheral areas.
Integration and connectivity	— Movement networks — Building interfaces	To promote development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.

Diversity and adaptability	— Mixes of uses — Flexibility of buildings	To promote choice through the provision of a diverse mix of compatible activities and uses, so built environments can adapt over time. This facilitates the ability to respond efficiently to social, technical and economic changes.
Legibility and identity	— Town form — Visual character	To promote environments that are easily understood by their users, and that display a strong local identity and appropriate visual character. This facilitates an enhanced usage, enjoyment and pride in local places.
Environmental responsiveness	— Ecosystems — Green network — Urban water — Waste — Energy	To promote urban environments that are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production, and balance the spatial needs to achieve this with those required for urbanisation. This facilitates improved ecological outcomes.

DENSITY PLAN

Higher intensity residential development with smaller lots, should be located near proposed open space areas that intersect with primary roads, and in close proximity to walkway / cycleway links to Edward St, which in turn provides access to the town centre. This allows for more compact development in the areas where services and amenities are accessible. Lower intensity with larger lots on the periphery will allow for greater setbacks and landscaping along the northern boundary and the Ellesmere Road and Edward Street boundaries.

More intensive density development concentrated around a central open space network will provide greater amenity and high quality development in these areas.

The neighbourhood centre (new commercial/ retail node) should be located with frontage onto the primary route, and in close proximity to Edward Street to maximise potential patronage from existing surrounding residential areas.

The ODP area shall achieve a minimum net density of 10 households per hectare.

MOVEMENT NETWORK

A legible hierarchy should be created for roads within Area 3, providing integrated connections to adjacent neighbourhoods and future development blocks. The primary routes should be consistent with the Lincoln Structure Plan and support strong connectivity to Edward Street, Birchs Road and Ellesmere Road. The road network should provide efficient and convenient connections between destination points such as community facilities, including the proposed neighbourhood centre and school, and allow for public transport. A logical choice of direct routes should be provided to disperse traffic volumes and reduce travel distances.

Provision of primary and secondary routes will enable safe pedestrian and cycle movements through the site, movement paths for stormwater, and green corridor connections with large centralized areas of open space. Design strategies for these roads should be integrated while minimising conflict between vehicles, pedestrians and cyclists. Primary routes will create a 'spine' for the site with commercial and community areas having direct frontage to these routes.

The north-south oriented primary routes will cross the drainage corridor, while other routes will follow the edges of the centralised reserve areas, providing safe, memorable and legible movement patterns that relate to natural site features and vistas.

All other local streets are not included in the ODP to ensure that the layout remains flexible and responds to built form.

The length, location, geometry, width and overall design of these streets should reduce traffic speeds to allow for safe, pedestrian accessible environments. The patterns created by the streets and open space network should connect neighbourhoods, and in general this will mean that most roads will be through-routes, and any cul-de-sacs should be limited in number and length.

The cycle and pedestrian network has a relationship with the underlying road pattern and open space network. Safe and convenient access for pedestrians and cyclists should be provided for all routes, including footpaths and in some cases cycle lanes. Footpaths should be provided on all roads, and widths may vary depending on the road hierarchy and anticipated use. Barrier free access should be provided along and across all roads for all users including those with mobility restrictions. Along Ellesmere Road and Edward Street additional road reserve may need to be vested in council to accommodate infrastructure positioning such as footpath / cycleway in relation to the appropriate design of these frontages.

Dedicated on-street cycle lanes should be provided for all primary routes. All other streets should be slow speed, low traffic volume environments which are pedestrian and cycle friendly, and create liveable public spaces for the community. In some cases these may be shared surfaces.

Roads edging open spaces should provide safe and direct alternative routes for night use that complement open space movement patterns. These roads also provide passive surveillance and multiple entry and exit points to open space areas. These roads should adequately provide for walking and cycling and have good lighting.

The street pattern should provide direct and convenient access so that a maximum 400m walking distance is provided between all dwellings and open space areas within the site. An off-street cycle path is proposed along Edward Street in accordance with the Lincoln Structure Plan. Other off-street walkways and cycleways are proposed through Browns Lane (which will be deferred until such time as the Duncan Block is developed for residential purposes) and the connected open space network, including the central drainage reserve, as well as along Ellesmere Road. Pedestrian links should be provided from Edward Street and Ellesmere Road to connect to the street network, and pedestrian access should be provided to an existing walkway on the western boundary of the site. Any paths crossing the Liffey Fields stormwater facility should be avoided as far as practicable.

Along the lane from Edward St (Browns Lane) as indicated on the plan fencing is to be restricted to a maximum height of 1m max height for a solid fence, or maximum 1.5m for a semi-transparent fence (i.e. pool style fencing) to provide for surveillance opportunities. Fencing will be along the rear of the adjoining properties so there is a need to retain some flexibility to design for privacy and security in outdoor yards as well as to maintain surveillance.

GREEN NETWORK

The existing natural drainage patterns within the southern portion of the site underpin the connected system of accessible open space. Utilising and enhancing the natural features of the site will contribute to overall character and sense of place, offer more varied recreational experiences, and create a focal point for the community. Reserves should be consolidated around this central core to create large, well proportioned areas for a range of active and passive recreational activities.

In terms of the northern portion of the site, neighbourhood reserves will be developed as part of the overall subdivision design. These will integrate with drainage channels and natural features to provide for a high level of connectivity, recreational value and neighbourhood character.

For the site as a whole, open space areas (including the stormwater reserves) should be accessible from primary and secondary routes within the site, and within a 400m walking distance of all new dwellings. In general, open space areas bounded by roads are more secure because of informal surveillance from passers-by and overlooking from windows and outdoor areas of nearby houses. Reserves that are clearly visible are likely to attract more users and be more valued by the community.

The design of streets will contribute to the overall character and connectedness of the public network of open space. Wide berms with footpaths and avenues of trees can create a boulevard effect to assist with navigation to open space areas. Vistas and key road junctions that terminate with open spaces and landscape features provide opportunities for good user legibility within the site. The junctions between primary routes should also be considered to ensure that long vistas terminate with landmark features such as trees within a landscape setback, and/or landmark buildings.

Integration with the surrounding green network should be provided, including the existing reserve to the west of the site. Appropriate landscape setbacks should be provided along Edward Street and Ellesmere Road for trees and buffer planting, and to facilitate an off-road cycle and pedestrian connection.

BLUE NETWORK

Additional water supplies will be obtained from the installation of new bores. These bores will be located to suit the required pressures and flows. All water mains will follow the road network or pedestrian routes. There are a number of existing bores over the site that could be upgraded to potable standard.

The stormwater network incorporates existing natural drainage patterns that meander east-west through the site, reserves and streets with above-ground stormwater management devices such as swales. Any requirements for stormwater detention and attenuation in the southern catchment should generally be accommodated within the Integrated Stormwater Management Plan (ISMP). The northern catchment is in the Halswell catchment and subject to specific other parameters dictated by Environment Canterbury. The southern catchment discharges to Lake Ellesmere. Stormwater reserves should also be designed and used for recreational purposes such as walking and cycling, and integrated with the open space network. Along with riparian management techniques, these reserves can create valuable ecological corridors and habitats, as well as significant amenity and localized character for the neighbourhood.

An alternative facility may be available for the southern catchment of Area 3 at the corner of Edward Street and Ellesmere Road. Part of the southern catchment can drain to the Liffey Fields stormwater facility.

Sewer connection from the southern catchment to the Lincoln Storage Facility will be via the existing sewage pump station in Lincoln Dale.

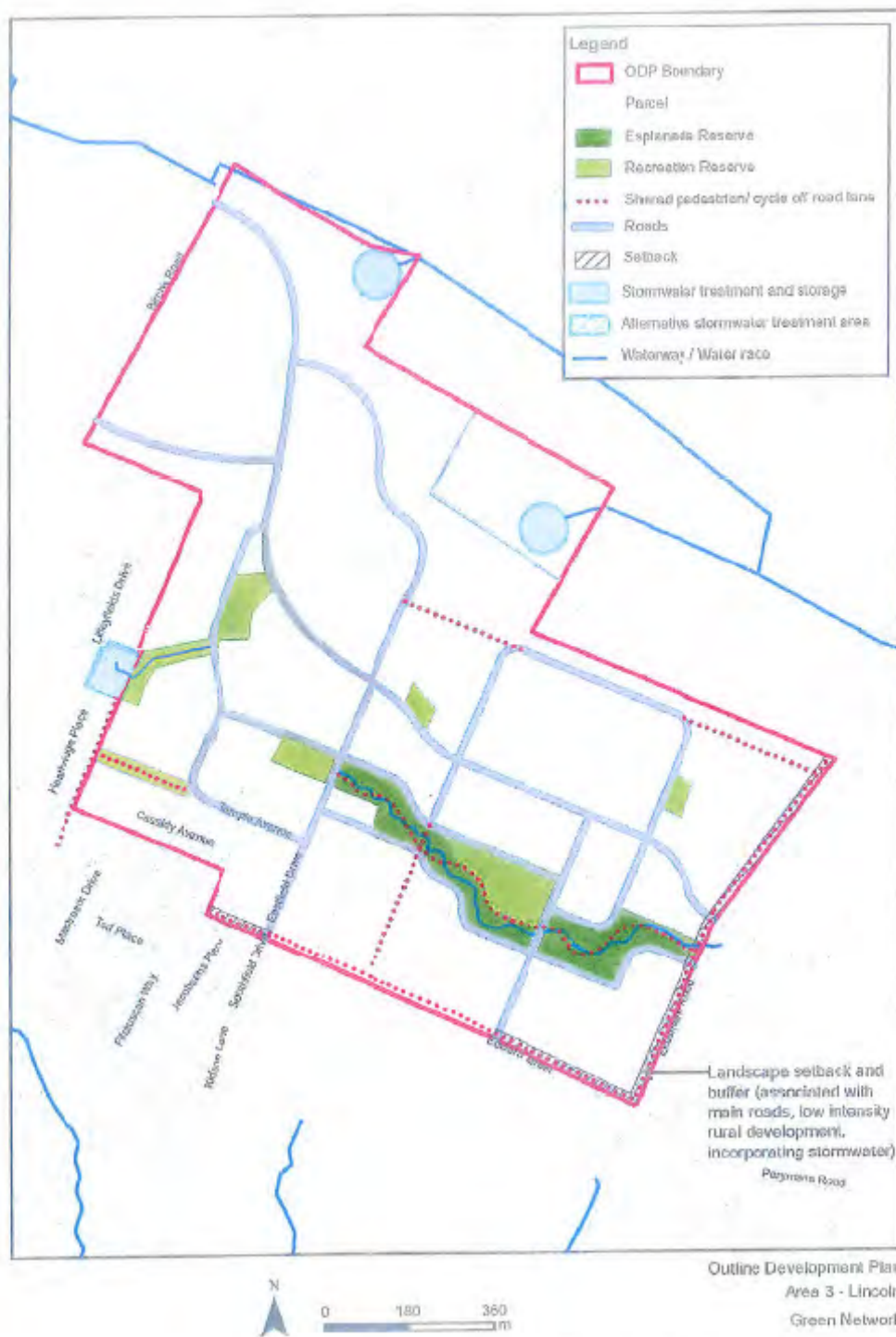
The northern catchment will need to be pumped to the Lincoln storage Facility via proposed pump station (2). The route of the rising sewer from pump station (2) can be agreed at a later date as options exist.

SPECIFIC ODP STANDARDS (REFER TO RULE 12.1.3.38)

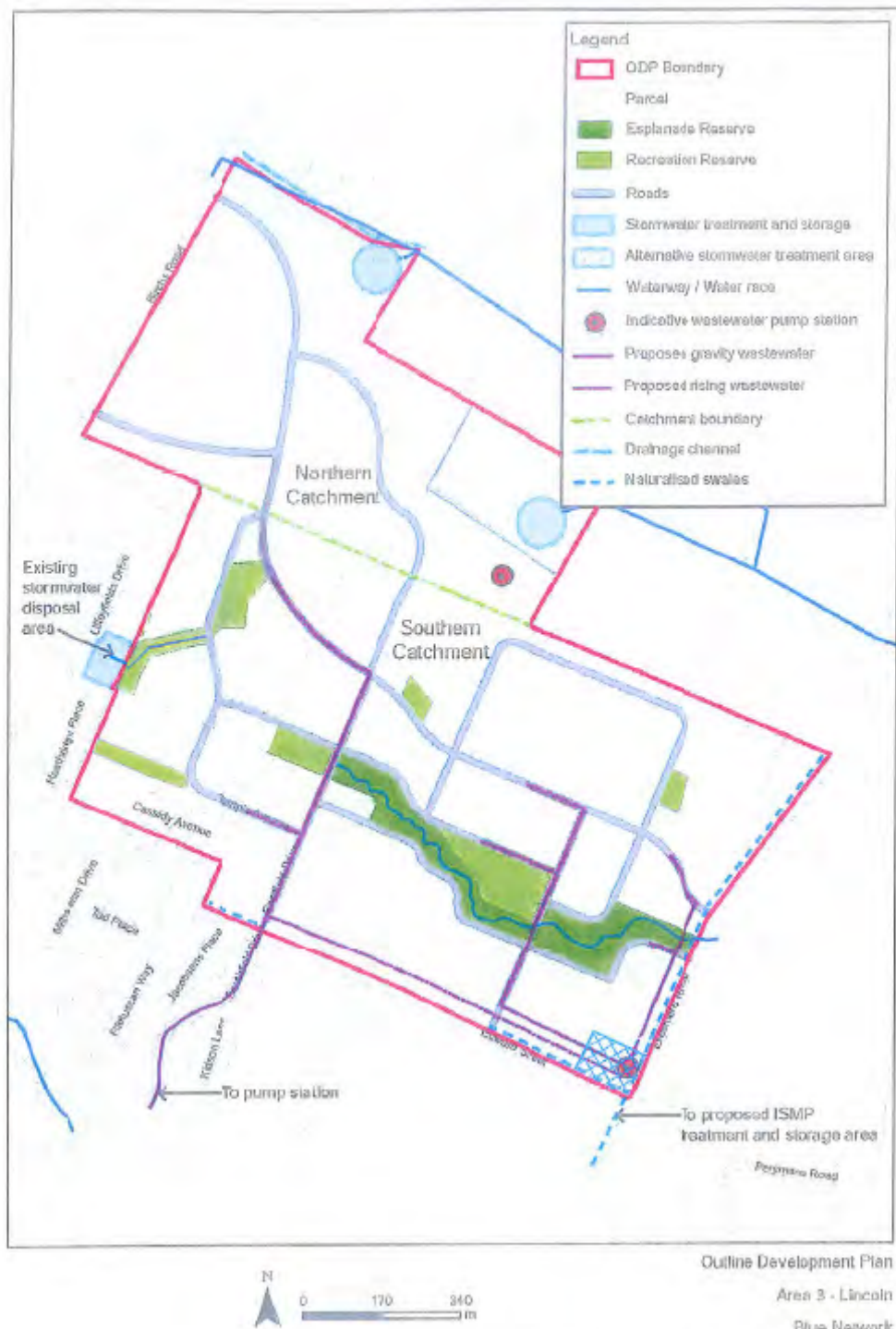
- Fencing erected adjacent to Browns Lane (as indicated on ODP Area 3) shall not exceed a height of 1m for a solid fence, or 1.5m for a semi-transparent fence.



SDC Response to Actions Report Page 139



SDC Response to Actions Report Page 140





SDC Response to Actions Report Page 142

OUTLINE DEVELOPMENT PLAN AREA 7

INTRODUCTION

This ODP outlines the development of a new neighbourhood comprising smaller lot size medium-high density housing with supporting commercial facilities at a neighbourhood scale.

The ODP re-zones the site from Business 3 to a Living Z Zone (Medium Density and Neighbourhood Centre). Located in close proximity to an established retail destination and within close walking distance to the Town Centre and University, this site provides a unique opportunity for a higher density of urban form. Its direct proximity to the proposed Lincoln Hub further enhances this relationship. This site has been planned as a single entity, but with the opportunity to be separated into individual blocks for sale and development. This ODP outlines the overall development principles for this land, providing a blueprint guideline for finer-grained design outcomes at the site level.

URBAN DESIGN

The following Urban Design Principles underly the development of this ODP:

- A distinctive sense of place
- Compact and consolidated urban form
- Integrated residential and circulation design
- Integration and response to adjacent sites
- Buildings that define streets and overlook public spaces
- Safe and comfortable living environment
- Higher density living in close association with amenity space and outlook
- Connectivity and walking proximity to existing and future retail and employment assets
- Choice of housing units internally and provision for different economic groups
- Extends the range of unit sizes available to a University town

DENSITY

As part of a new living zone, this ODP introduces higher residential densities in immediate proximity to the existing New World supermarket (an established retail destination) and Gerald Street which is the central street of the Lincoln Township.

The ODP has the potential to achieve a density in excess of 20 h/ha. It comprises a residential development of small section sizes and expands the degree of residential choice available within the town. This medium density housing component transitions through to the existing supermarket via a small mixed use development in the Neighbourhood Centre adjacent to that supermarket site.

The medium density core provides for the potential for up to 11m high residential buildings which overlook the central open space encompassing both the shared space area, linear reserve and a pocket park.

This area of residential development along Vernon Drive is of considerable importance as it will serve as a gateway to the Te Whariki subdivision and complete development on the western side of Marion Place; therefore guidelines must be in place to ensure an appropriate standard of open space and built form design to create a positive relationship with the street frontage and surrounding area.

The ODP identifies a small Neighbourhood Centre comprising of commercial and retail mixed uses between the supermarket and the shared surface residential core. These areas may comprise of two-storey development with offices or residential uses above the commercial, and are easily accessible from both within and outside the development. A vehicular access link through to the New World supermarket will provide a useful connection between the commercial areas, including the potential for shared car parking arrangements.

The ODP identifies two shared space nodes associated with the northern and southern ends of the central core shared surface street (Local Minor Road). Both locations will encompass junctions and turning areas associated with the street. These locations are identified as important nodal spaces, where careful design of new building and landscape elements can provide a more distinctive character beyond a simply vehicular function. Furthermore, they offer an opportunity for a more unique sense of arrival that reinforces the difference between conventional roads and shared streets.

CIRCULATION NETWORK

Overview

The overall movement network has been designed to integrate with existing networks, and provide legible connections for a variety of transport modes. Pedestrian circulation within the site will be achieved via the shared surfaces, private access ways and pedestrian links. The enclosed nature of the site allows for transition 'entrance thresholds' to be developed near both entrances of the development, which will be designed in association with Council. There is an opportunity for a pedestrian footpath link between the Vernon Drive footpath and the proposed linear reserve running east-west through the site (which would also link to the proposed Pocket Park).

Access to Vernon Drive

No direct vehicular access will be permitted onto Vernon Drive. All vehicular access will be achieved via the two proposed Local Minor roads identified within the ODP. Pedestrian access will also be available to any public footpath on Vernon Drive.

Link to New World

The ODP anticipates close connectivity between the existing supermarket and the proposed Neighbourhood Centre. This will require a vehicular and pedestrian/cycleway link between both sites and anticipates a shared car parking arrangement.

Future Connection - Western Boundary

The ODP makes provision for future connectivity along the western boundary, particularly in respect of pedestrian footpaths. An opportunity for a new local road connection into the Neighbourhood Centre will also be provided.

Commercial Entrance Alignment

The ODP identifies that the vehicular access into the Neighbourhood Centre is likely to deflect towards the supermarket. This ensures a visual connection between the access and retail uses, and deflects traffic away from the adjacent residential component of the ODP.

The car parking component of the Neighbourhood Centre will be accommodated within a well-designed and distinctive nodal space.

Entrance Thresholds

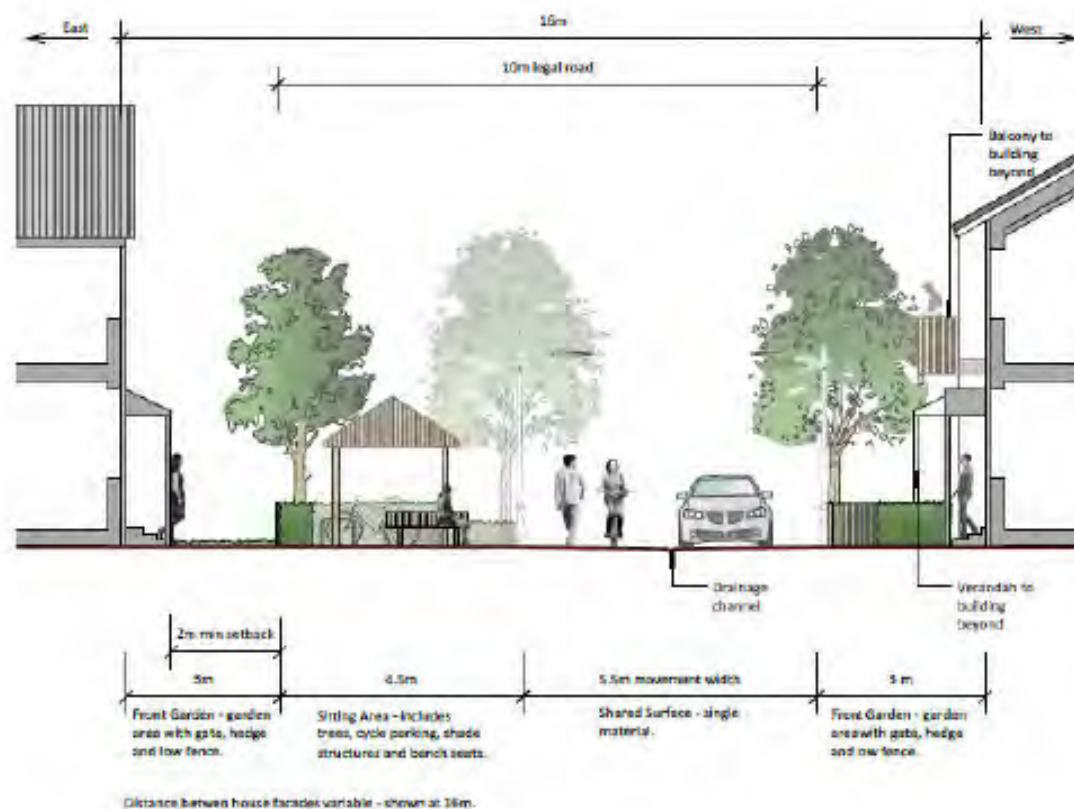
Transitions are required between the shared surface part of the Local Minor Road and the adjacent 'standard' roading network to inform drivers that they are entering a different road environment. These will be provided within the short sections of Local Minor Road which lie between Vernon Drive and the shared space, and will each include a reduction in usable carriageway width, a visual narrowing of the carriageway, a change in road surface, and/or a vertical deflection feature such as a speed table.

Shared Space

The shared space which runs through the majority of the site will be designed in a manner that does not use any upstand or level change to differentiate between the carriageway and footpath. Rather, it will be designed and constructed so that the same (or similar) level is maintained between the edge of the buildings fronting the eastern side and western side of the road reserve, as well as on the portion of the road used by pedestrians and motorised vehicles. The legal extent of the road reserve will be clearly delineated through the use of street furniture, different coloured surfacing, minor grade changes and/or other method that does not use a kerb upstand or similar sudden grade change.

The shared space will provide a route to allow the movement of motorised vehicles, which will be designed in a way that can accommodate the passage of a standard refuse collection truck. This route will be clearly delineated to ensure that drivers are appropriately informed of the areas that they are expected to travel within by using methods such as street furniture, landscaping, and varying paving surfaces. The route will be designed in a manner which encourages slow vehicle speeds through providing elements such as tight curve radii at intersections, a curvilinear alignment or careful placement of on-street parking spaces.

An obstruction-free corridor suitable for use by blind and partially-sighted pedestrians will also be provided. Further, if any changes of grade are included within the shared space, these will be designed in a manner that does not present a tripping hazard to the blind or partially-sighted. Sufficient cross-fall will be provided within the road reserve to effectively manage stormwater. An indicative cross section of the shared surface is illustrated below:



GREEN NETWORK

The Green network of open spaces will provide amenity within the site to both existing and future residents of Lincoln. These green spaces ensure that local residents have adequate access to quality outdoor and recreational space. This is an integral part of the development structure for this ODP. These open spaces support footpath and cycle routes, provide visual and climatic buffers and support service infrastructure.

The green network is comprised of:

- Linear reserve at 10m wide
- Pedestrian and cycle green links
- Buffer planting to Vernon Drive
- Pocket Park
- Stormwater amenity strip

Linear Reserve

The linear reserve provides for pedestrian and cyclist circulation between the east and west boundaries of the site. It also creates a strong sense of amenity for adjoining residential development and provides beneficial open space to potential denser built form and creating more permeable blocks. It is illustrated as a 10m wide strip to allow for later alignment design flexibility depending on the urban grain arrangement. This is sufficient width to accommodate a footpath and vehicle access for maintenance purposes.

Pedestrian and cycle green links

The green link provides a potential pedestrian and cycle access point whilst reinforcing and enhancing the pedestrian circulation network. It will be subject to passive surveillance and overlooking from adjacent properties. Such links provide opportunity to enhance the networks both within and outside the development, with a connection established in association with the amenity corridors of the proposed Lincoln Hub.

Vernon Drive Amenity Planting Strip

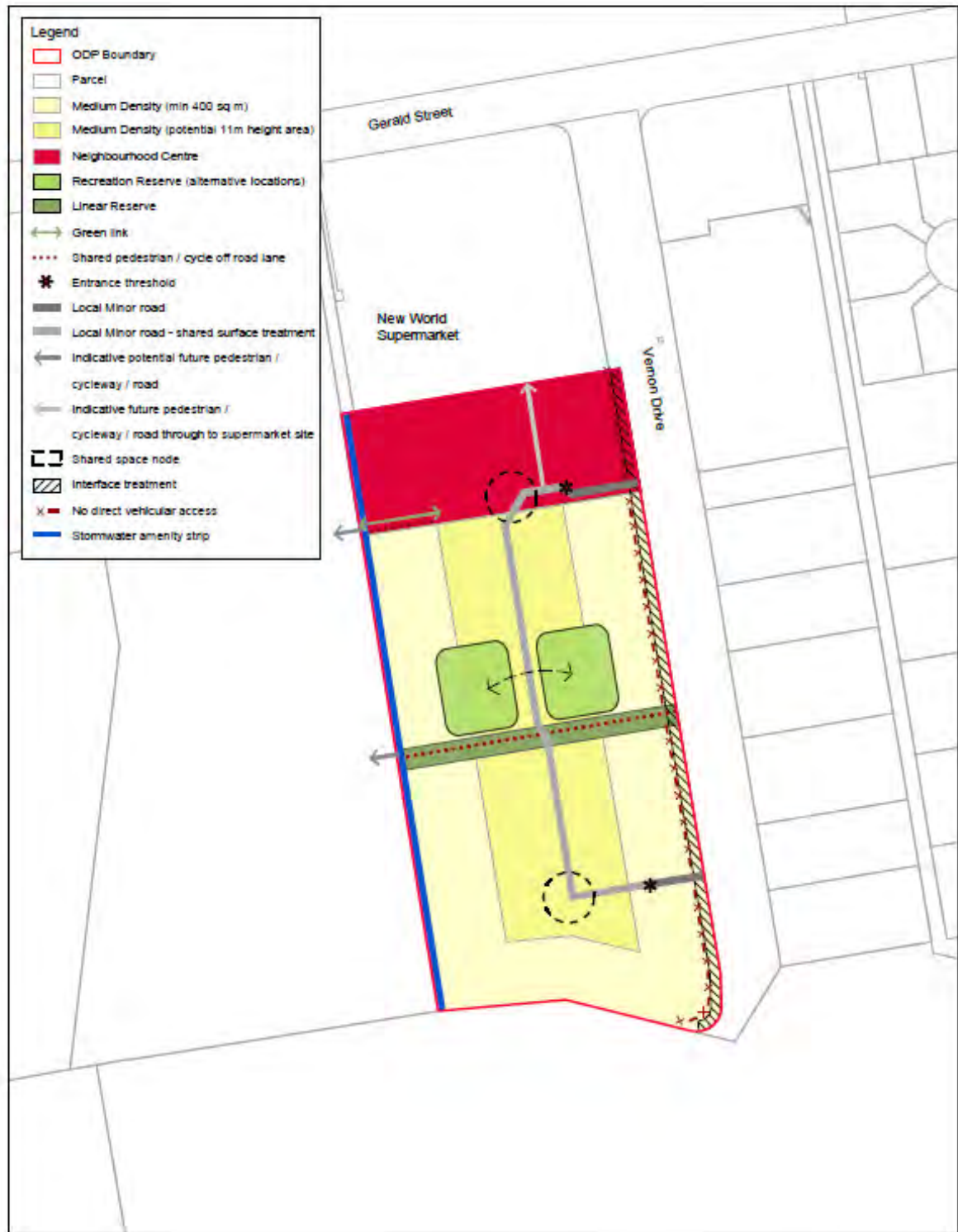
The ODP identifies a 3m wide planting strip along the eastern boundary with Vernon Drive. This width is identified to provide space for the establishment of a near continuous windbreak of trees to this boundary.

Pocket Park

The ODP requires the design and incorporation of an amenity and recreation reserve for the benefit of residents. This will be located in close proximity to both the central linear reserve and the shared surface street. The ODP identifies two alternative locations. This amenity reserve will be of sufficient size to incorporate a children's play area, a separate seating area and an area of sufficient size to serve as an informal recreation space. This open area should form a part of the frontage to the shared street and should be enclosed and overlooked by higher density housing. The majority of this housing should face directly onto the open space.

Stormwater Amenity Strip

A stormwater easement of approximately 3m in width is present along the western boundary of the ODP. This will accommodate an underground reticulated stormwater system and dished overflow path along its surface. Permanent access is required along its length for maintenance purposes by the Council. Planting within this width will be limited. Ownership of this strip may be private (together with associated easement access), or, if this is a part of a wider strip that serves an additional amenity function, it may fall within public management by the Council. Additional width, more substantially planted, could be made available within the ODP, or in association with additional width on adjacent land.



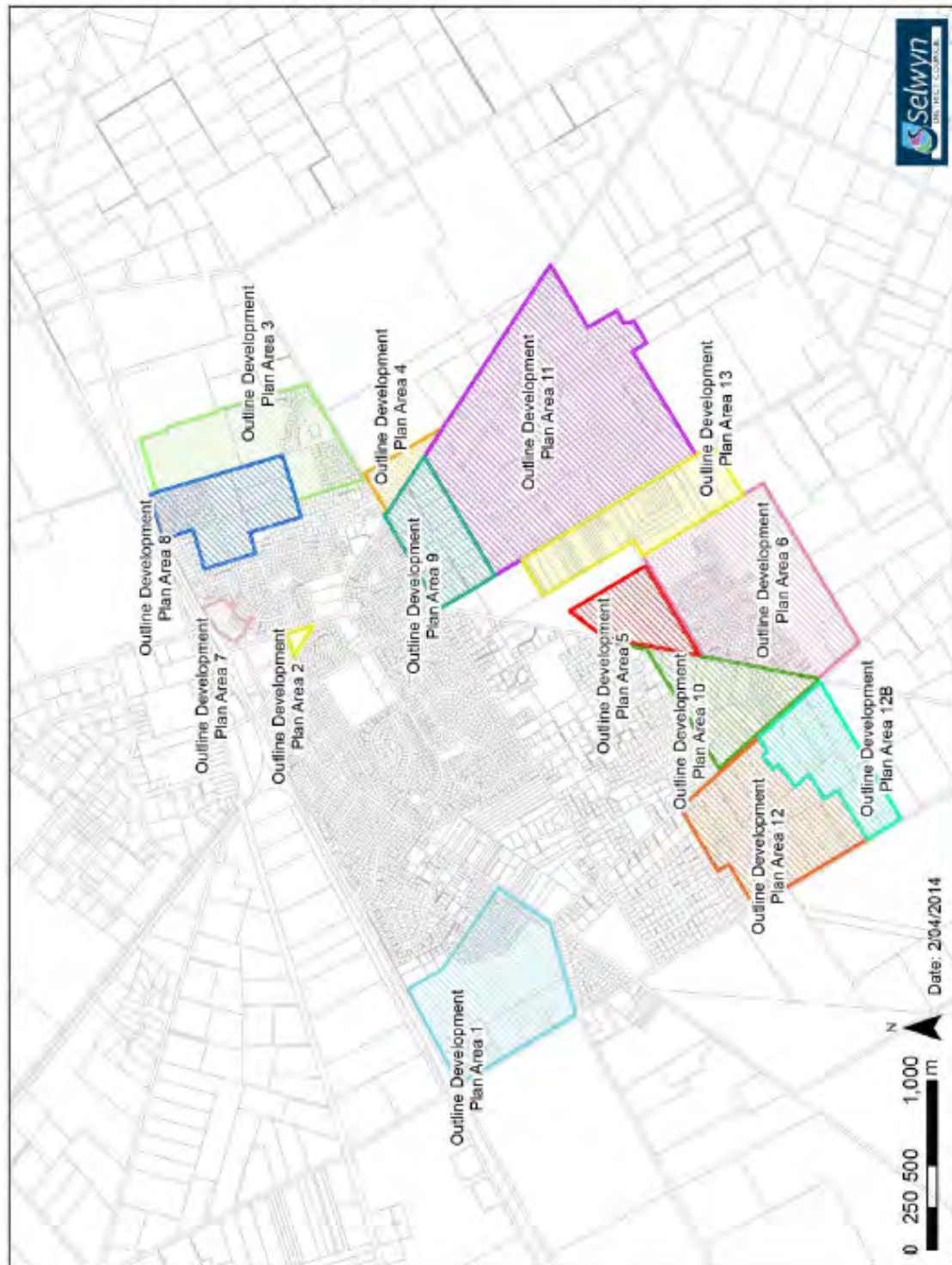
Outline Development Plan
Vernon Drive
Lincoln

APPENDIX 38

OUTLINE DEVELOPMENT PLAN - ROLLESTON

- for locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4
- ODP Area 6
- ODP Area 7
- ODP Area 8
- ODP Area 9
- ODP Area 10
- ODP Area 11
- ODP Area 12
- ODP Area 13

Outline Development Areas for Rolleston



OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for that area of land in Rolleston situated generally to the north of Burnham School Road and Brookside Road between Dunns Crossing Road and the recently developed Stonebrook Drive subdivision to the east of Stonebrook Drive.

This ODP is known as the Stonebrook Drive ODP and uses urban design principles to set the pattern of development over the area to guide future development, and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structuring elements, including the road network, cycle and pedestrian network, open space network, development pattern and utilities to service the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change Number 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents, as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol, and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design – principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- An integrated roading hierarchy that supports effective and efficient public transport.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of open spaces integrated with cycle and pedestrian routes.
- Dual purpose reserve areas, used for recreation and amenity purposes as well as for stormwater management.
- Opportunities for a wide variety of residential development at low, medium and high residential densities in order to attract a wide range of people from different economic and social groups as future residents.
- Medium density development including elderly persons housing located in conjunction with a core of community facilities and having ready access to public transport.
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.

- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Provisions to enable neighbourhood retail, community, or medical facilities to be located within walkable distance (400 - 800m) of any part of the zone, and be within walkable distance of a bus stop within the zone (400 - 800m).
- Provision of local shopping and small business facilities.
- A sustainable stormwater disposal system integrated with open space and reserves.
- The establishment of a master planned concept that provides a defined basis for integrated future development.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas.

The Local Centre is located with frontage to the main through road. A primary school could be located within this ODP, subject to confirmation by the Minister of Education/Ministry of Education and the landowners.

The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium density housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG), May 2009, has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access to the area is from four locations: an existing connection to Dunns Crossing Road via Newmans Road, a new road connection to Dunns Crossing Road, a new road connection to Brookside Road and a connection to Stonebrook Drive.

The internal road network includes a main road through the site that will link the southern most access point on Dunns Crossing Road through to Brookside Road, in accordance with the Rolleston Structure Plan. This will be designed in accordance with the principles of new urbanism to promote reduced vehicle speeds and increased safety to other street users. Some form of intersection treatment is appropriate at the main intersections on the main through road to reduce traffic speeds, such as roundabouts or raised tables.

Noise attenuation will be required along the boundary with SH1 to mitigate the effects of traffic noise from that route.

Pedestrian footpaths will be provided on at least one side of each internal road. A number of pedestrian and cyclist links will be provided through the site following road and green linkages.

A significant cycle/pedestrian route will run through reserve areas north to south along the redirected water race. A formal road crossing facility will be provided where this pedestrian/cycle link crosses the main road through the site.

The low speed traffic environment will create pedestrian and cycle friendly public spaces, and provide direct and convenient access within 400m walking distance to open space areas from any dwelling within the site, in accordance with the Rolleston Structure Plan.

GREEN NETWORK

An existing water race runs through part of the site. This is shown on the ODP realigned and incorporated into the reserve and open space network.

The ODP indicates three key open space locations as well as a green network throughout the site. A significant reserve linkage incorporating two of the key open space locations is envisaged that will generally follow the realigned water race through the eastern portion of the site to Burnham School Road.

The other key open space location is shown within the western portion of the site providing green areas at either ends of one of the east-west green linkages.

All key open space locations are adjacent to local business areas, in general accordance with the Rolleston Structure Plan for the positioning of neighbourhood and local centres in this area of Rolleston.

Other areas of open space will be developed as neighbourhood reserves in terms of the overall subdivision design. These will be integrated throughout the area by the green linkages shown on the ODP, and will provide a maximum walking distance of 400m from any dwelling in accordance with the Rolleston Structure Plan.

BLUE NETWORK

All services, including water, sewer, power, and phone are available to the site via the existing road network. There is a sewer pumping station at the corner of Burnham School Road and Brookside Road and there is an existing electricity substation at the corner of Burnham School Road and Dunns Crossing Road.

Water will be supplied from the Council's existing reticulation by connecting to the water main on Brookside Road. Water pressures for the site have been calculated as meeting the requirements of NZS 4404:2004 Land Development and Subdivision Engineering and The New Zealand Fire Service Fire Fighting Water Supplies Code of Practice NZS PAS 4509:2008.

Sewage will be disposed of to the Rolleston Sewage Treatment Plan via new and existing reticulation. Two sewer main connections will be made from the site to the existing sewer mains. The first connection will service approximately 400 lots and connect to an existing manhole on Burnham School Road. Due to the increase flows, the existing pipe through to the pump station will require upgrading for a length of no more than 50m. The second connection will service approximately 150 lots and will connect to an existing manhole on Brookside Road. The remaining lots will connect to the existing sewer mains running along Burnham School Road and Brookside Road. The existing pump station will not require upgrading to service development in accordance with the ODP.

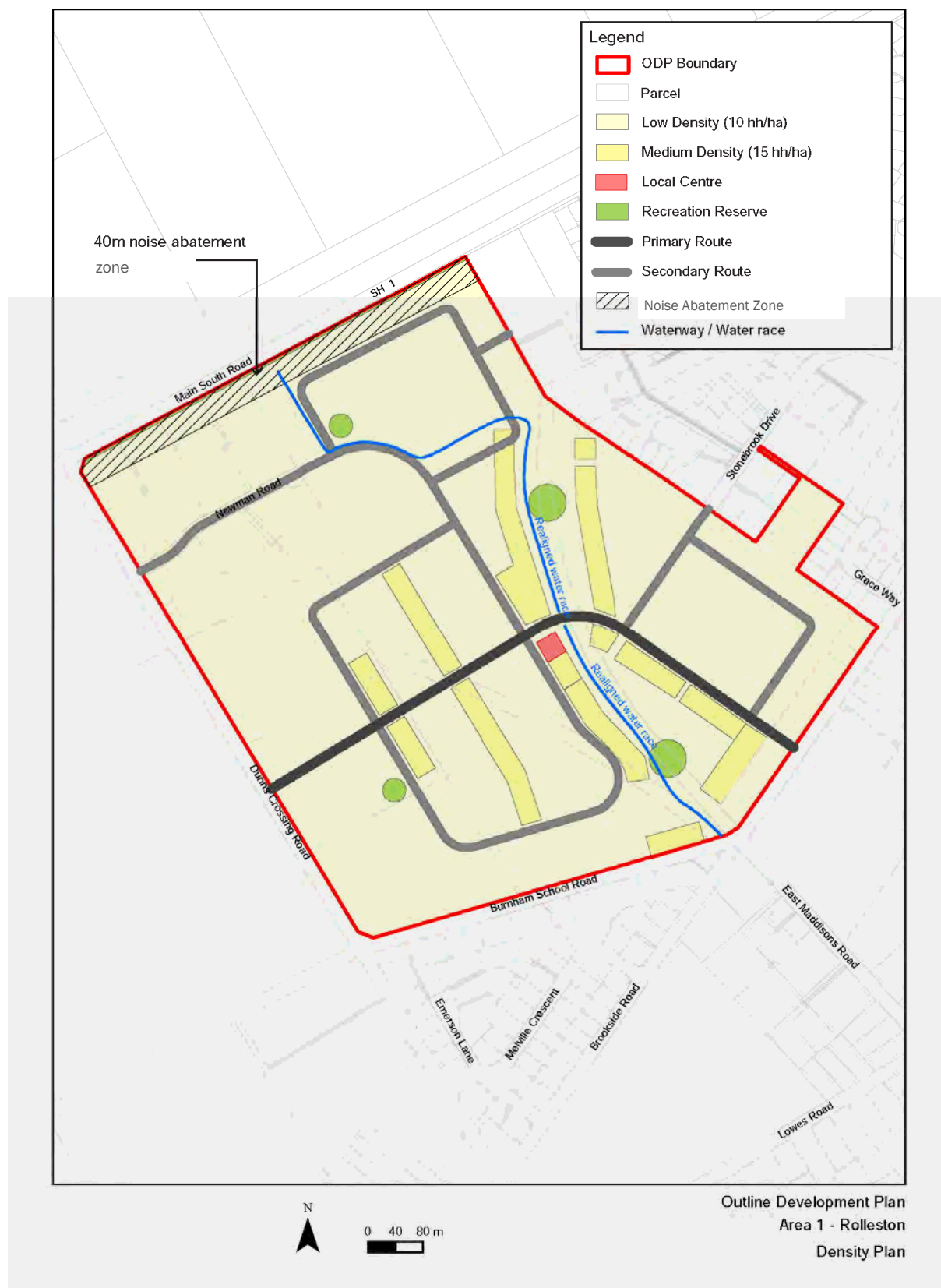
The servicing assessment has been carried out with the Selwyn District Council Five Waters Strategy in mind, and the possibility for recycled water to be made available from the Rolleston

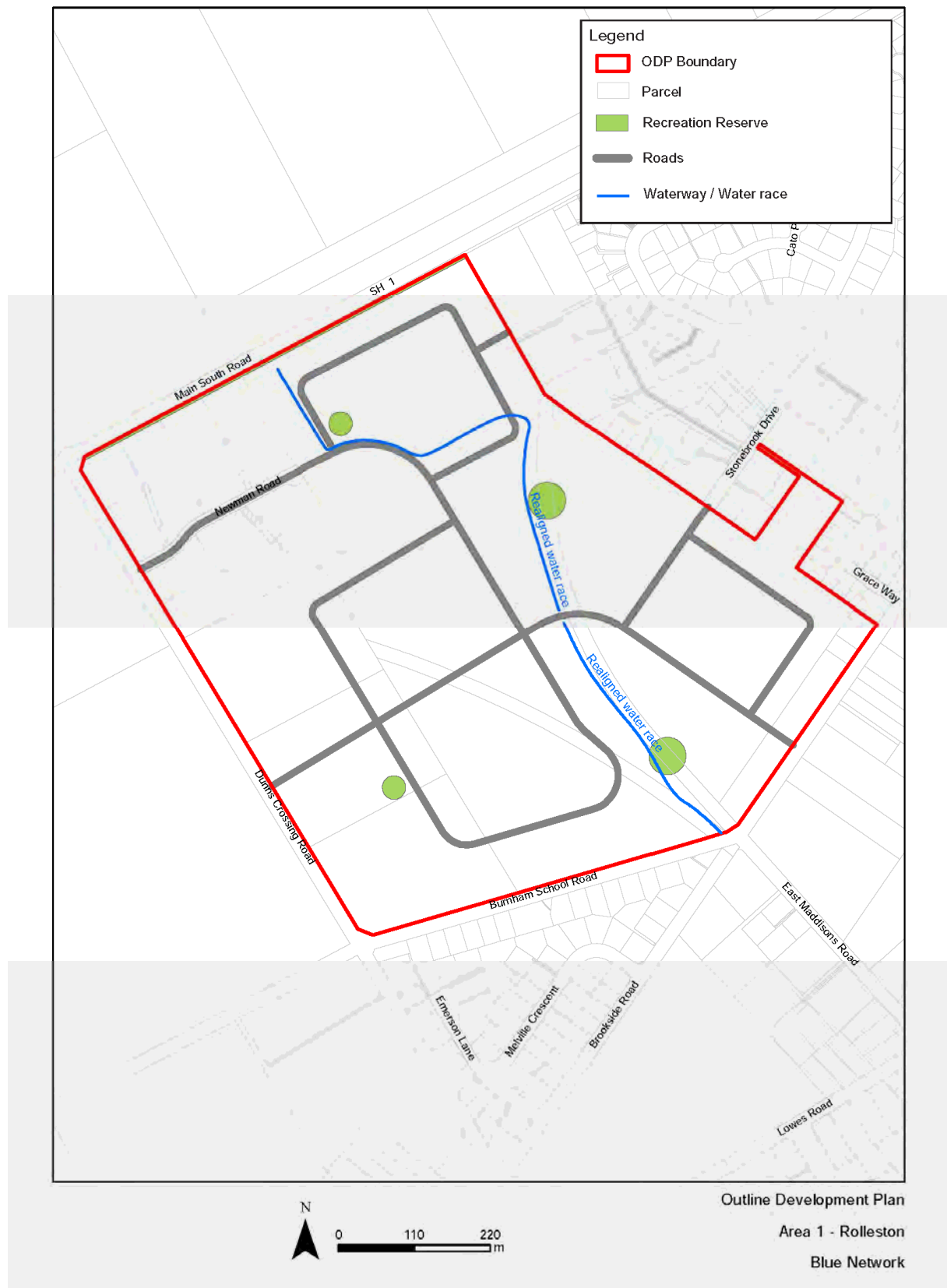
Waste Water Treatment Plant to Burnham School Road. If this is available the development may be double plumbed to allow for outdoors irrigation, laundry and irrigation of public areas with recycled water. This would reduce the potable water input of the development by as much as 40%.

Network operators for both electrical and telecommunications supplies have confirmed that the existing networks have sufficient capacity to reticulate the development area.

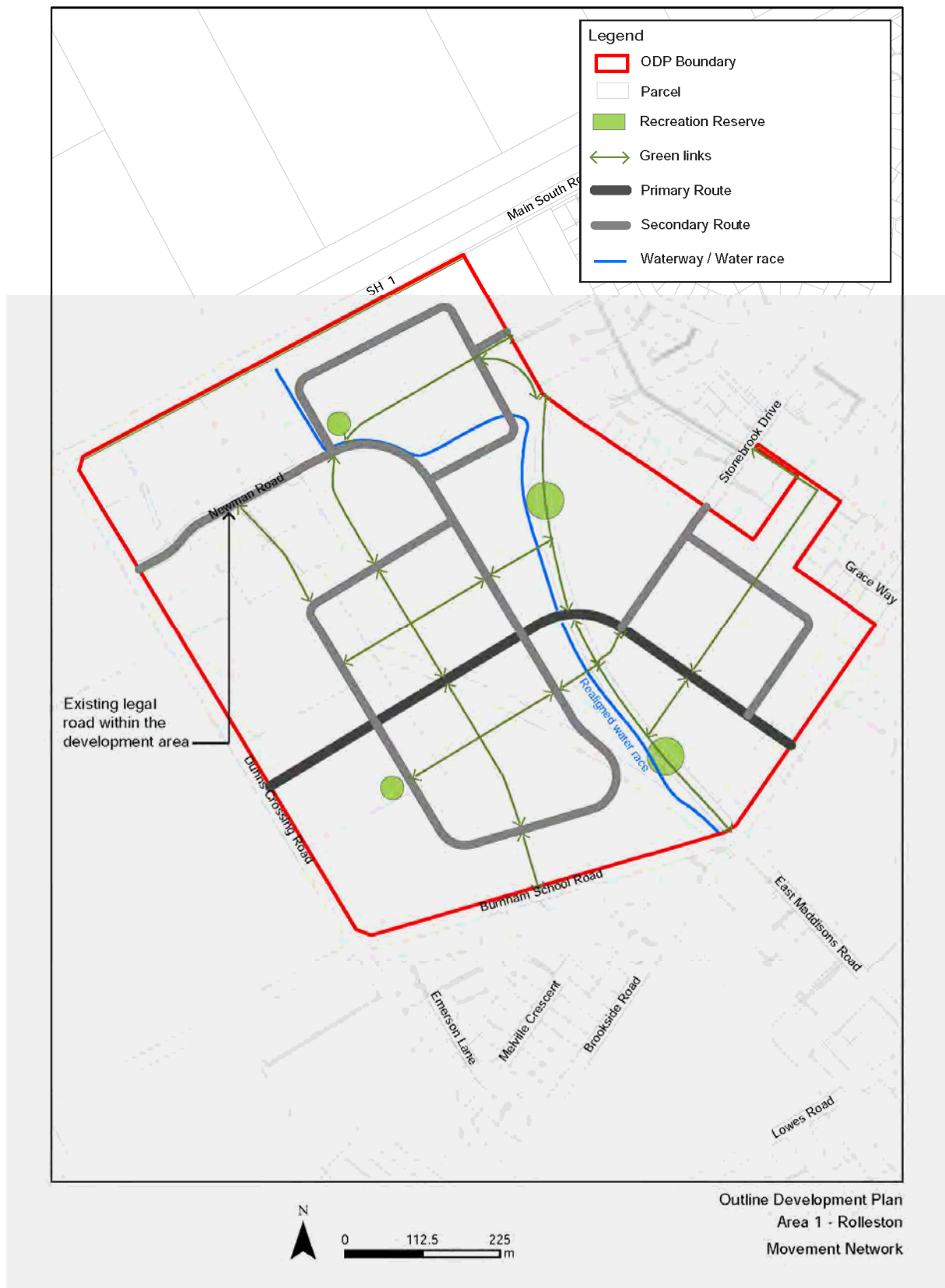
Stormwater will be treated in a variety of ways depending upon its origin within the development. Stormwater runoff from house roofs will be disposed of via onsite soak pits, sized to ensure that flow from a roof in a 1 in 10 year storm event will not exceed the infiltration rate.

Soakage basins located within reserve areas will collect stormwater from the roads via low profile kerb and channel before providing treatment and detention and discharging to ground. Stormwater may also be treated at source using rain gardens and passive infiltration areas on each allotment to capture stormwater from hardstand areas. In addition carriageway discharges may be transported and treated using swales and vegetated areas. Wherever possible, areas for stormwater treatment and disposal will be incorporated into the overall green network for the site, adding value to its amenity and character.









OUTLINE DEVELOPMENT PLAN AREA 2

INTRODUCTION

This Outline Development Plan (ODP) applies to that area of land in Rolleston which forms a triangle between Norman Kirk Way to the North, Rolleston Drive to the East and Markham Way to the South. The ODP of Area 2 provides a degree of certainty to all parties in the establishment of residential land uses across the site. The key elements of the ODP include the roading network, utilities and densities.

The proposal is consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement and provides an opportunity for residential infill in proximity to the Rolleston Township and its community facilities. The Area 2 ODP meets the objectives and policies of strategic planning documents and is in keeping with the Rolleston Structure Plan, which applies to this area.

The ODP has been broken down into two plans. (Density and Movement Network.)

URBAN DESIGN

The applied design principles seek to provide good Urban Design solutions with the integration of new housing into established neighbourhoods. This infill development is a way of enabling a choice of housing styles and a mixture of densities. The proposal promotes the following environmental objectives and visions:

- Creating a mixture of residential housing from medium to high density (in the form of comprehensive housing) as and where appropriate;
- The development meets District Plan policies to achieve an overall increase in residential density using infill as a sustainable method to create a density of 20hh per ha on existing residential zoned land;;
- Proximity to Rolleston Town Centre and its community facilities (shops) enables pedestrian and cycling activities and encourages walkable/cycle able neighbourhoods.

DENSITY PLAN

This ODP provides for the two residential uses 'Comprehensive' and 'Medium density' development. Both have been identified as appropriate land uses due to location and character of the site and its surrounds. The ODP area shall achieve a net density of 20 households per hectare. Sections with a minimum of 450m² and single storey houses are required on the boundary with sections along Markham Way (shown as A on the ODP). A 5m setback from this boundary minimises any potential privacy issues between established and new development. All development has to be in accordance with the Selwyn District Medium Density Guidelines. Height, setback and bulk and location elements need to be considered at a subdivision stage.

MOVEMENT NETWORK

The majority of sites in this development will be accessed off an extension of Markham Way. This extension will most likely to be a cul-de-sac that is connected to Rolleston Drive via a Pedestrian/Cycling link. A second pedestrian/cycle link will create a connection between the new residential housing, Rolleston School and the Council Headquarters. Limited access for up to 6 private vehicle access ways is proposed off Rolleston Drive. The access off Rolleston Drive is limited due to its classification and function as a Collector Road.

The intensification of the site is in accordance with the Rolleston Structure Plan and the minor increase in traffic volumes are not expected to give rise to any safety issues, or on the efficient operation of the road network.

GREEN NETWORK (no ODP plan)

Due to the close distance to Rolleston Reserve, no open space is required for this ODP.

BLUE NETWORK (no ODP plan)

All services, including water, sewer, power, and phone are available to the site via the existing road network. Connection to the Sewer lateral will be supplied in the roading network in Dryden Avenue.

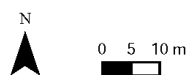
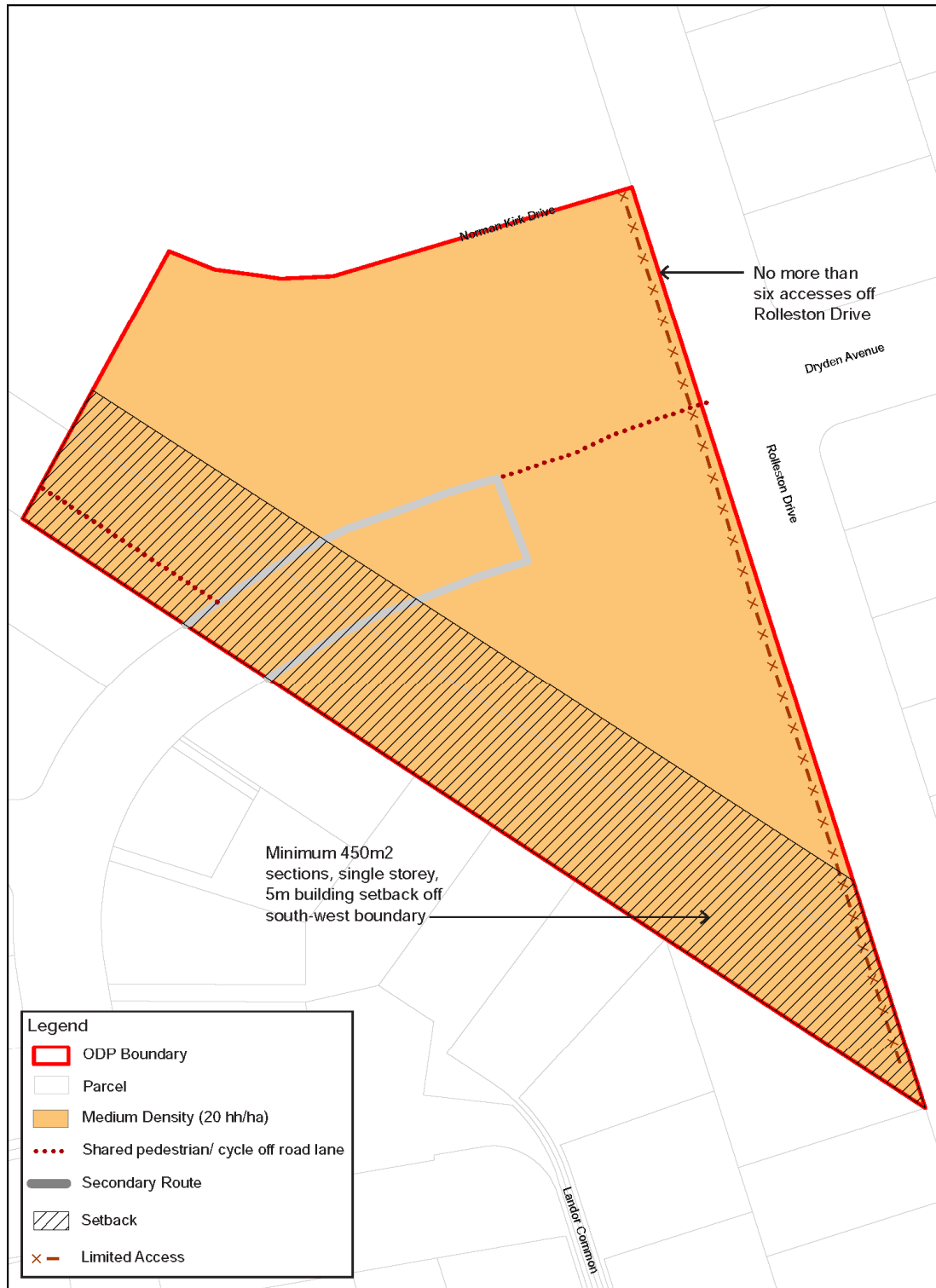
Existing servicing will be sufficient to service 20 households per hectare.

There is sufficient electricity and phone capacity to reticulate the proposed site.

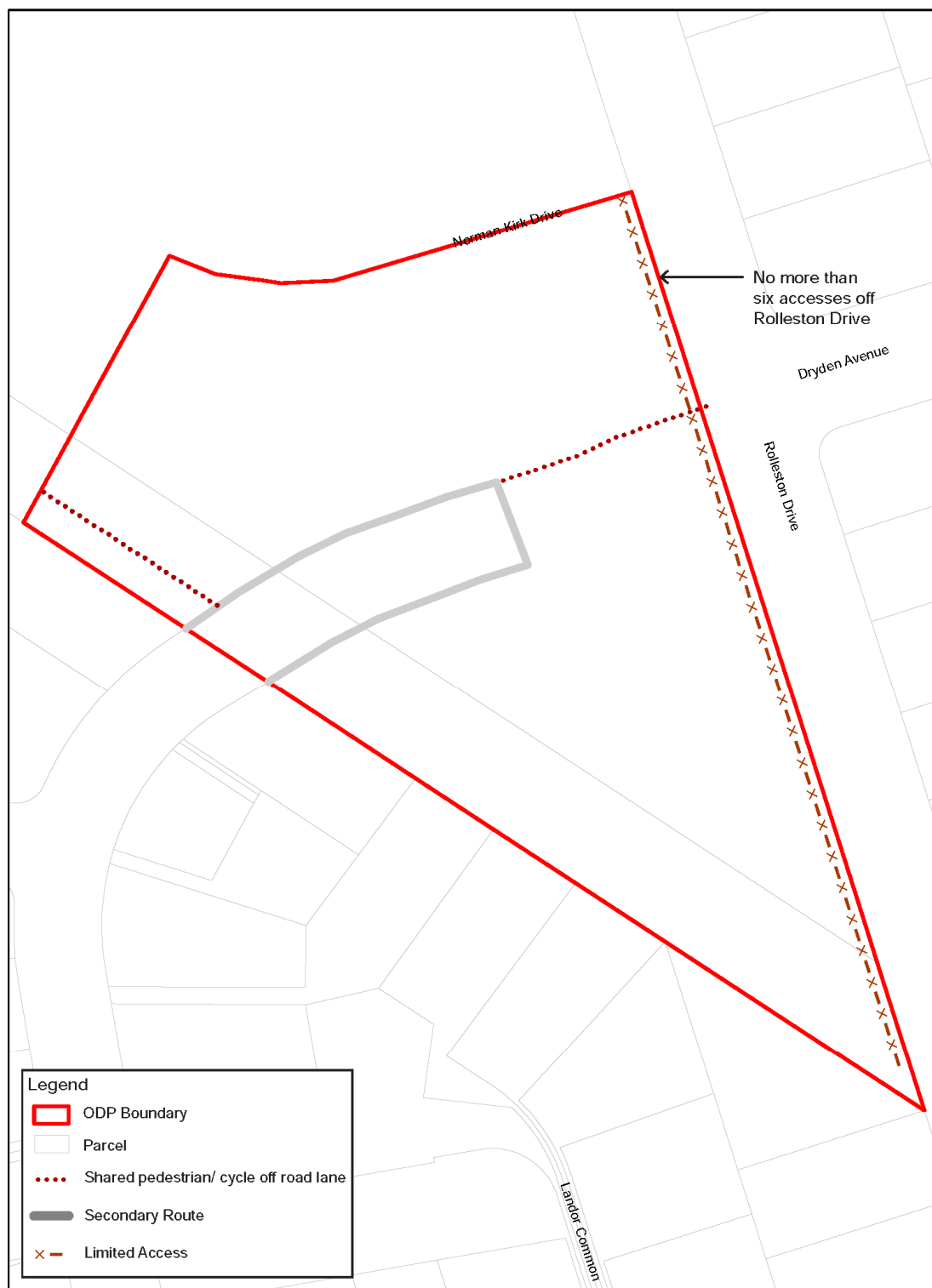
Stormwater will be treated in a variety of ways depending on its origin within the development. Runoff from house roofs will be disposed on site via soakage pits. Stormwater runoff from public road and private access ways will be disposed into the Council system via kerb and channel.

SPECIFIC ODP STANDARDS (Refer to Rule 12.1.3.38)

- Single storey houses shall be erected adjacent to the southwest the boundary of ODP Area 2 with a minimum section size of 450m².
- A 5 m setback shall be provided between single storey houses and the southwest boundary of ODP Area 2.



Outline Development Plan
Area 2 - Rolleston
Density Plan



Outline Development Plan
Area 2 - Rolleston
Movement Network

OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for the SR3 area as identified in Rolleston Structure Plan. It provides the design principles that will underpin development of the area. Development applications will need to demonstrate consistency with the final ODP that is formulated for the area.

The design principles that underpin this ODP are in line with Policy 7 (Development Form and Design and Policy 8 (Outline Development Plans and Changes of Zoning in District Plan) of Plan Change1 to the Regional Policy Statement and the Development Principles of the Rolleston Structure Plan. Subdivision development of SR3 will need to provide a contextual analysis of this area as outlined in Section 3 of the SDC Subdivision Design Guide.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP area shall achieve a minimum net density of 10 households per hectare (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1,000m² and in total, the average lot size shown on the ODP is 750m².

MOVEMENT NETWORK

A legible road hierarchy providing integrated connections throughout SR3 and to existing subdivisions in Rolleston is to be achieved, as follows.

Primary access to SR3 from Levi Road through planted wide “Avenues”. The avenues provide a connection between the local roads and main collector/arterial roads, eg Levi Road. The proposed treatment of these avenues will accommodate swales and tree planting in a central reserve and generous berms to provide an attractive landscaped entry to the area.

“Local Area Streets” will structure the subdivision area and connect it to the adjacent residential area to the west. These roads are able to accommodate on street car parking and tree planting on both sides. The carriageway width is sufficient to accommodate swales where required and a bus route.

“Neighbourhood Streets” provide access to the remaining pattern of neighbourhood and residents streets. In addition, where necessary, private right of ways are used to access up to 6 lots.

A potential bus route can be accommodated along the large local roads and connect through to the adjacent residential subdivisions. The vast majority of the proposed residential lots would be within 200m of a potential bus route. Dedicated cycleways have been included along the avenues and cyclists can be accommodated within the carriageways of other large local and local roads. The principle of walkability has been incorporated through the use of a connected road pattern, additional pedestrian links and the location of open spaces.

GREEN NETWORK

A number of neighbourhood parks are included within SR3. These are located to ensure open space is provided irrespective of the sequencing of development and the pattern of land ownership. All properties within SR3 will be within five minutes walk or 400m radius of a neighbourhood park.

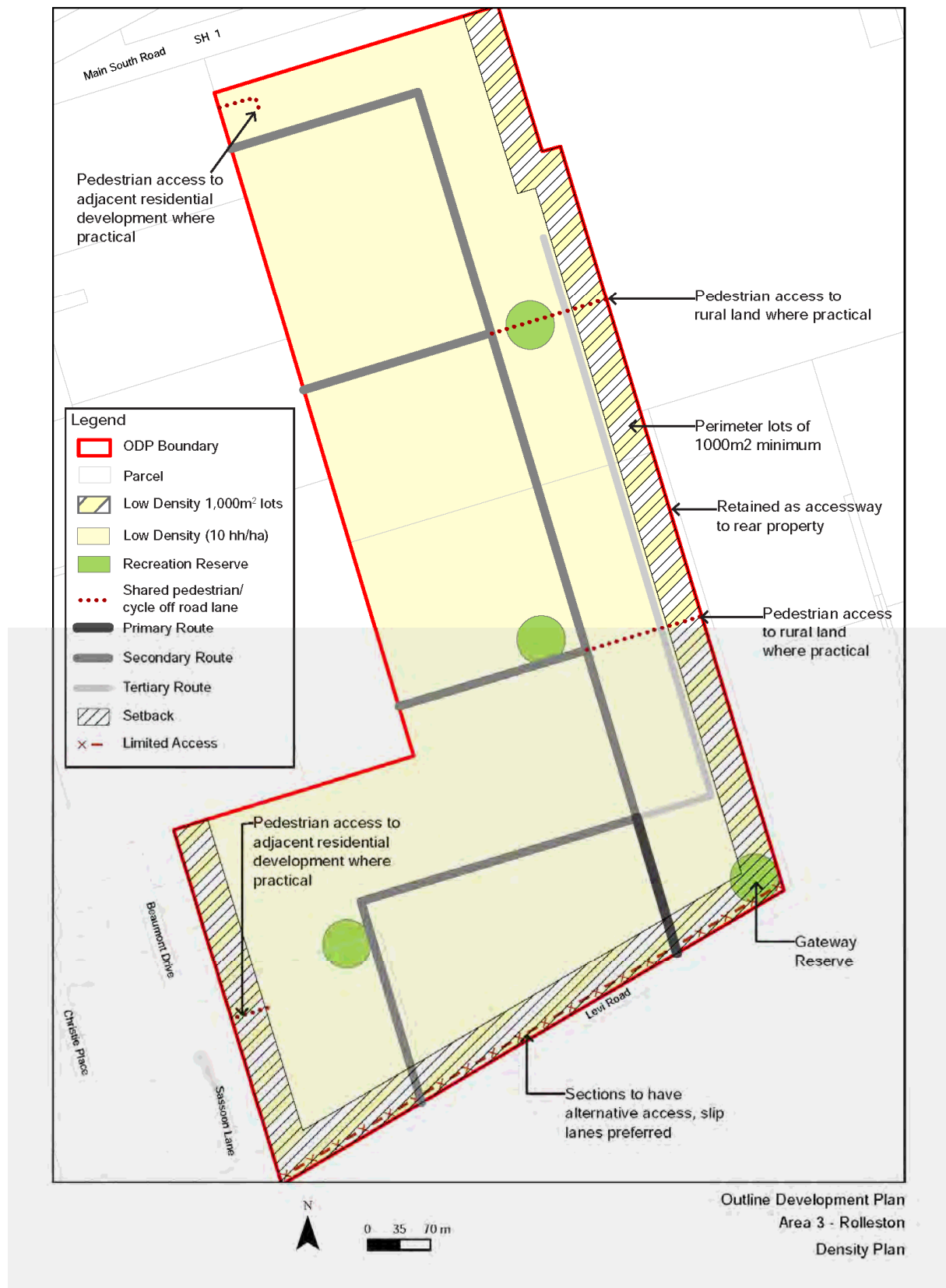
The neighbourhood parks are located such that pedestrian links can be made to the potential future greenbelt along the eastern side of SR3 and/or the surrounding rural area. These neighbourhood parks measure just over 2000m² each in area, are overlooked by adjacent housing and are appropriate for children's playgrounds and passive recreation.

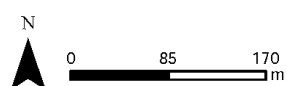
The location of the reserves is such that they are surrounded by active fronts, namely the front boundaries of residential properties. This ensures passive surveillance and increased security.

BLUE NETWORK

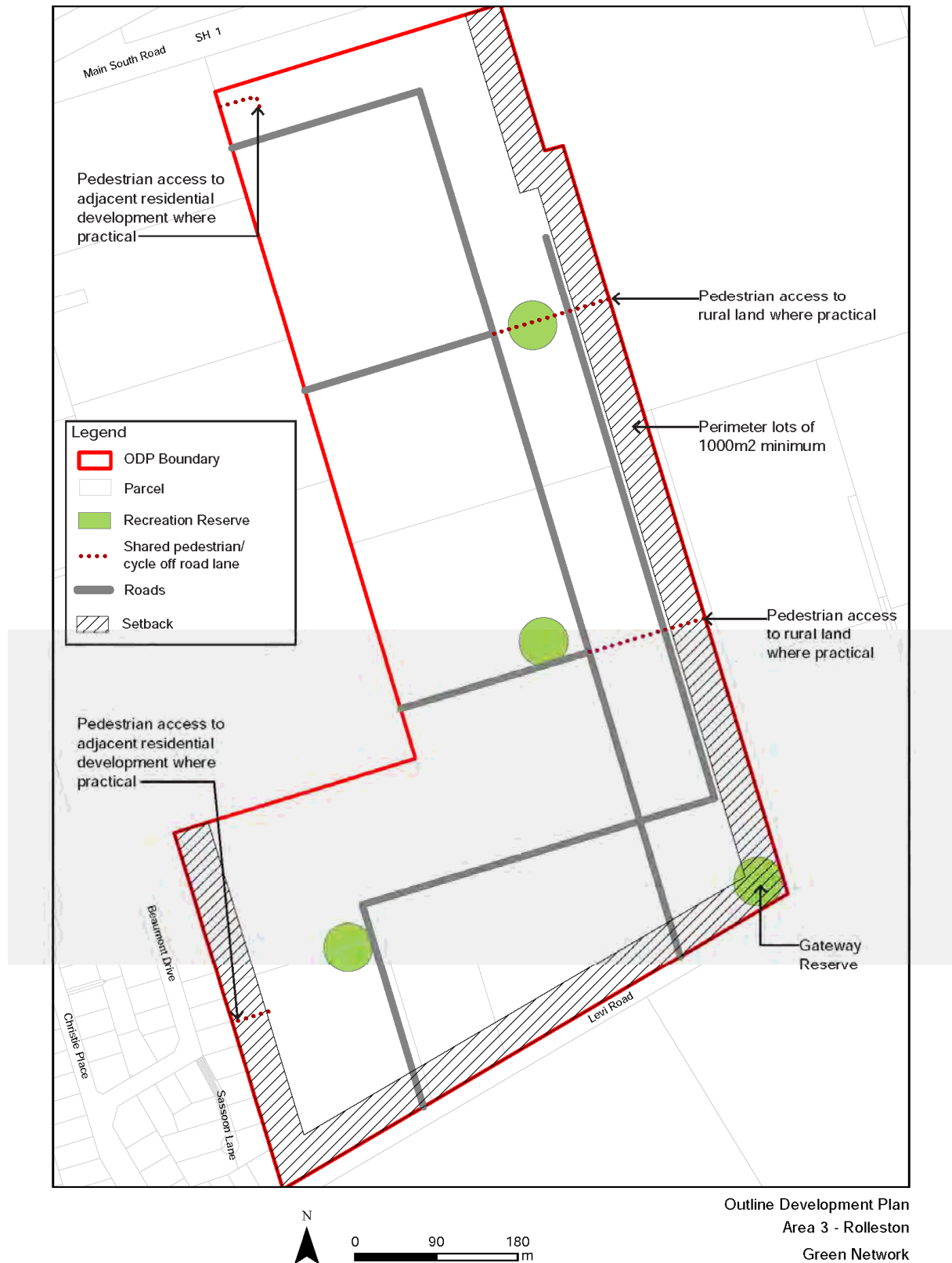
Water connections will be supplied through the existing water supply in Rolleston. All water mains will follow the road network or pedestrian routes. Within SR3, stormwater is to be accommodated through a combination of swales and below ground management and treatment devices, accommodated within the road reserves.

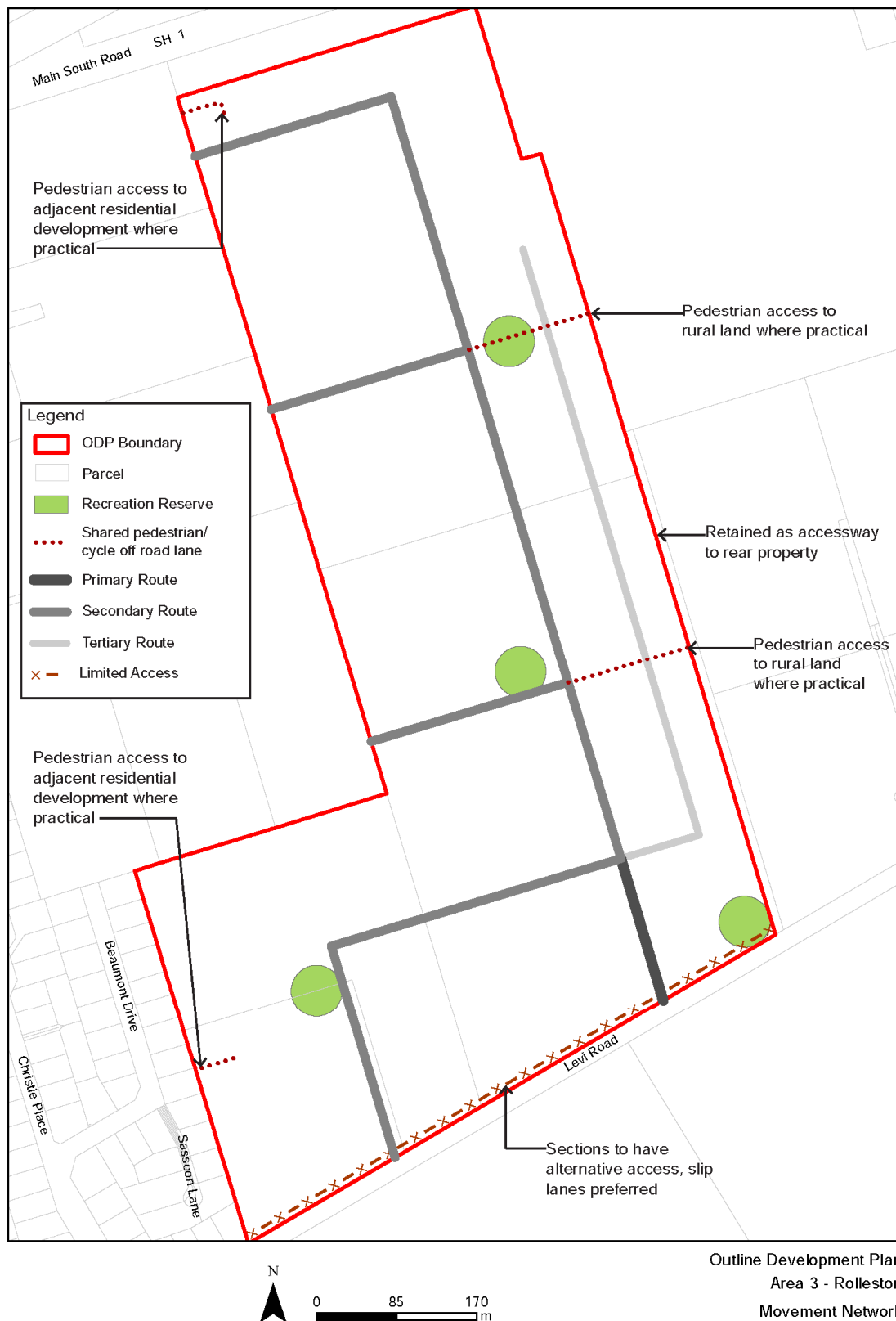
Sewer connections will require an extension of the existing sewer main in Levi Road into SR3. This will enable sewage for these properties to connect in to the existing sewer network via gravity. A new pump station will be required to collect the follow and pump it into the existing sewer network.





Outline Development Plan
Area 3 - Rolleston
Blue Network





OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 4. ODP Area 4 comprises approximately 7.2ha and is bound by Levi Road to the north-west and Lincoln Rolleston Road to the south-west. The area is identified by the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 4 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

Lower density allotments with a minimum lot size of 1,000m² are necessary on the eastern boundary to integrate the site with the adjoining rural properties that are subject to the Rural (Inner Plains) zone and to achieve a progressive transition between residential and rural densities. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term such as private covenants, consent notices or LIM notes, shall be established. Treatments could include appropriate fencing, landscaping and/or building setbacks.

The area's proximity to the town centre of Rolleston, and the associated services and facilities contained within it, supports some Medium Density Housing within the centre of ODP Area 4 and in proximity to the identified Neighbourhood Park.

Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/ or green spaces;

- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies;
- To meet the minimum 10hh/ha density requirement and development yield.
- Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadll will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadll will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating a secondary loop road that includes two primary connections to access the development area from Lincoln-Rolleston Road, which have been offset from the primary route required in the adjoining ODP Area 9. The secondary loop road could either be developed to the District Plan standards of a Primary or Secondary Road.

Primary connections into the development block from Levi Road have been restricted to reflect Levi Roads arterial function, to minimise the number of new intersections and connection points and to maintain appropriate spacing between intersections. The secondary route focuses on providing ample access throughout the site to deliver a residential streetscape.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 4 shall integrate into the overall pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be contained within the road carriageway and incorporated in the roading design of the secondary and (future) tertiary roads. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

Lincoln-Rolleston Road forms part of the wider arterial network connecting to the south of Christchurch and is proposed to include a future cycleway between Rolleston and Lincoln. The intersection of Lowes, Levi and Lincoln-Rolleston Roads and Masfield Drive is planned to be upgraded with a larger roundabout.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

A single Neighbourhood Park is to be established within ODP Area 4. In addition, a range of local reserves that vary in size and function are also required. The location of the neighbourhood park has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserves within a 500m walking radius of their homes. The neighbourhood park and provision of local reserves will

provide passive recreation opportunities, with the Foster Recreation Park providing access to active recreation opportunities.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths will also be required to integrate into the open space reserves and green links to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

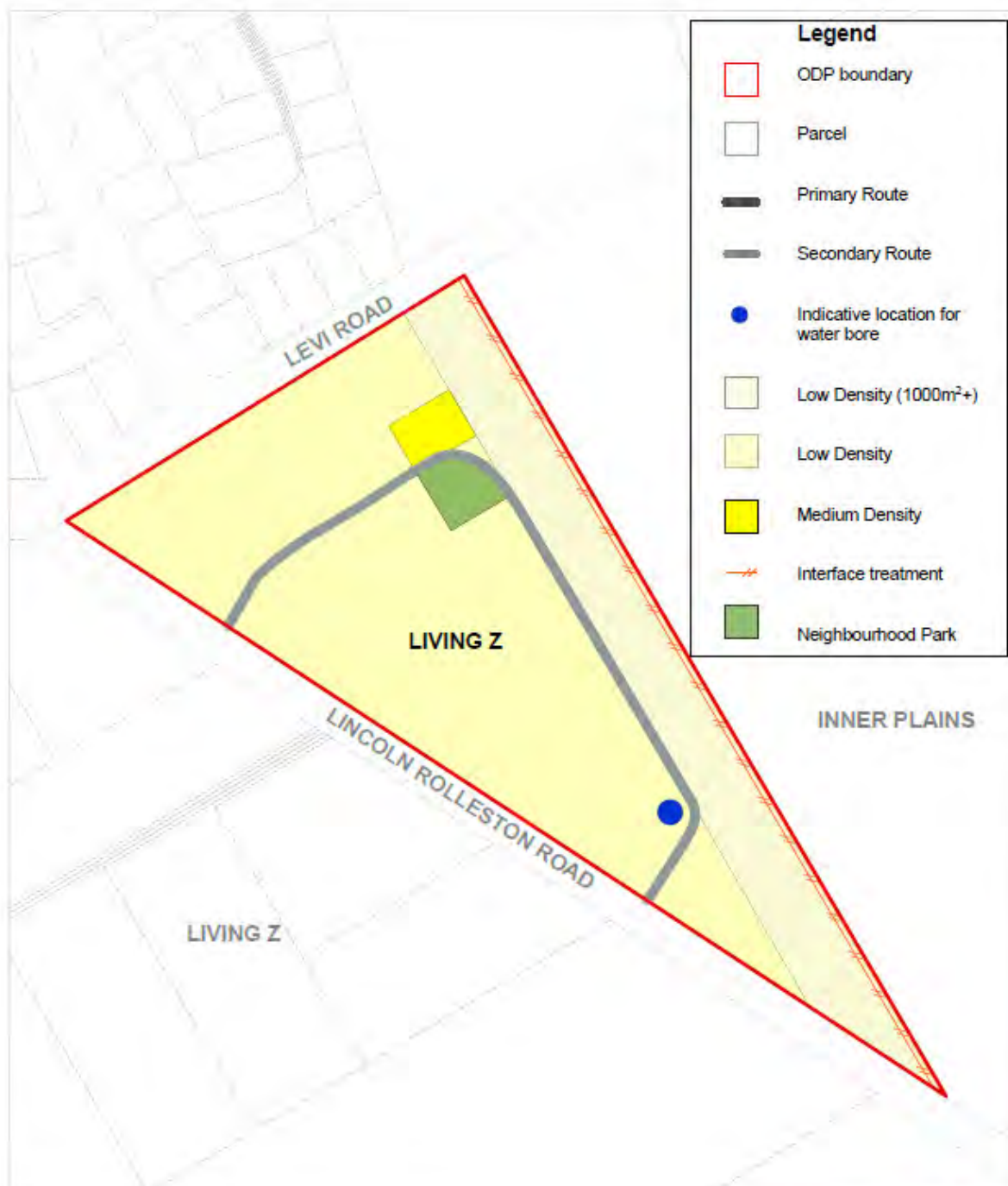
BLUE NETWORK

Stormwater - The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.

Sewer – A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. Sewage from this ODP area will be reticulated to the existing Helpet sewage pumping station.

Water - The water reticulation will be an extension of the existing water supply in Rolleston. The ODP indicates the requirement for an additional water bore to be commissioned in accordance with the upgrades identified for the township,

The provision of infrastructure to service ODP Area 4 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.



Note:

All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.

Interface treatment includes having larger residential sections as perimeter blocks along the boundary with Inner Plains.

Provisions for additional bores might be determined at the time of subdivision.

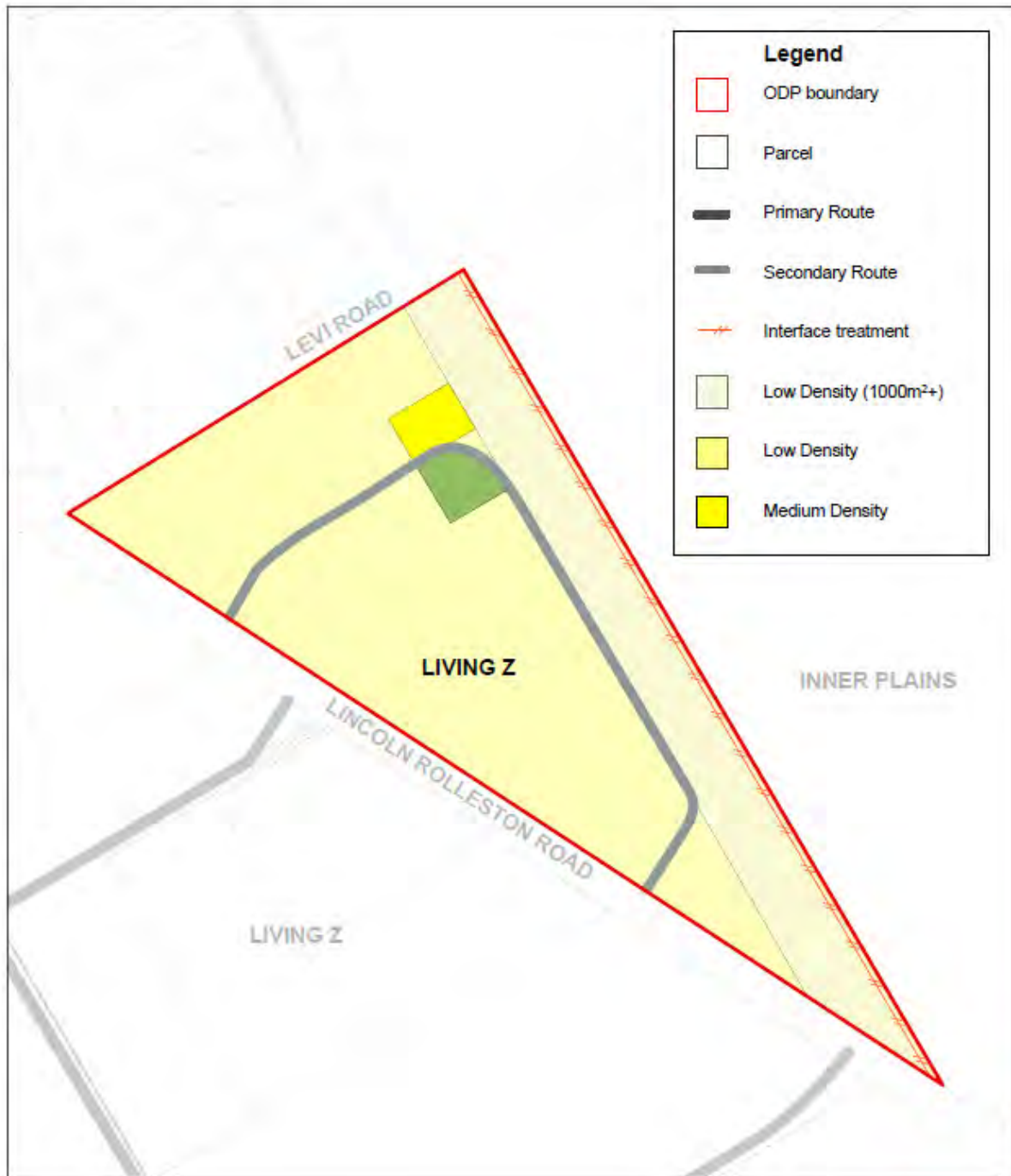
**Outline Development Plan
OVERALL Plan**

Area 4- Rolleston

Scale 1:1000 @A1



W1: Prepared by Adams Report Page 38



Note:

All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.
Interface treatment includes having larger residential sections as perimeter blocks along the boundary with Inner Plains.

Outline Development Plan
LANDUSE Plan

Area 4- Rolleston

Scale 1:1000 @A1



W1: Proposed to Council Report Page 48





OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 6. Area 6 comprises 83ha and is bound by Dynes Road to the North, Goulds and East Maddisons Roads to the West and areas recognised by Council as future residential growth areas to the south and east.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- Policy B4.3.7 and B4.3.68 of PC7
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties. Generally the density is higher within the central areas of the ODP around key amenity areas and decreases towards the periphery. The highest density housing is to be located in direct proximity to the proposed neighbourhood centre and larger open spaces such as green corridors and neighbourhood parks. The ODP Area shall achieve a minimum net density of 12 households/ per hectare. Given the mix of densities and the likelihood of a staged approach to development, the 12 households per hectare minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 12 households per hectare for the overall ODP can be achieved will be required.

A neighbourhood centre will be located in the centre of the ODP adjacent to the central reserve area where the green corridors converge. The Centre will make provision for approximately 1000m² gross retail floor area to cater to local weekly and day-to-day retail requirements, though other non-retail uses (such as other business and/or community facilities) may also be appropriately located in the Centre. Additional land is also required for surrounding roads, associated car parking and landscaping to service the eventual activities established in the Centre.

MOVEMENT NETWORK

The ODP provides for a range of transport options, including:

- vehicular connections linking to Goulds Road, East Maddisons Road, Dynes Road and Springston-Rolleston Road;
- active transport connections at the site boundaries to adjacent areas and internal pedestrian and cycle corridors to encourage viable alternatives to individual motor vehicles; and
- roads which will enable the provision of public transport routes through the site should such services be deemed appropriate;

Roading connections have been designed so as to balance the permeability of the site against the requirements to minimise the number of new intersections and maintain appropriate intersection spacing. The ODP employs a roading hierarchy that allows for Primary, Secondary and Tertiary Roads; however only the more significant roads (Primary and Secondary) have been shown on the ODP. As the Tertiary Roads' primary function will be to service the residential areas, their eventual layout will respond to the detailed subdivision design of those areas.

Goulds Road and East Maddisons Road provide primary road corridors on the Area's western periphery. Internally, the site contains one primary collector road which links the Neighbourhood Centres envisaged by the Rolleston Structure Plan at East Maddisons and Springston-Rolleston Roads. Though the collector is envisaged to cater for a large portion of through vehicle movements, it is not a high-speed corridor and rather, should provide direct access to adjoining sites. To this end, it is envisaged that the collector will interact with the adjacent neighbourhoods, rather than creating severance between them.

The proposed north-south and east-west secondary road connections perform similar functions to the primary roads, providing ample access throughout the site as well as good external links and connections to the immediate neighbours. Notwithstanding this similarity in function, secondary roads will assume a form which is of a more residential nature, and cater less to through vehicle traffic. In addition to the proposed internal secondary routes, Dynes Road will perform a secondary function along the site's northern boundary.

An integrated network of tertiary roads will facilitate internal distribution of traffic, provide access to properties, connect open spaces within the site and offer future links to the immediate neighbours. The tertiary roads will provide a narrower carriageway to encourage slower speeds and to maintain a residential character.

The overall aim of the pedestrian and cycle network is to encourage active transport use within the site and to enable good connections to the wider Rolleston area. Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Tertiary Roads will also provide adequate space for cyclists and convenient pedestrian movements. Shared off-road pedestrian and cycle connections will be provided to achieve safe, attractive active transport corridors and recreational amenity.

GREEN NETWORK

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A range of reserve types and sizes are proposed to create a connected open space network, whereby parks will be linked via green corridors formed along existing stockwater races and along new roading corridors.

Incorporating new structural vegetation, stormwater swales and 'green' streets, four green corridors and green links will contribute generously to the area's sense of place and overall amenity. The green corridors, as well as the proposed neighbourhood parks, are located immediately adjacent to higher density residences to compensate for reduced private open space on individual allotments. In addition, co-locating green spaces alongside residential sites will allow passive surveillance for enhanced safety and security.

Neighbourhood parks will be located to ensure that an open space is within 400m walking distance from any new dwelling. The parks will be of varying sizes to reflect both their purpose and their neighbourhood's character and will include both active and passive functions.

Portions of the green network will also perform a stormwater conveyance and treatment function, particularly for runoff from roads and hardstand in public spaces. Opportunities for pedestrian and cycle paths will also be realised in the design of future reserves and green links to ensure a high level of connectivity is afforded to residents and visitors, and to maximise the utility of the public space.

Council's open space requirements cited in the LTP and Activity Management Plans should be referred to during subdivision design. Where any additional reserve areas may be proposed at subdivision stage over and above the requirements of Council, alternative arrangements may be made for any additional open space land that the Council does not take towards reserve contributions. These arrangements may include purchase by the Council with a corresponding targeted rate, gifting the land to the Council, or other mechanisms as may be agreed at subdivision stage.

No specific mitigation treatment is required for Area 6 to address potential reverse sensitivity effects. Adjoining land uses to the south and east are not of a nature that would require specific effects management at the rural/residential interface over and above the decreased residential density in this portion of the ODP Area.

Moreover, as these adjoining areas are anticipated by Council strategic planning policy for future urban use, ODP Area 6 makes provision to integrate with them, rather than become isolated from them.

BLUE NETWORK

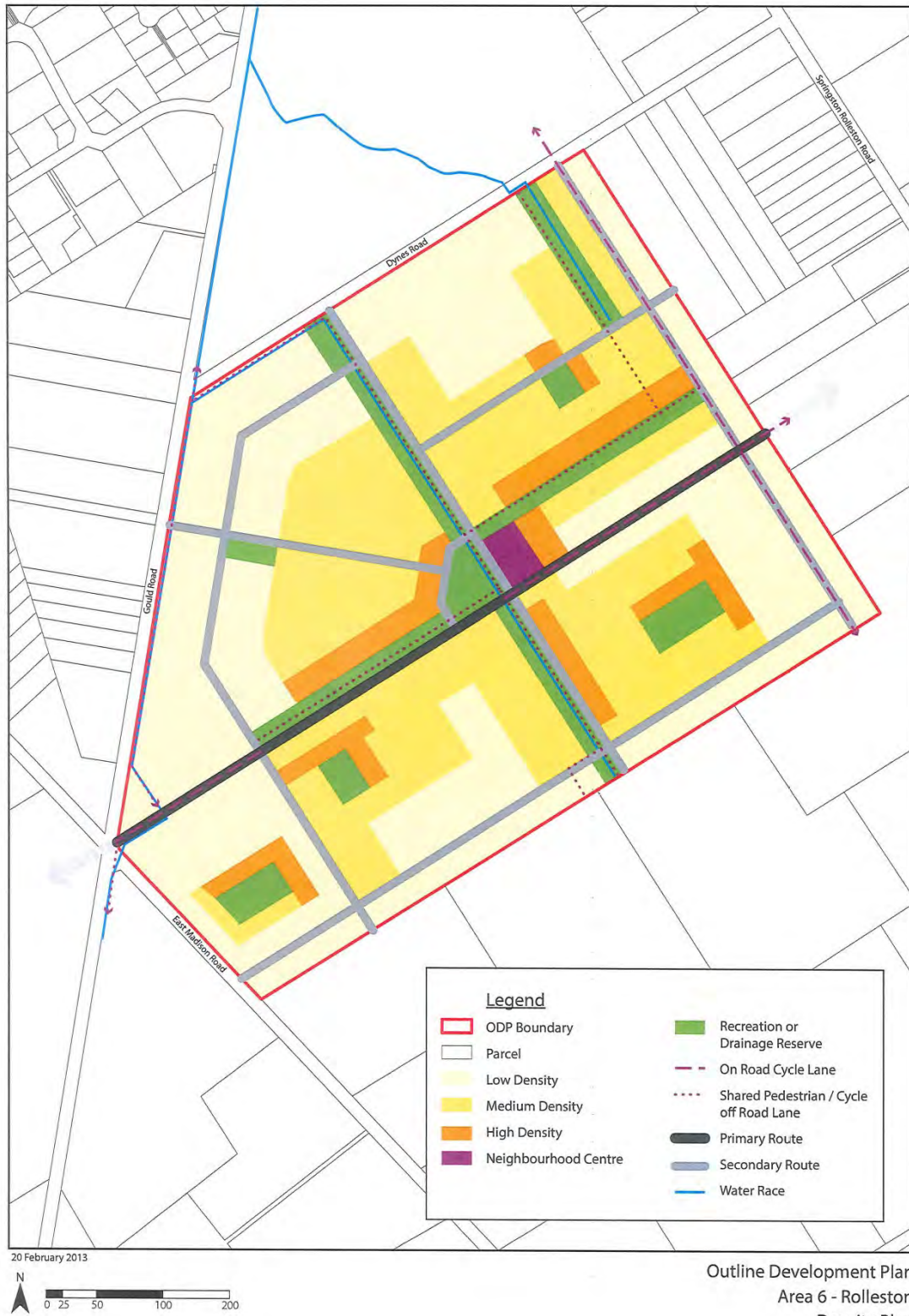
The underlying soils are relatively free-draining (mostly gravels) and infiltration to ground is generally the most appropriate means of stormwater disposal. The public stormwater system will primarily only be required for runoff generated from within the road reserve, as individual buildings will be able to dispose roof water directly to ground within private properties. Where there is potential for the stormwater to be contaminated (e.g. road runoff), treatment will be incorporated in the stormwater system prior to disposal.

There are a range of options available for the collection, treatment and disposal of stormwater. Final treatment solutions will be determined through detailed site investigations during subdivision stages; however, common themes will be achieved throughout the area, including that systems will be designed to integrate into both the roadway and reserve environments. The ability to add amenity value, beyond a pure stormwater function, will also be key component to the overall design.

The stormwater conveyance and disposal systems proposed for this site will be consistent with other effective stormwater systems commonly used within Rolleston. The relatively flat nature of the site necessitates the management of stormwater treatment and disposal to be undertaken as a number of discrete catchments, rather than conveying stormwater from the entire site to one central treatment location. However, to minimise on-going maintenance costs and maximise integration potential, the number of these treatment areas will be minimised and main stormwater treatment areas will be located within the major open spaces.

Ground levels slope naturally to the south, making a primarily gravity wastewater network entirely feasible. The area immediately adjacent to Dynes/Goulds Road intersection is currently able to connect, via gravity, to the existing pump station on Goulds Road. However the vast majority of the ODP Area will need to gravitate to the new East Selwyn Sewer Scheme pump station on Selwyn Road. This will be achieved via a route extending south of the ODP area to Selwyn Road and then east to connect with the East Selwyn Sewer Scheme pump station on Selwyn Road.

The water reticulation will be an extension of the existing water supply in Rolleston. Selwyn District Council currently has plans to commission additional water bores, to match the expected increase in water demand from the identified growth areas. If required, an additional bore field could be incorporated within the development of this site to assist servicing requirements for the southern development areas.





20 February 2013



Outline Development Plan
Area 6 - Rolleston
Movement Network



Outline Development Plan
Area 6 - Rolleston
Green Network



OUTLINE DEVELOPMENT PLAN AREA 7

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston situated at the intersection of SH1 and Rolleston Drive with the only access being from dual entry points on Overbury Crescent.

This ODP (known as Park Grove Mews) uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated high density development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into three plans. (Density, Movement Network and Green Network).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Urban Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to an existing recreational reserve for recreational and amenity purposes (located around Dryden Avenue and McCauley Street).
- Opportunity for high density buildings which relate well to each other and are strategically located in relation to open space and amenities.
- Opportunities for a higher density residential development which will provide a use not currently provided for in the immediate surrounding area and offer a living opportunity from difference economic and social groups of future residents.
- Master Planned development integrating house design, colour palette, façade, and front yard landscaping integrated with the street scene.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.

- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP provides for a Master Planned high density development with individual allotments averaging approximately 400 m² per lot.

Each individual site will have a house specifically designed which will form part of the Resource Consent process to enable the site to comply with all required set backs, recession planes and site coverage provided in the District Plan. The ODP area shall achieve a net density of 19.19 households per hectare on a total area of 3.596 ha.

MOVEMENT NETWORK

A specific transport assessment completed by Traffic Design Group Ltd (TDG) has been carried out, which describes the existing transport environment, provides an assessment of the traffic generation associated with the proposed ODP, considers the development in terms of the local, regional and national planning documents, and assesses the potential traffic effects. The assessment also takes into account the Christchurch Rolleston and Environs Transportation Study (CRETS) formalised within the Canterbury Transportation Regional Implementation Plan (CTRIP).

Access into the site is from two existing frontages from Overbury Crescent. The internal road links will use these frontages as the entry points to create the primary spinal traffic road. This primary road will give direct access to the property at the north eastern and south western sections of the property.

A secondary “Living Street” services the majority of the lots to the northern part of the property and will provide for slow two way traffic with a higher level of landscaping linking the street landscaping with that associated with the front yard of individual sites. A pedestrian linkage will be created between the primary and secondary road.

Noise attenuation has been achieved with an established bund along the SH1 boundary which complies with the relevant noise control rules, with any houses constructed within a 40m set back of the highway being required to have noise attenuation.

Pedestrian footpaths will be provided on at least one side of each internal road with a linkage incorporated between the main internal road and the secondary road.

A low speed traffic environment will create pedestrian cycle public friendly spaces.

All lots as a result of the cycle and pedestrian network will have direct access to the existing adjacent reserve to the west linking through to Rolleston Drive.

GREEN NETWORK

The south western access is adjacent to an existing reserve with which the property has a common legal boundary. This reserve also links through to a main open space area (containing a playground) around Dryden Avenue and McCauley Street.

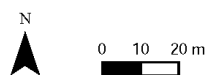
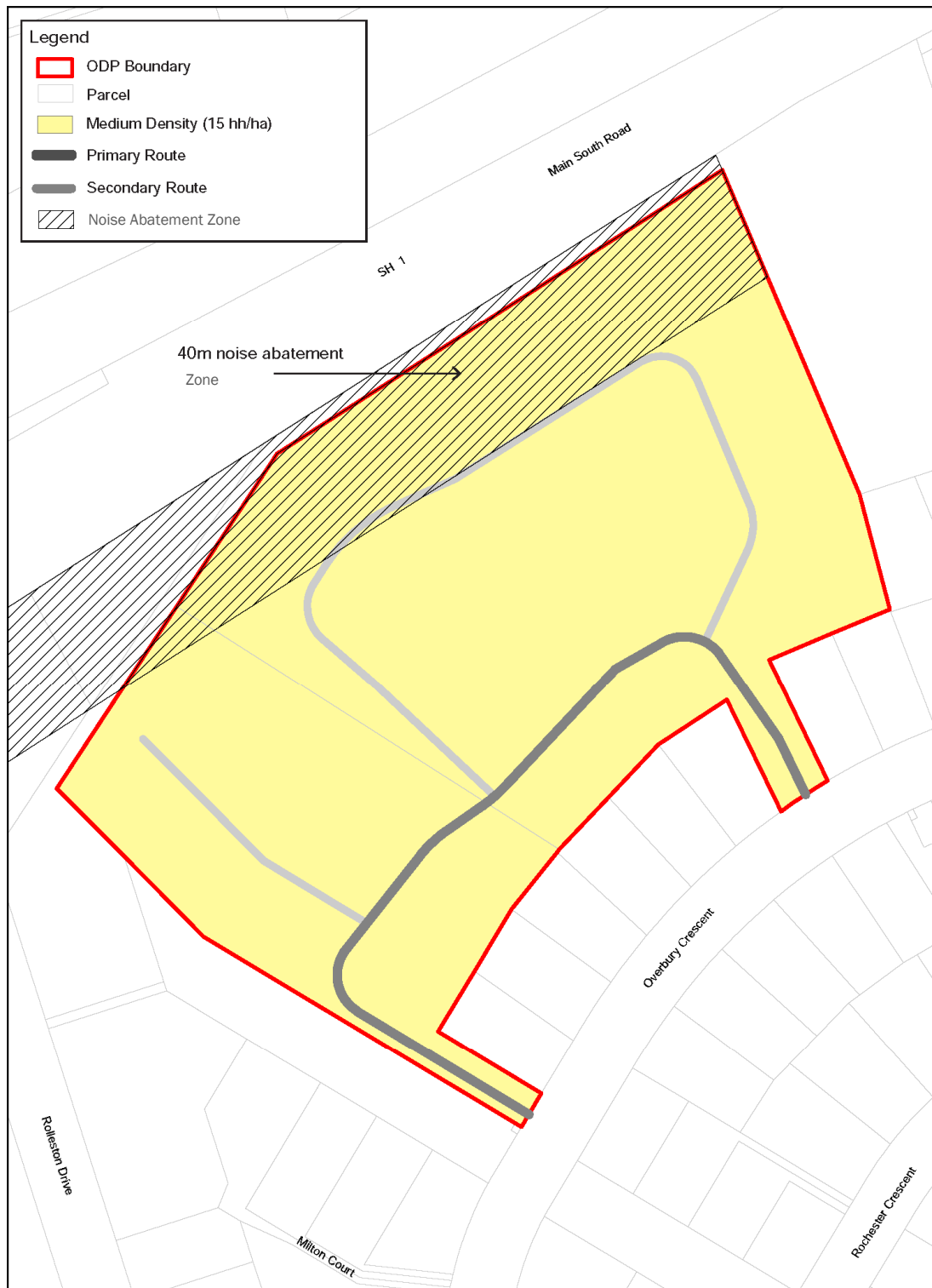
BLUE NETWORK (no ODP plan)

All services including water, sewer, power, and telephone are available to the boundary of the site via the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

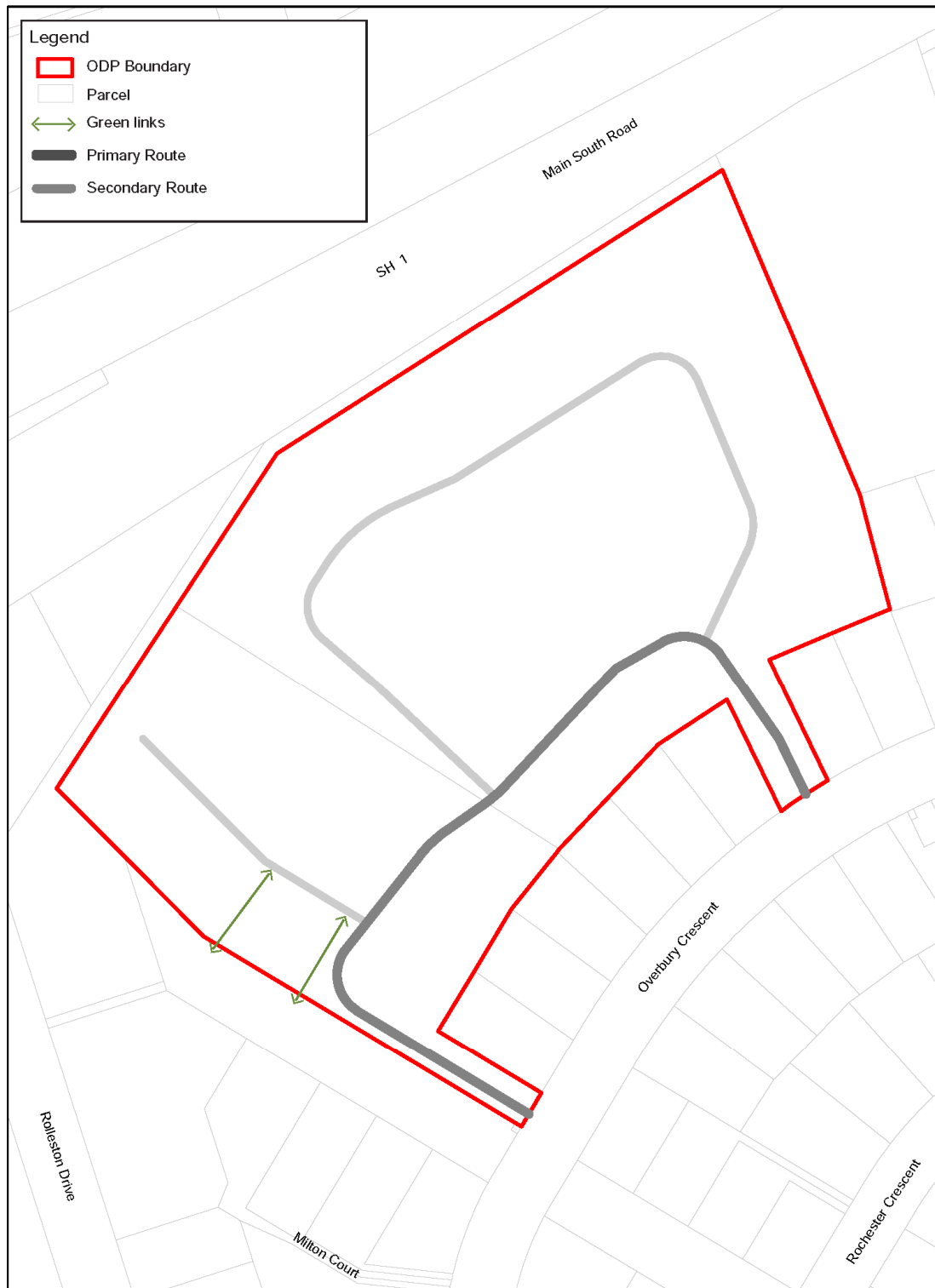
Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

Potable water capacity is available from the existing Rolleston water supply.

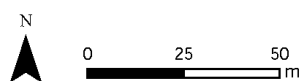
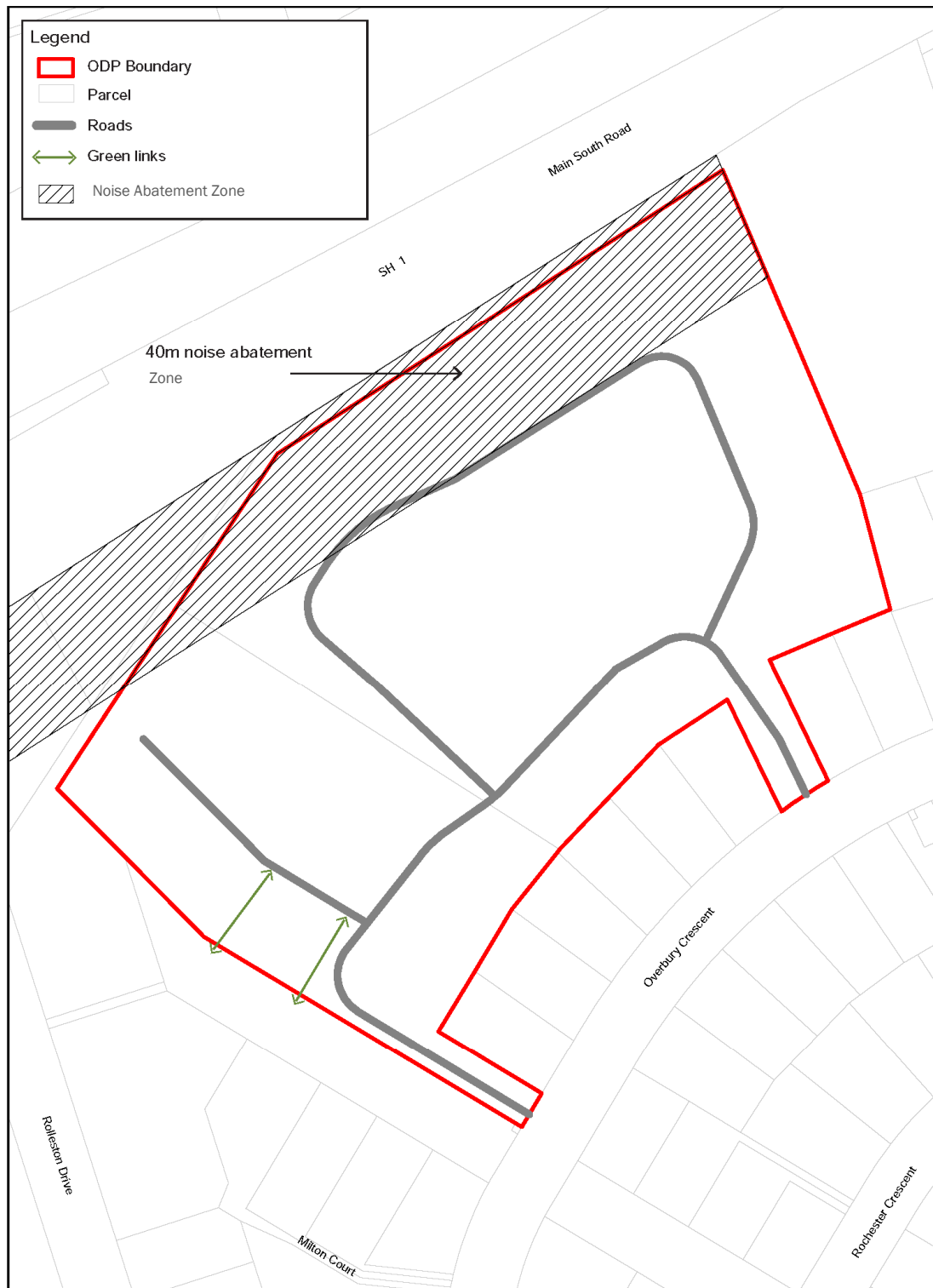
Stormwater will be treated through stormwater systems complying with the Canterbury Regional Council requirements.



Outline Development Plan
Area 7 - Rolleston
Density Plan



Outline Development Plan
Area 7 - Rolleston
Movement Network



Outline Development Plan
Area 7 - Rolleston
Green Network

OUTLINE DEVELOPMENT PLAN AREA 8

INTRODUCTION

The Outline Development Plan (ODP) is for an area of land located in Rolleston currently being serviced by a current Right of Way known as Park Lane which has access from SH1.

This ODP (known as Park Lane) and uses urban design principles to set the general patterns of development over the area to guide future development and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structure elements including the roading network, cycle and pedestrian network, and access to open space of the area.

Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents as well as being in keeping with the strategy set out in the Rolleston Structure Plan.

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

URBAN DESIGN

Design principles that underpin this ODP are in line in the New Zealand Design Protocol and promote the following environmental outcomes:

- An urban form which creates a distinguishable sense of place and encourages a community to develop.
- A safe, comfortable and healthy living environment (CPTED - Crime Prevention through Environmental Design - principles applied).
- Integration of the roads within the neighbourhood area with existing state highway and arterial roads and public transport routes.
- Installation of all the necessary services within the zone, and the connection of those services to all external infrastructure networks.
- Provision of a network of cycle and pedestrian routes.
- Access to the existing recreational reserve and provision for recreational and amenity purposes.
- Opportunities for the provision of residential development at a density of a minimum of 10 lots per hectare for which there is current strong demand in the general Rolleston area.
- A Master Planned residential development integrating the roading network with the existing environment and connecting with proposed sub-divisions linking roading, pedestrian, and walking access and linkages to the main local arterial roads.
- A development that meets District Plan policies to achieve an overall increase in residential density, urban consolidation and a compact urban form.
- Protection of groundwater resources from contamination.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.

MOVEMENT NETWORK

The ODP provides numerous transport options including:

- Restricting access to SH1 as required by NZTA.
- Linkage from Park Lane through to Beaumont Drive through to Levi Road to link with the arterial roads into and out of Rolleston.
- Provide secondary roads that link to the adjacent rezoned land to the east as zoned on ODP Area 3.
- Linkage integral to provide pedestrian, cycle and green linkages within the multiple ownership.

The ODP sets out the roading pattern taking into account the development in terms of the local, regional and national planning documents and assesses the potential traffic effects. The network takes into account the Christchurch Rolleston Environs Transportation Study (CRETS) formalised with the Canterbury Transportation Implementation Plan (CTIP).

The roading network is also in accordance with existing Resource Consents issued by the Selwyn District Council and provides for no alteration to the current traffic network as approved by the Council, other than a minor addition in the north eastern corner of the property.

Access to the site will be from the currently formed and legalised Marlowe Road to the north through Park Lane to Beaumont Drive and Shadbolt Lane to the south. Access to SH1 will be formally stopped both legally and physically once the extension of Marlowe Road is formed, the latter being required to be constructed firstly to enable the balance of the land in the ODP area to be sub-divided.

The roading network provides three connections into ODP Area 3. The secondary and tertiary roading connections are also shown on the ODP.

Legalised pedestrian linkages are shown to coincide with the ODP for ODP Area 3 noting that the location of the pedestrian linkage will be site specific once Resource Consent applications are made for land in and around this area. Servicing the areas of land in between the neighbours and local area streets will be undertaken by small neighbourhood roads or cul-de-sacs complying with the Council's sub-divisional design rules for such roads.

Noise attenuation will be achieved by extending the bund adjacent to the present Park Lane entrance to SH1 to the eastern boundary of the property outlined in blue on the ODP. Landscaping of the bund will be consistent with that already planted and established with the balance of the bund from this point up into Rolleston Drive.

There will be no dwelling erected in a 40 metre set back from the edge of the present seal on SH1.

Pedestrian footpaths will be provided on at least one side of each neighbourhood and local street. The road designed will provide for a cycleway on to the main neighbourhood and local roads as shown on the ODP.

GREEN NETWORK

The ODP identifies the general locality of some small local neighbourhood open space areas which will be site specific upon the lodgement of a Resource Consent. The size and location will be agreed with the land owner and the SDC at Resource Consent stage.

Green linkages are incorporated in the ODP to provide connection between streets and areas within the ODP.

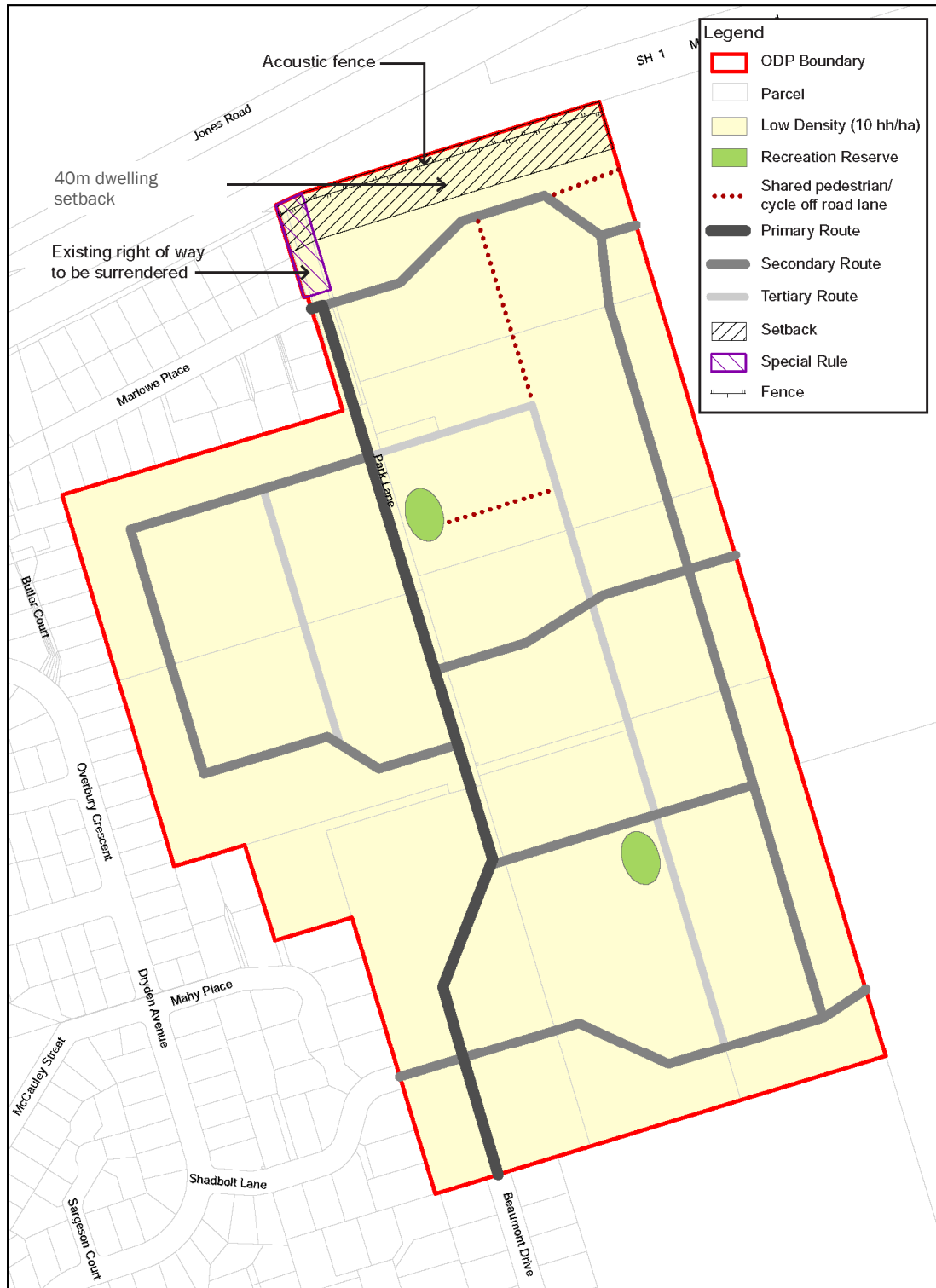
BLUE NETWORK

All services including water, sewer, power, and telephone are available to the boundary of the site by the existing roading network. These will be extended into the site via the proposed roading network to provide those services to all individual allotments.

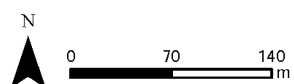
Sewerage capacity is available at the Rolleston Sewerage Treatment Plan via the existing reticulation.

Potable water capacity is available from the existing Rolleston Water Supply and there is available if the SDC desire, connection to a suitable additional potable water supply well located on the site.

Storm water will be treated through storm water systems complying with the Canterbury Regional Council requirements.



Outline Development Plan
Area 8 - Rolleston
Density Plan

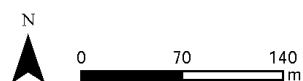
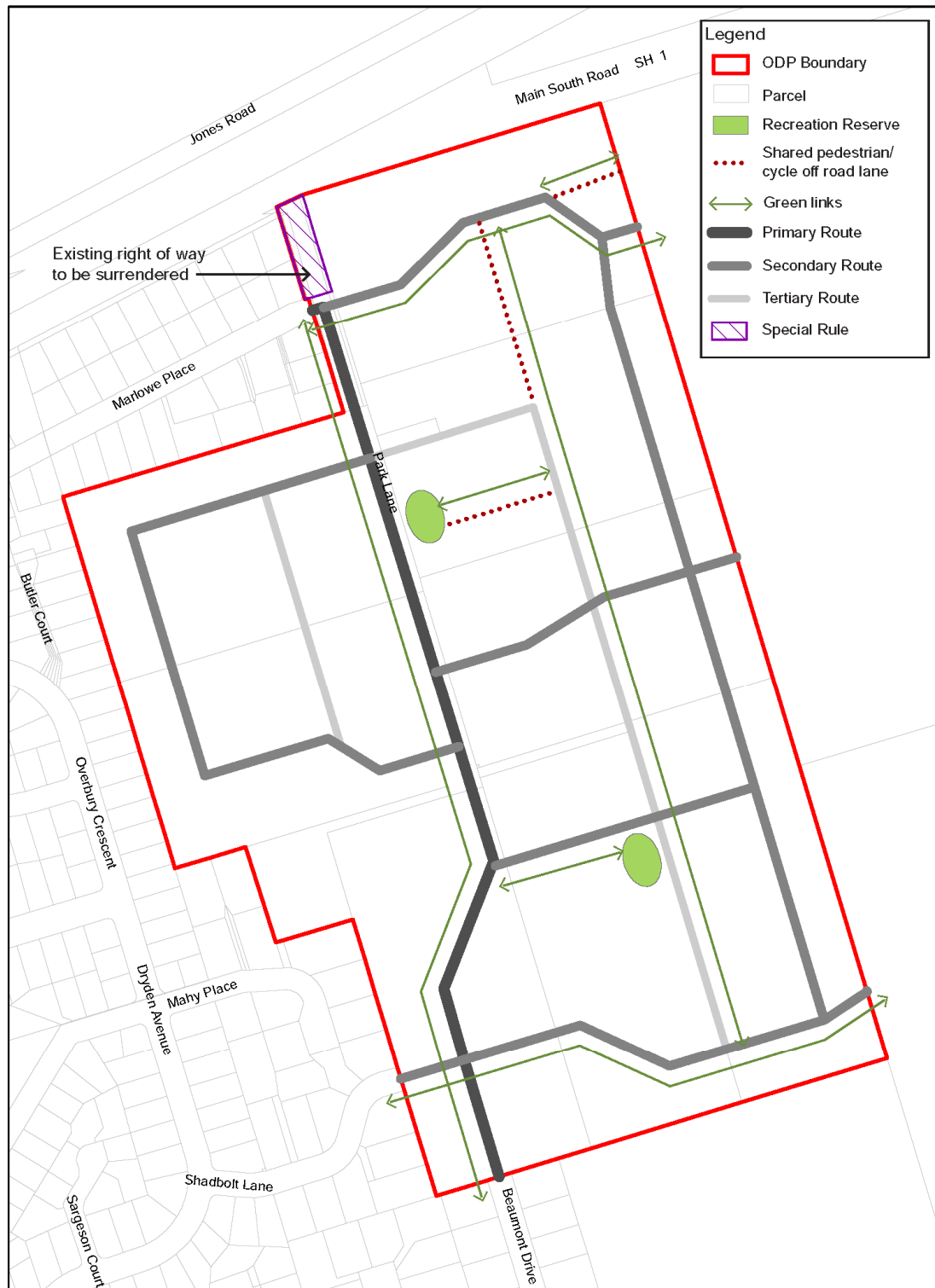


Outline Development Plan
Area 8 - Rolleston
Blue Network



0 75 150 m

Outline Development Plan
Area 8 - Rolleston
Green Network



Outline Development Plan
Area 8 - Rolleston
Movement Network

OUTLINE DEVELOPMENT PLAN AREA 9

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 9. ODP Area 9 comprises 25ha and is bound by Lowes Road to the north, Lincoln Rolleston Road to the north-east and Springston Rolleston Road to the south-west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 9 predominantly provides for low density sections. Specific areas for Medium Density housing have however been allocated to areas that are suited for comprehensive Medium Density housing, such as senior living and retirement villages.

Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes will meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities ;
- Proximity to Neighbourhood Parks and/ or green spaces;
- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and

- To meet the minimum 10hh/ha density requirement and development yield.

The ODP Area shall achieve a minimum net density of 10hh/ha. Given the mix of densities and the likelihood of a staged approach to development, the 10hh/ha minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 10hh/ha for the overall ODP can be achieved will be required.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary RoadII will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary RoadIII will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP employs a roading hierarchy based around Primary and Secondary Roads and possible tertiary roads that deliver a range of integrated transport options, including:

- primary road connections linking ODP Area 9 to Lowes, Lincoln-Rolleston and Springston-Rolleston Roads;
- active transport connections at the boundary of the development area to adjacent neighbourhoods, including ODP Area 11, that facilitate the use of existing and future public transport routes.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The ODP requires two secondary and one primary route to facilitate an internal north-south orientated subdivision layout. The east-west connection utilises the alignment of an existing right of way. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development. Roads have been off-set to avoid a straight through 'run' coming from Lowes Road to assist in achieving the desired road hierarchy and to manage the distribution and speed of vehicles through the subdivision.

Lowes Road is an arterial road that provides the primary East-West connection into the development block. This road will cater for a large proportion of the through traffic within a corridor that will manage vehicle speeds and provide a clear hierarchy of roads to direct traffic through the subdivision to adjoining neighbourhoods. This includes through traffic from ODP Area 9 to the north-east of Lincoln-Rolleston Road.

Two Secondary Roads provide southerly connections to the planned extension of Broadlands Drive and into ODP Area 11 and Branthwaite Drive. A green link that incorporates a minimum 6m formed width is required to be off-set and running parallel to the proposed Primary Road, to provide additional permeability for pedestrians and cyclists.

An integrated network of tertiary roads will assist the primary road network to facilitate the safe and efficient distribution of internal traffic, provide access to properties, assist in connecting the open space reserves network both within and beyond the site and provide future links to adjoining neighbourhoods.

The transport network for ODP Area 9 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Cycling and walking will be

contained within the road carriageway and incorporated into the roading design of the overall road network. Adequate space must be provided to accommodate cyclists and to facilitate safe and convenient pedestrian movements.

The intersection of Lowes, Levi and Lincoln-Rolleston Roads and Masefield Drive is planned to be upgraded with a larger roundabout. A shared pedestrian and cycling pathway along the southern side of Lowes Road between Springston-Rolleston Road and Lincoln-Rolleston Road will continue to extend from the existing facility from the west as part of the ODP Area 9 development.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

A single neighbourhood park is to be established within ODP Area 9. The location of this reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. This neighbourhood park will provide passive recreation opportunities, with the Foster Recreation Park providing access to active recreation opportunities.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths, including specifically the green link between Lowes Road and the central Primary Road, are required to integrate into the green network to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be adhered to during subdivision design.

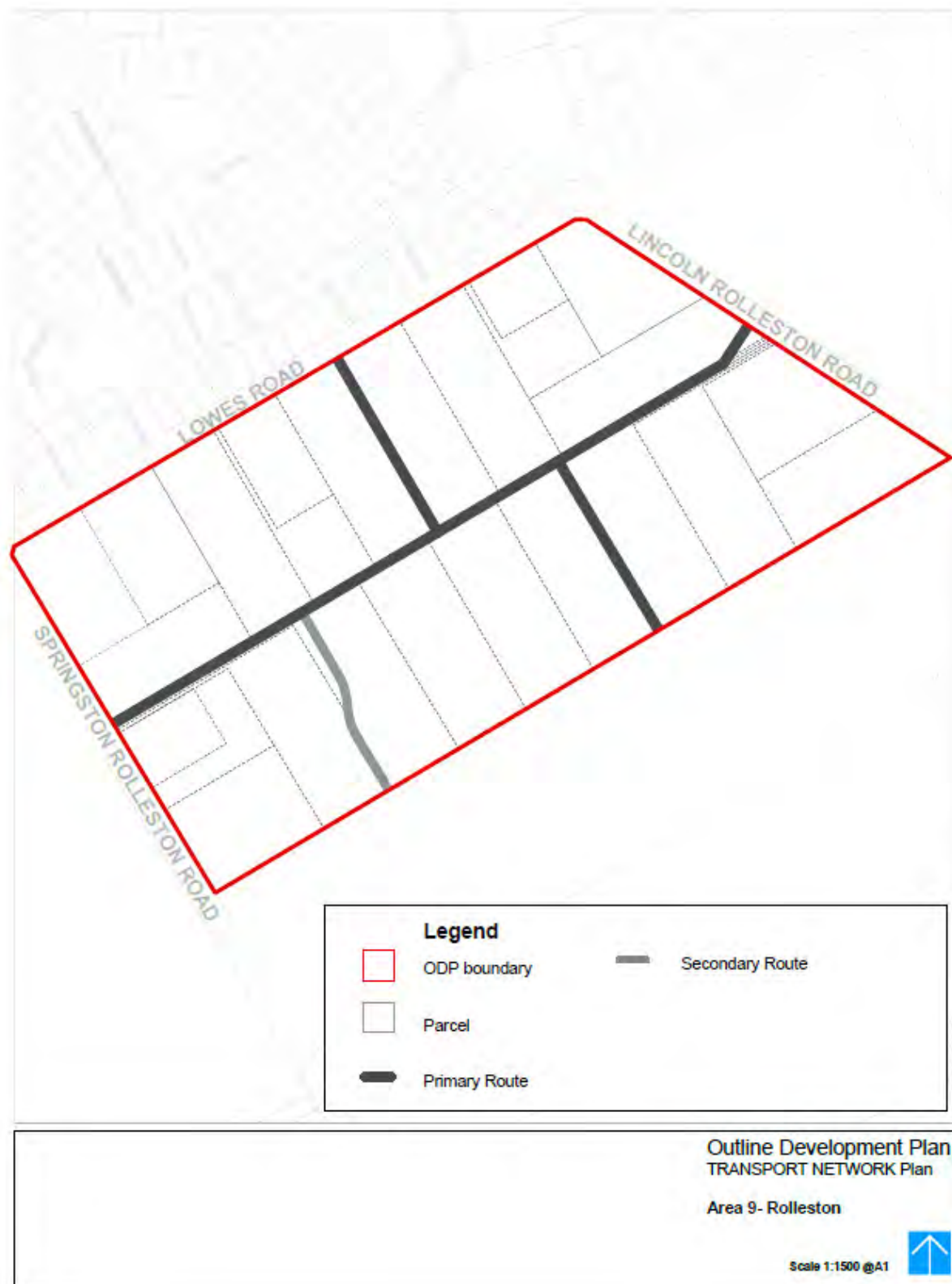
BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve.
Sewer -	A gravity sewer connection will be required through an extension to the existing sewer network to the proposed allotments. Sewage from this ODP area will be reticulated to the existing Helpet sewage pump station.
Water -	The water reticulation will be an extension of the existing water supply in Rolleston. Two water bores are required to be established within ODP Area 9, one within the Neighbourhood Park and the other north of the secondary roading connection from Branthwaite Drive. These infrastructure upgrades will be commissioned in accordance with the upgrades identified for the township. The provision of infrastructure to service ODP Area 9 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.





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OUTLINE DEVELOPMENT PLAN AREA 10

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 10. ODP Area 10 comprises 31ha and is bound by Goulds Road to the east and East Maddisons Road to the west. The Land Use Recovery Plan (LURP) identifies this area as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 10 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 10 provides for both low density and medium density medium density housing options. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

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

- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a “Primary Road” will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a “Secondary Road” will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary route that follows a north-south alignment that is supported by two eastwest orientated connections onto Goulds and East Maddisons Roads;
- active transport connections at the boundary of the development area from East Maddisons and Goulds Roads to adjacent neighbourhoods that facilitate the use of existing and future public transport options;
- pedestrian and cycle corridors and connections to encourage viable alternative modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

Three connections from the internal Primary Road integrate the transport network for ODP Area 10 with Goulds and East Maddisons Roads. This Primary Road provides a “spine road” that provides primary connections onto East Maddisons and Goulds Roads respectively. The position of the intersection of this Primary Road with Goulds Road must be located directly opposite the entrance road into the Faringdon subdivision to align with the wider transport network.

The southern portion of East Maddisons Road will be realigned to reduce the number of roads that are served by the Goulds Road intersection. This will assist in delivering a safe and efficient intersection that integrates into the proposed CRETS Collector Road and supports Goulds Road as having primacy in the roading hierarchy over East Maddisons Road. Goulds Road will be closed to vehicular traffic south of Lowes Road and a walking and cycling link will be established to provide the necessary connections to the nearby community facilities. These improvement works are being progressed as part of the Foster Recreation Park development works.

Two secondary routes provide a link between the primary “spine road” and East Maddisons Road, which support access throughout the site and provide external links and connections to adjoining neighbourhoods, including ODP Area 12 to the west. The alignment and status of these roads establishes essential connections without creating through routes that could potentially be used as short cuts. The alignment and position of the intersections associated with these two Secondary Roads support the internal roading network within the adjoining ODP Area 12, which primarily directs traffic to East Maddisons and Goulds Roads. A North East secondary loop road provides connectivity and access to future development in an area that cannot be accessed off Goulds Road.

The remaining internal roading layout must be able to respond to the possibility that this area

may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 10 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The primary and secondary roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

Two shared off-road green link pedestrian and cycle connections to Goulds Road to connect to Faringdon and the Recreation Precinct are required to provide safe and attractive active transport corridors.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Four Neighbourhood Parks are required to be established throughout the development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space reserve is within a 500m walking radius of their homes. The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserve's purpose and the neighbourhood's character. The alignment of these open spaces along primary routes will create a connected open space network. The adjoining Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing supports passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths, including specifically the two green links between the secondary loop road and Goulds Road to the east are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

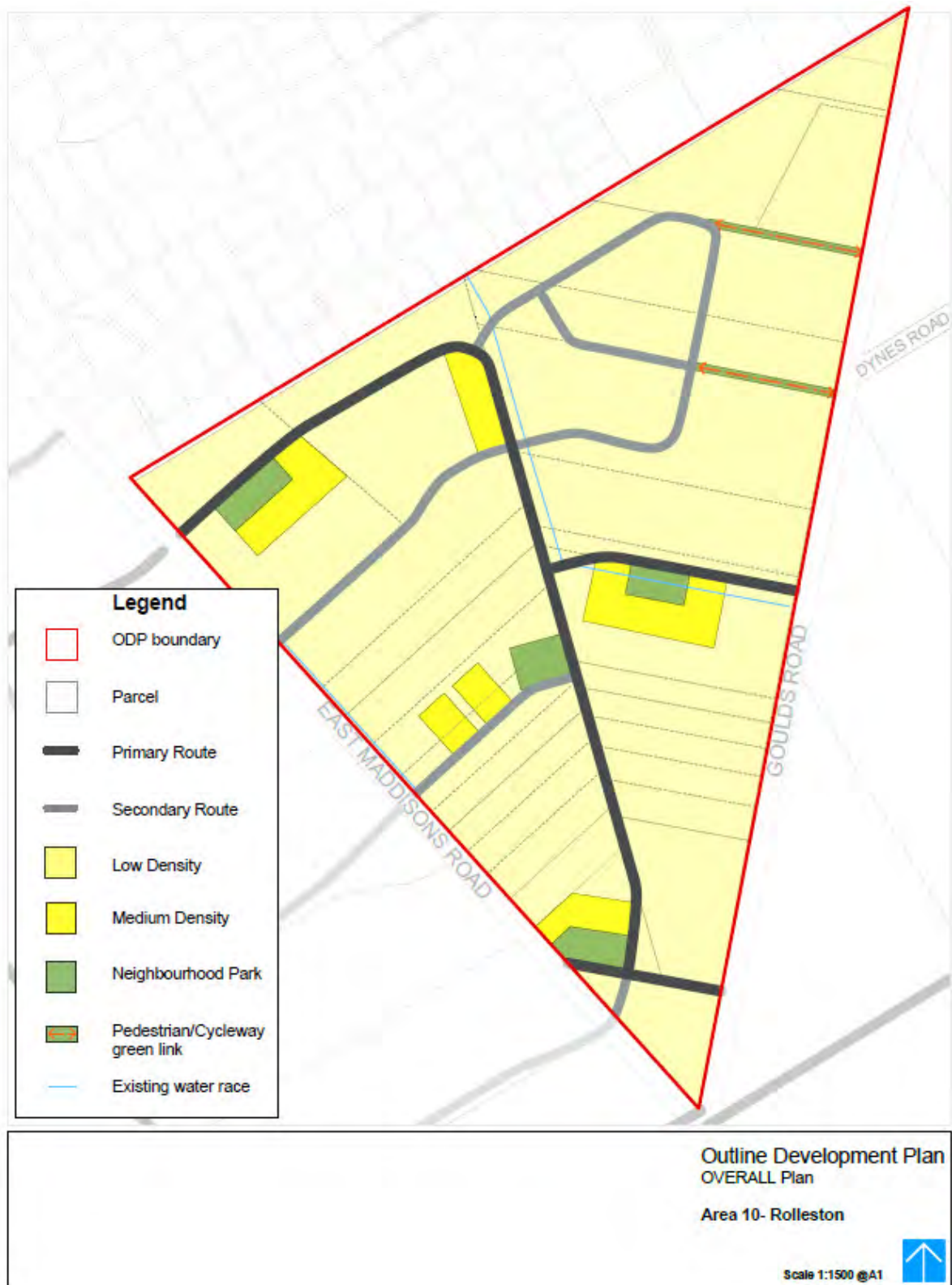
BLUE NETWORK

Stormwater - The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.

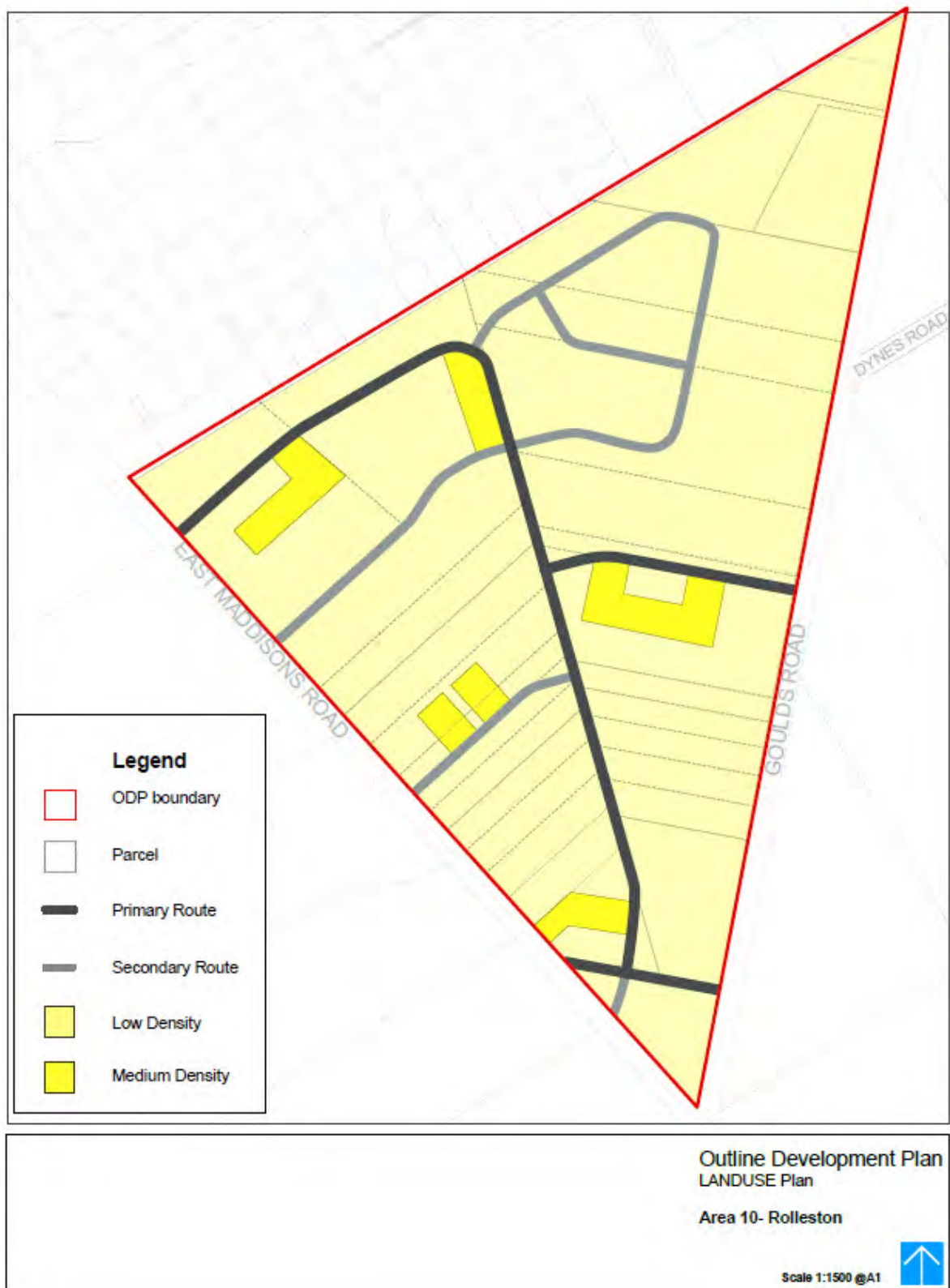
- Water race - An existing water race generally follows a portion of the primary road in a north-south and then east-west alignment where it reaches Gould Road. There is an opportunity to incorporate the water race into the road design by enhancing its appearance and establishing it as a feature.
- Sewer – A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. The area immediately adjacent to the Dynes and Goulds Road intersection is currently able to connect, via gravity, to the existing pumping station on Goulds Road. However, the vast majority of the ODP Area will need to reticulate to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road via a sewer connection through the adjoining Faringdon subdivision.
- Water - The water reticulation will be an extension of the existing water supply along East Maddison and Goulds Roads. If required, an additional bore could be established within the site to assist in servicing the southern development areas in Rolleston in accordance with the upgrades identified for the township.

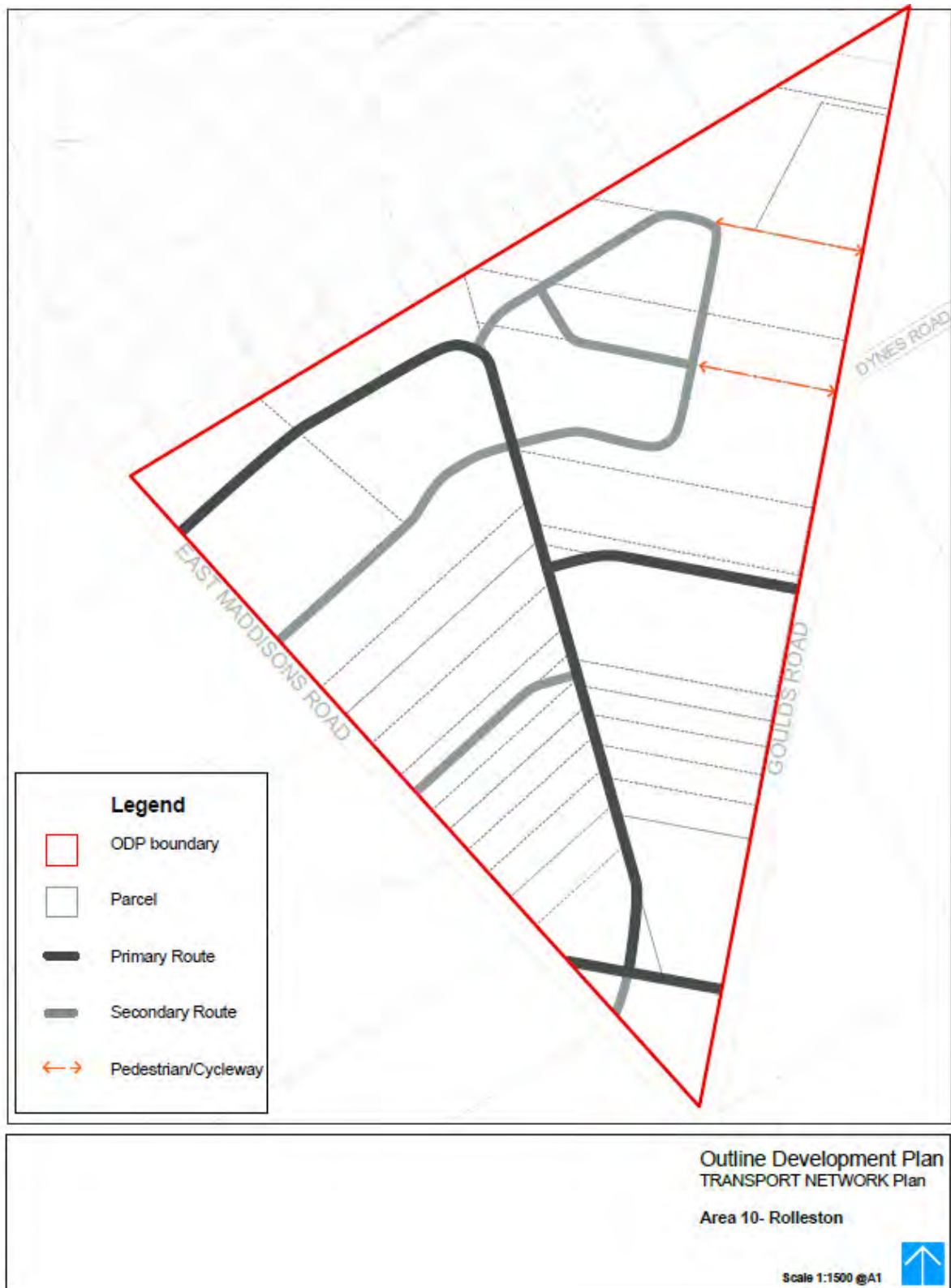
The provision of infrastructure to service ODP Area 10 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

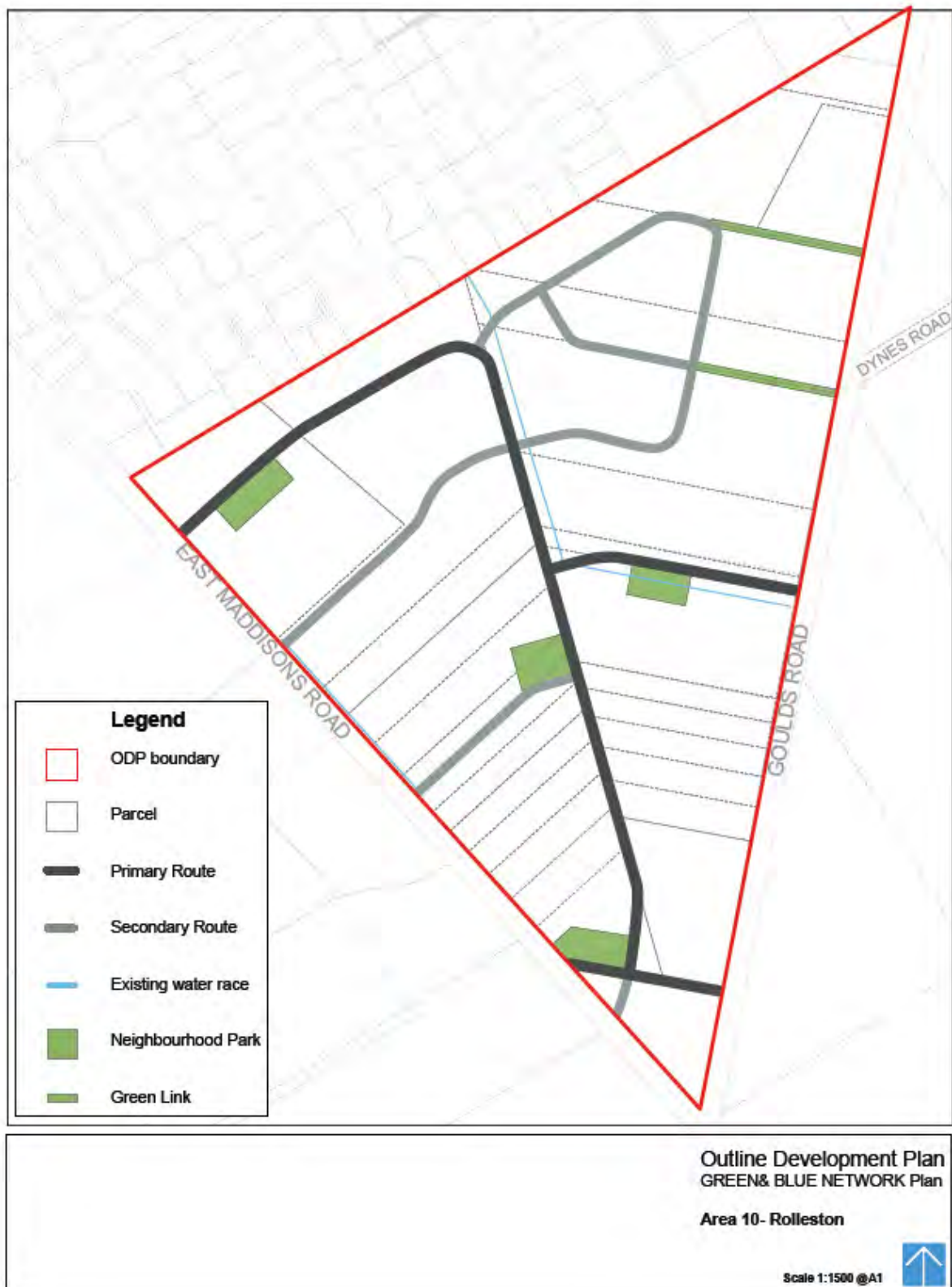
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OUTLINE DEVELOPMENT PLAN AREA 11

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 11. ODP Area 11 comprises 151ha and is bound by Lincoln Rolleston Road to the north-east, Goulds and Springston Rolleston Roads to the north-west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density, Movement Network, Green and Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 11 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

The ODP predominantly provides for low density sections. Specific areas for Medium Density housing options have however been allocated to areas along the identified Primary and Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

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

- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.
Existing dwellings and buildings need to be taken into consideration when subdividing and doing the density calculations.

A Neighbourhood Centre is required in a centralised location of ODP Area 11 adjacent to the identified Neighbourhood Park. The Neighbourhood Centre will provide for approximately 2,000m² of gross retail floor area to cater for local weekly and day-to-day retail requirements. Additional land is also required to accommodate the necessary access arrangements, car parking, landscaping and utilities to service the Neighbourhood Centre.

Appropriate interface treatments at the boundary between residential and rural activities, and the methods to protect these treatments in the long term, shall be established. Treatments could include appropriate fencing, landscaping and/or building setbacks.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadll will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadll will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- Three Primary Road and eight Secondary Road connections providing transport connections to Springston-Rolleston Road to the south-west, Lincoln-Rolleston Road to the north-east, the CRETS Road to the south-east and the Broadlands Drive Collector Road to the north-west
- active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport routes
- pedestrian and cycle corridors and connections encourage viable alternative modes of transport to private motor vehicles. Road connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed along the south-western boundary of the site that is accessed from ODP Area 11 from the internal Primary Road and three Secondary Road connections. This Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function that forms part of an expanded ring road system for Rolleston. Although this Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 11, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its function, streetscape and speed environment will be similar to Lowes Road in how it serves the northern portion of Rolleston.

Lincoln-Rolleston Road and Springston-Rolleston Road provide primary roading corridors on the periphery of ODP Area 11, which form part of the districts wider arterial roading network that connects the township to Prebbleton and Christchurch to the south and Lincoln to the east.

The extension and upgrading of Branthwaite Drive provides a primary loop road that establishes access and connectivity to the future subdivision of the land that currently accommodates the decommissioned Helpet treatment plant. This Primary Road will in turn integrate ODP Area 11 with ODP Area 9 to the north, in conjunction with the east-west extension of Broadlands Drive Collector Road. A second primary north-south aligned road connects Branthwaite Drive with the proposed CRETS Collector Road. An extension of Dynes Road is required to facilitate connectivity along the east-western alignment. This Primary Road enables vehicular, cycle and pedestrian permeability between ODP Area 11 and adjacent neighbourhoods.

The Secondary Road connections perform similar but important functions by supporting the Primary Roads, by providing access throughout the site, and the necessary external links and connections to adjoining neighbourhoods. The alignment and status of these roads establish essential connections, without creating through routes that could potentially be used as short cuts. The alignment and position of the intersections associated with the Secondary Roads primarily support the internal roading network and the mixed density residential development sites, catering less to through vehicle traffic.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term connectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

The transport network for ODP Area 10 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Seven Neighbourhood Parks are required to be established throughout the 151ha development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure that an open space is within a 500m walking radius of their homes. The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserves purpose and the neighbourhood's character. A single larger Neighbourhood Park of approximately 4,000-5,000m² in size located adjacent to the proposed water reservoir will provide for a wider range of recreational activities to cater for the needs of the wider area.

The alignment of these open spaces along primary routes will create a connected open space network. The Foster Recreation Park provides, and to a lesser extent the larger Neighbourhood Park, provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing support passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the

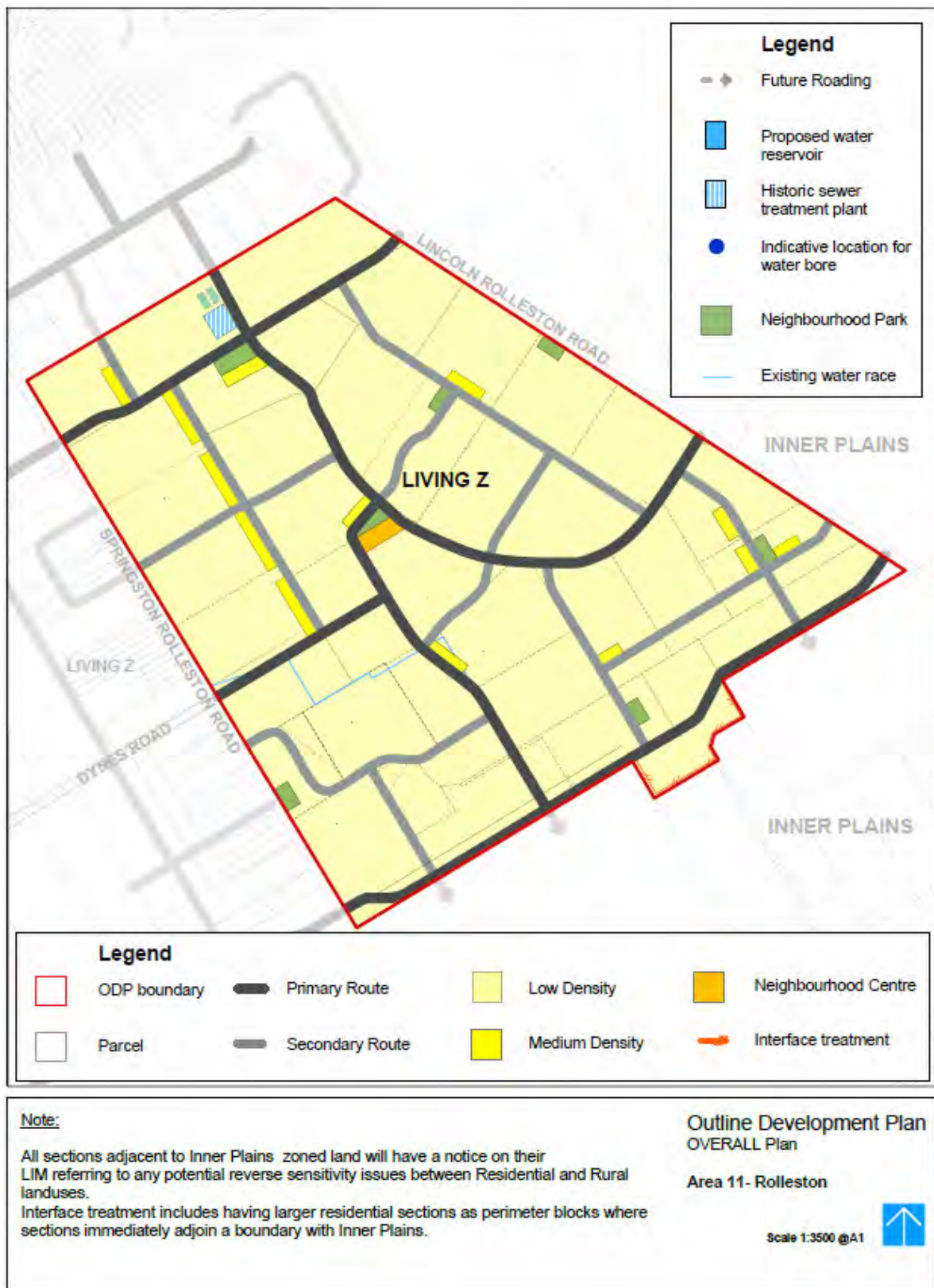
road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

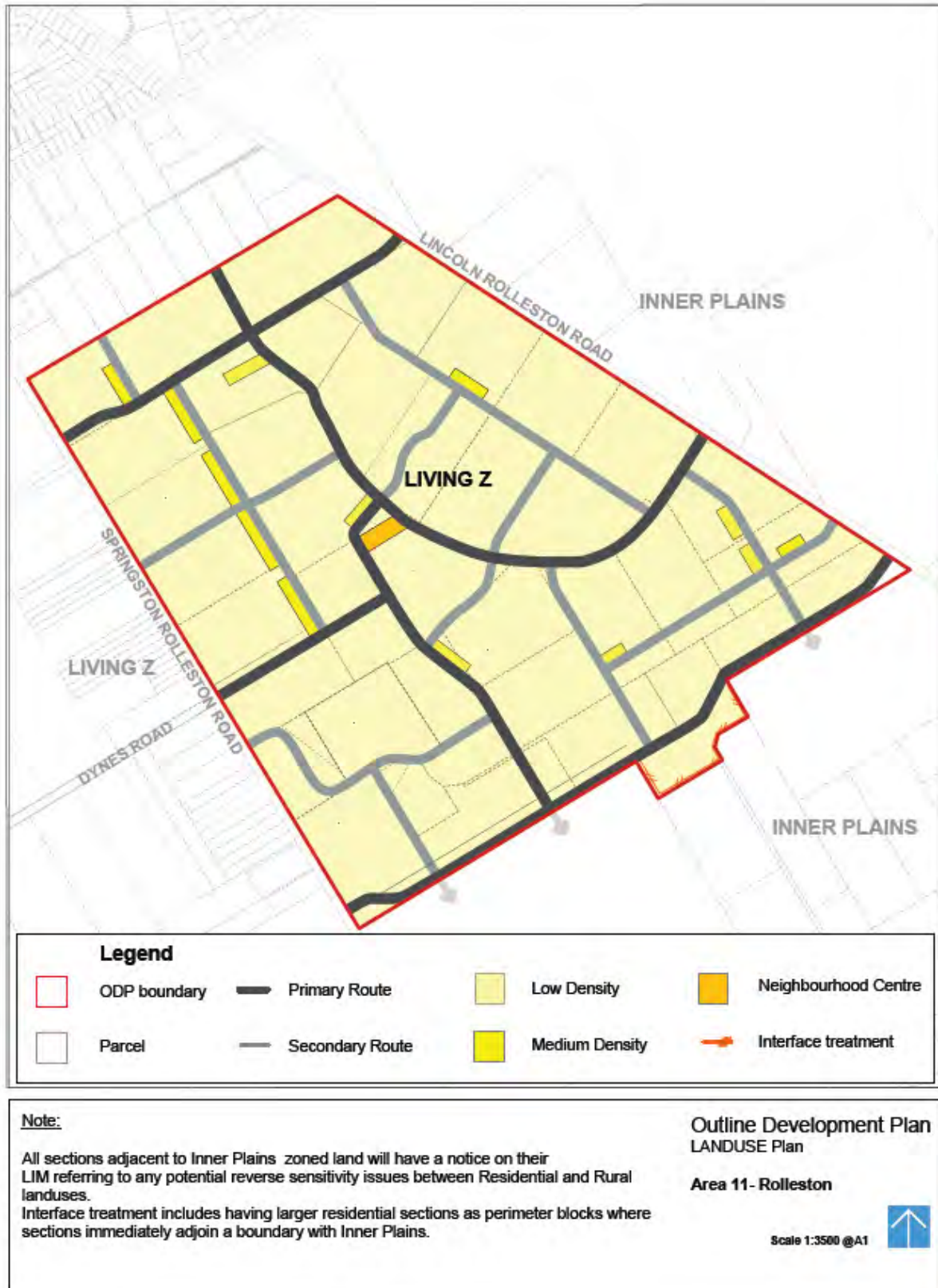
Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

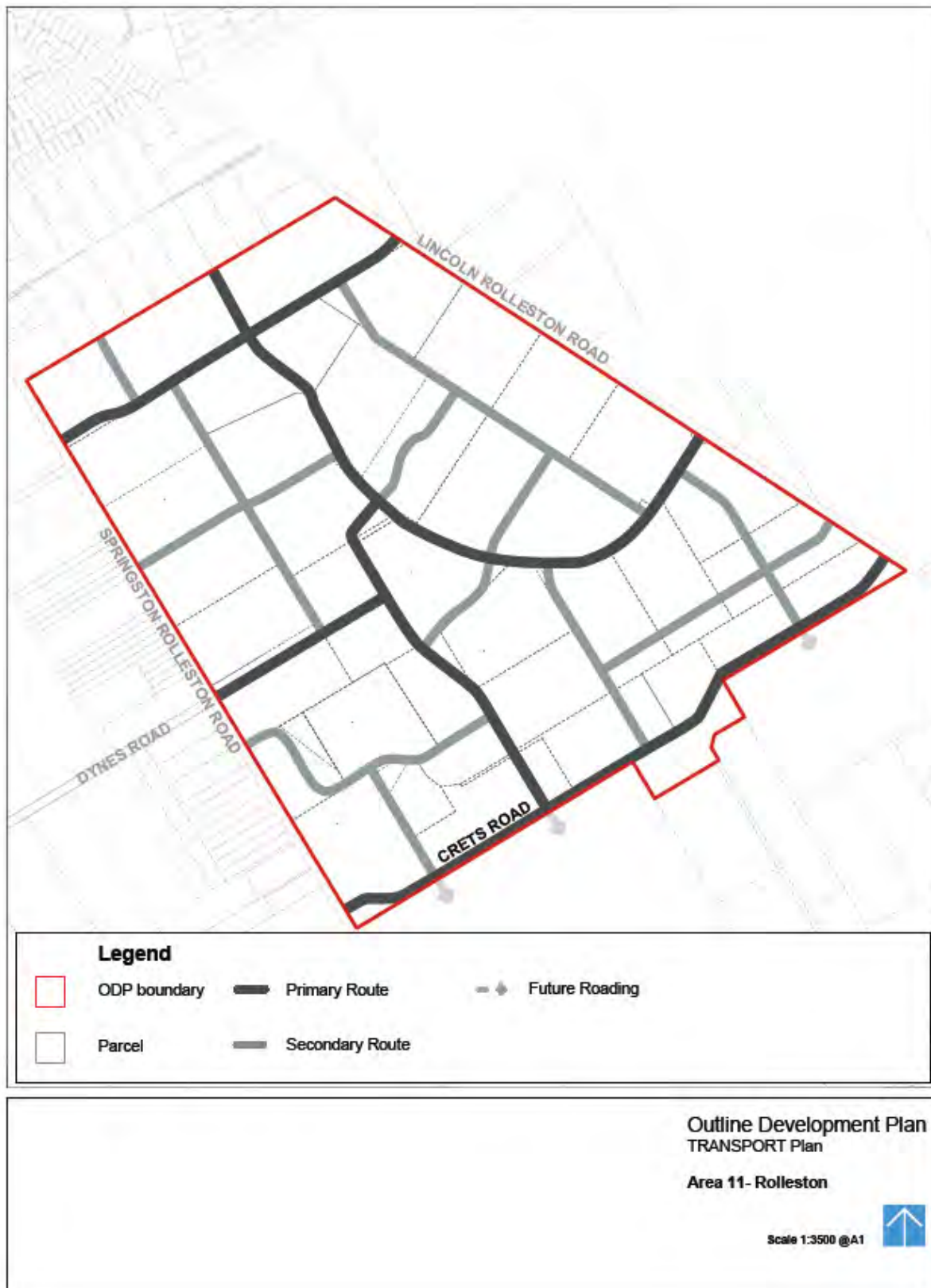
BLUE NETWORK

Stormwater -	The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve environments where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
Water race -	An existing water race runs through the southern portion of ODP Area 11. There is an opportunity to incorporate the water race into the road design by enhancing its appearance and establishing it as a feature.
Sewer -	A sewer connection will be required through a new gravity main along Springston-Rolleston Road to the Eastern Selwyn Sewerage Scheme pump station on Selwyn Road. The majority of this ODP area will need to reticulate to a new sewer pump station to the proposed gravity sewer line on Springston-Rolleston Road.
Water -	The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing requirements for the southern development areas in Rolleston in accordance with the upgrades identified for the township.

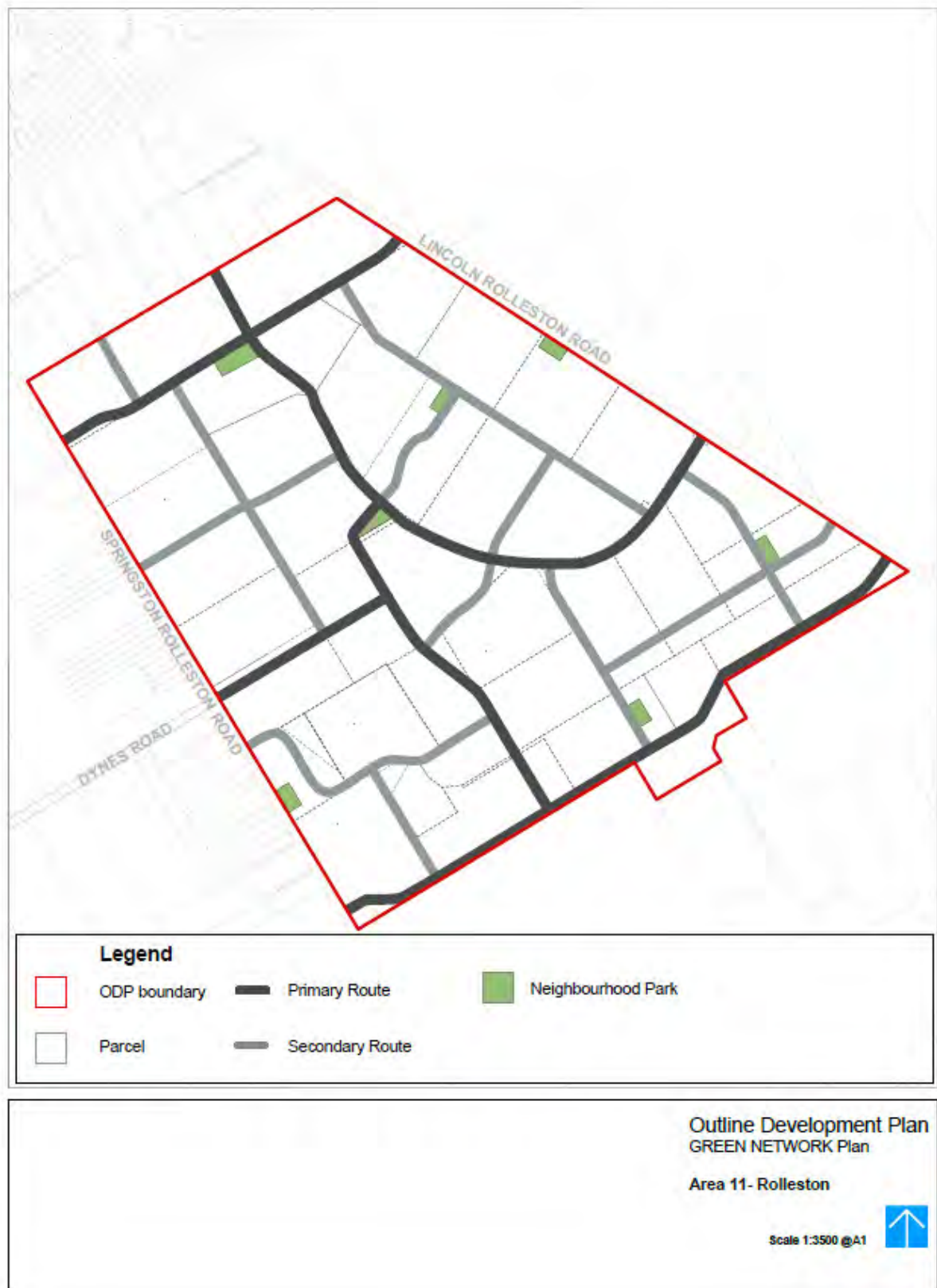
The provision of infrastructure to service ODP Area 11 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.







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OUTLINE DEVELOPMENT PLAN AREA 12

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 12. ODP Area 12 comprises 87ha and is bound by East Maddisons Road to the north-east and Dunns Crossings Road the northwest.

The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by three more specific plans that reference the Density, Movement Network and Green/Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 12 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 12 predominantly provides for low density sections, although some medium density housing options have been supported along the Primary and Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

- Ability to access future public transport provisions, such as bus routes;
- Access to community and neighbourhood facilities;
- Proximity to Neighbourhood Parks and/or green spaces;

- North-west orientation, where possible, for outdoor areas and access off southern and south-eastern boundaries is preferred;
- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design

Lower density allotments with an average lot size of 1000m² are necessary on the north-western boundary to integrate the site with the adjoining Living 1B zone to achieve a progressive transition between residential and lower density residential densities. Appropriate interface treatments at the boundary between residential and low density residential activities, and the methods to protect these treatments in the long term, could include fencing and landscaping.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Roadll will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a —Secondary Roadll will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road. The ODP provides for an integrated transport network incorporating:

- Primary and Secondary Roads linking the East Maddisons Collector Road to the east, the CRETS Collector Road to the south and the Dunns Crossing Collector Road to the west;
- active transport connections at the boundary of the development area from the Dunns Crossing Collector Road to the south-west, the CRETS Collector Road to the south-east and the East Maddisons Collector Road to the north-east to adjacent neighbourhoods that facilitate the use of existing and future public transport options;
 - pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles.

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed at the southern boundary of the site and further supports the integration of the site with the wider transport network. This Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston. Although this Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 12, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

Three connections from the internal Primary Roads integrate the transport network for ODP Area 12 with the East Maddisons Collector Road to the north-east, the CRETS Collector Road to the south and the Dunns Crossing Collector Road to the south-west. The Primary Roads provide essential connections to the wider Rolleston transport network, including specifically to the surrounding Collector Roads and integration with ODP Area 10 to the east. The Primary Road

connection to Dunns Crossings Road, which runs through the centre of the site, links to the proposed CRETS Collector Road. Dunns Crossing Road is to be sealed and upgraded as part of the wider development requirements.

The transport network for ODP Area 12 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. The Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements. Two walking and cycling links that are a minimum width of 6m are proposed between the Secondary Roads in the north-eastern corner of the development block to achieve the necessary level of connectivity through the subdivision and integration with East Maddisons Road.

The proposed north-south and east-west aligned Secondary Road connections perform similar functions to the Primary Roads, providing discernible and easily navigable access arrangements throughout the site as well as good external links and connections to adjoining neighbourhoods. The alignment and position of the intersections associated with the Secondary Roads primarily support the internal roading network and the mixed density residential development sites, catering less to through vehicle traffic.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional access to properties. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape. It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Seven Neighbourhood Parks are required to be established throughout the 87ha development block. The location of these reserves has been determined based on the amount of reserves established in the wider area and to ensure that an open space is provided within 500m walking radius of their homes.

The Neighbourhood Parks will provide passive recreation opportunities and will each be of a size that reflects both the reserve's purpose and the neighbourhood's character. The alignment of these open spaces along primary routes will create a connected open space network. The Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located immediately adjacent to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating green space reserves alongside residential housing support passive surveillance and assist in promoting enhanced safety and security for local residents and people using the green space network.

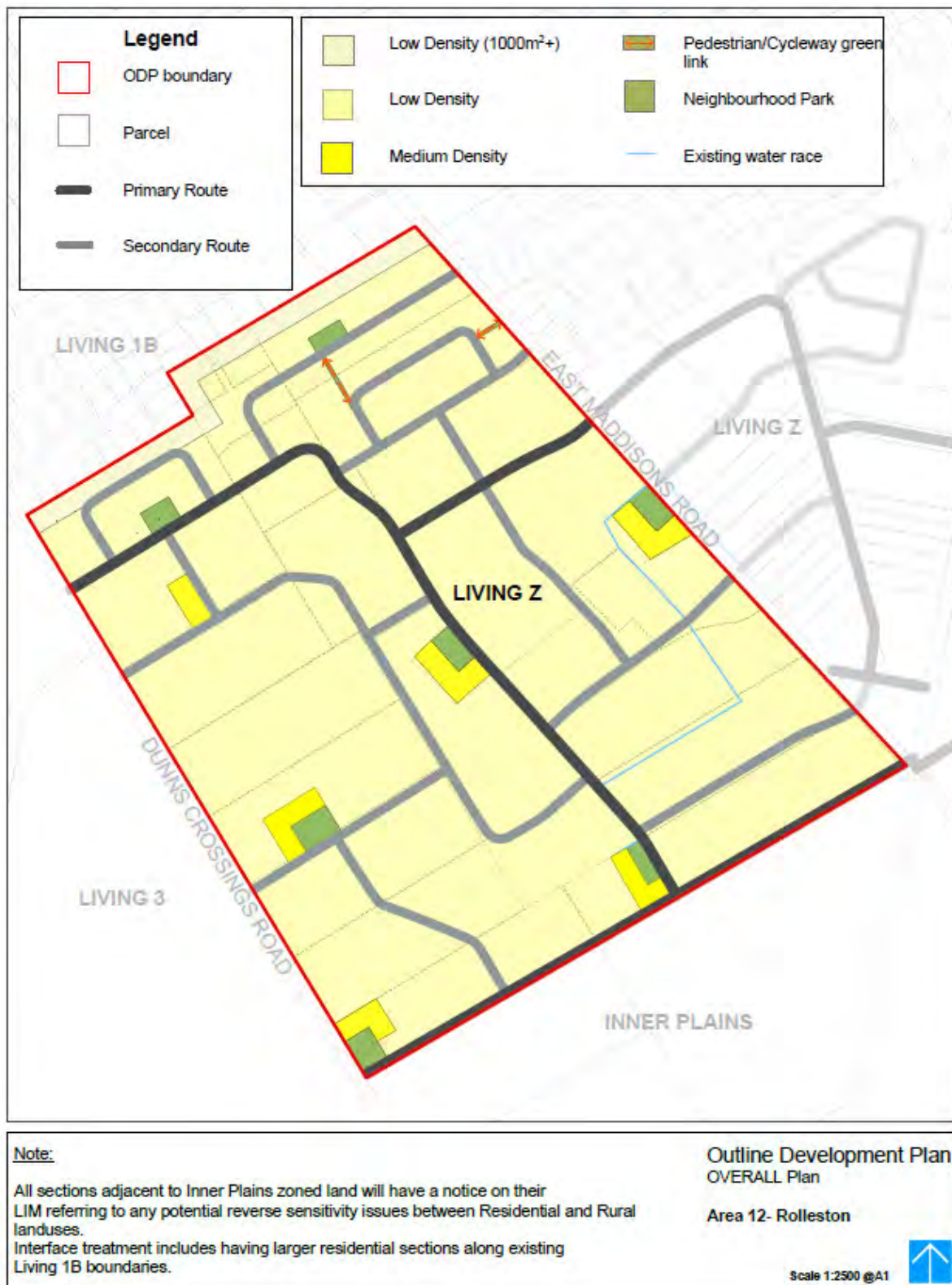
There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

BLUE NETWORK

- Stormwater - The underlying soils are relatively free-draining that generally support the discharge of stormwater disposal via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
- Sewer – A gravity sewer connection will be required through an extension to the existing sewer network to the boundary of the ODP area. A gravity sewer connection to the new Eastern Selwyn Sewerage Scheme pump station on Selwyn Road will required via a sewer connection through the adjoining Faringdon subdivision.
- Water - The water reticulation will be an extension of the existing Rolleston water supply. If required, an additional bore could be established within the site to assist servicing for the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 12 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.







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OUTLINE DEVELOPMENT PLAN AREA 13

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 13. ODP Area 13 comprises 36ha and is bound by Springston Rolleston Road to the north-east, the Foster Recreation Park and Faringdon subdivision to the west. The area is identified in the Land Use Recovery Plan (LURP) as a greenfield priority area.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- The Land Use Recovery Plan (LURP)
- Policy B4.3.7 and B4.3.77 of the District Plan
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS)
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by two more specific plans that reference the Density/Movement Network and Green/Blue Networks.

DENSITY PLAN

The ODP area shall achieve a minimum of 10 household lots per hectare. ODP Area 13 supports a variety of allotment sizes within the Living Z framework to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum density of 10hh/ha for the overall ODP can be achieved, will be required.

ODP Area 13 predominantly provides for low density sections, although some medium density housing options have been supported along the Secondary Roads. Medium Density areas have been identified in accordance with the design principles of Policy B3.4.3. Minor changes to the boundaries of medium density areas will remain in general accordance with the ODP provided such changes meet the criteria below and the Medium Density lots created have a consent notice registered on the title stating that they are subject to the medium density provisions:

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

- Distribution within blocks to achieve a mix of section sizes and housing typologies; and
- To meet the minimum 10hh/ha density requirement and development yield.

Existing dwellings and buildings will have to be taken into account when investigating subdivision layout and design.

MOVEMENT NETWORK

For the purposes of this ODP, it is anticipated that the built standard for a —Primary Road will be the equivalent to the District Plan standards for a Collector Road or Local-Major Road standards, and a “Secondary Road” will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- Secondary Roads follow a north-western to southern-eastern alignment linking with a Collector Road to the north-west, the Springston Rolleston Arterial Road to the northwest and CRETS Collector Road to the south-east
- active transport connections at the boundary of the development area to adjacent neighbourhoods that facilitate the use of existing and future public transport connections
- pedestrian and cycle corridors and connections to encourage viable alternatives modes of transport to private motor vehicles;

Roading connections have been designed to achieve permeability, whilst minimising the number of new intersections and maintaining appropriate intersection spacing. The proposed roading hierarchy will deliver an accessible and coherent neighbourhood that provides safe and efficient access to the new development.

A Collector Road, identified as part of the CRETS (2007 Christchurch, Rolleston and Environs Transportation Study) is proposed near the southern boundary of the ODP Area and further supports the integration of the site with the wider transport network. The Collector Road spans across several neighbourhoods and ODP areas on the southern boundary of the township. It is significant in supporting an east-west network function and it is part of an expanded ring road system for Rolleston. Although the CRETS Collector Road is envisaged to cater for a large proportion of vehicle movements going through ODP Area 13, it is not a high-speed corridor and is intended foremost to provide direct access to adjoining sites. To this end, it is envisaged that the CRETS Collector Road will interact with the adjacent neighbourhoods, rather than creating severance between them. Its streetscape and speed environment is expected to be similar to that of Lowes Road, which serves an important transport function for the northern portion of Rolleston.

Springston-Rolleston Road also forms part of the wider arterial roading network that connect Rolleston to Lincoln. The number, location and formation of intersections and connections must therefore be managed to achieve integration between ODP Area 13 and Springston-Rolleston Road, whilst contributing to a safe and efficient sub-regional transport link.

The transport network for ODP Area 13 shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township. Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Adequate space must be provided within the tertiary road network for cyclists and to facilitate safe and convenient pedestrian movements.

ODP Area 13 incorporates a Secondary Road that runs from the Broadlands Drive Collector Road through to Dynes Road, which then connects to the CRETS Collector Road on the south-eastern portion of the site. This Secondary Road shares a boundary with the Foster Recreation Park, serving this significant recreation precinct with access arrangements and car parking, together with access to the adjoining residential housing to the east. The proposed Medium Density allotments could utilise rear service lanes to provide vehicular access, which would limit the number of access points and utilise the outlook onto the Foster Park. While this road provides an important through connection, its formation and design is that of a slow road, with there being a clear preference for a high amenity residential streetscape amenity.

A secondary loop road supports connectivity for pedestrians and cyclists between adjoining Area 11, Area 13 and the Foster Recreation Park. Rooding connections to the adjoining Faringdon subdivision are provided via the proposed CRETS Collector Road and a Secondary Road.

The remaining rooding layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term interconnectivity is achieved once the block is fully developed. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access. Any tertiary roads are to adopt a narrow carriageway width to encourage slow speeds and to achieve a residential streetscape.

A single shared pedestrian cycle way comprising a minimum 6m wide green link connects the Foster Recreation Park to the Secondary Road that connects onto Springston-Rolleston Road to the north-east of ODP Area 13. This non-vehicular green link supports for connectivity between ODP Area 13, ODP Area 11 and the Foster Recreation Park.

It is anticipated that roads with a current speed limit over 70km/h will be reduced to support urban development by delivering a safe and efficient transport network.

GREEN NETWORK

Three Neighbourhood Parks are required to be established throughout the development block. The location of these reserves has been determined based on the amount of reserve established in the wider area and to ensure people living within the development block have access to open space reserves within a 500m walking radius of their homes. The alignment of these open spaces along the Secondary Roads will facilitate a well connected open space network. The Foster Recreation Park provides access to active recreation opportunities.

Where possible, Medium Density Housing is located adjacent or in proximity to Neighbourhood Parks to compensate for the reduced private open space available for each of the individual allotments. In addition, co-locating open space reserves alongside residential housing supports passive surveillance and assists in promoting enhanced safety and security for local residents and people using the green space network.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths are required to integrate the road network into the green network, to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. A 6m wide walking and cycling connection is specifically required between the main Secondary Road and the secondary loop road off Springston-Rolleston Road.

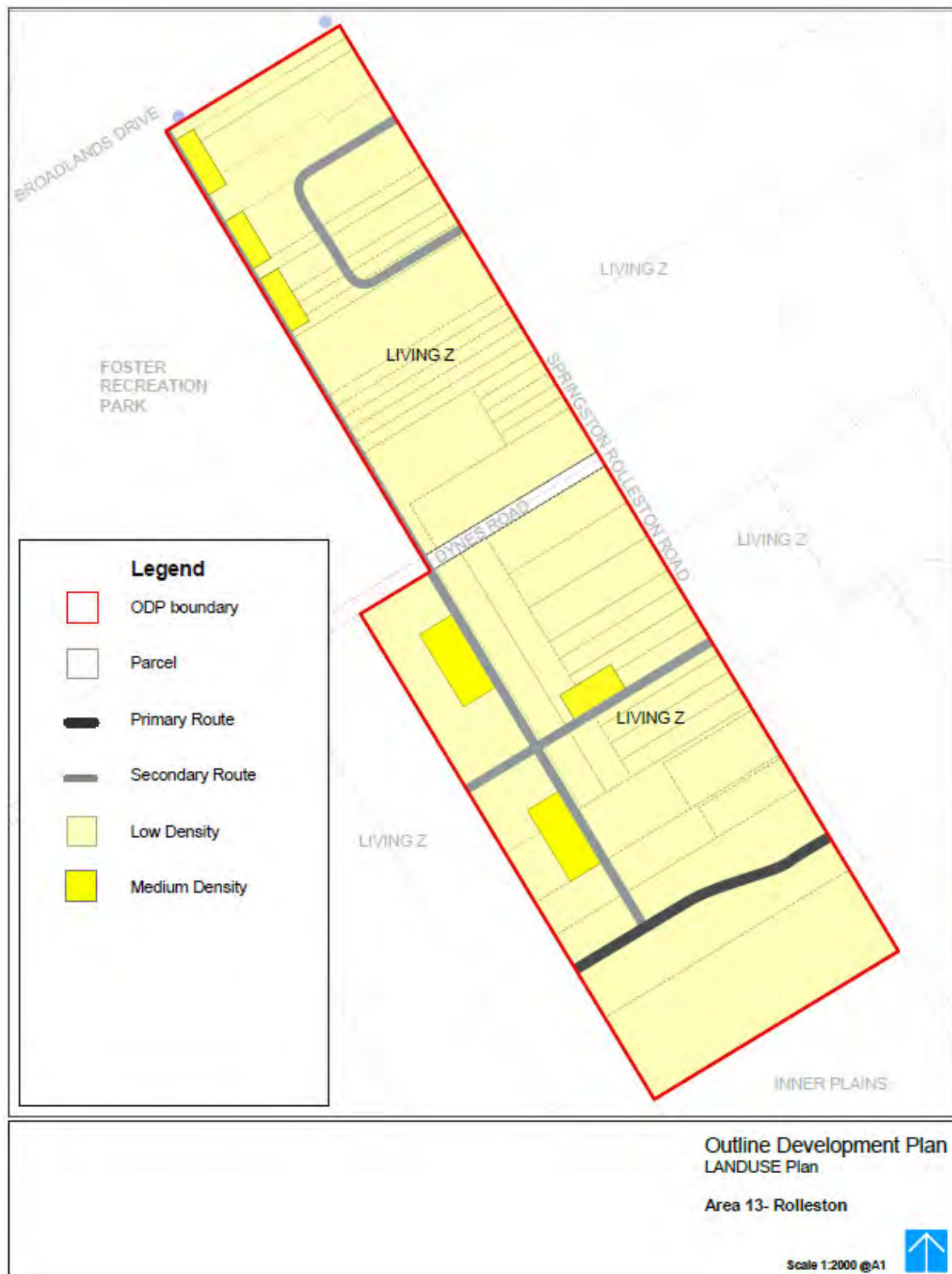
Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

BLUE NETWORK

- Stormwater - The underlying soils are relatively free-draining that generally support the discharge of stormwater via infiltration to ground. There are a range of options available for the collection, treatment and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Systems will be designed to integrate into both the transport and reserve networks where practicable. The public stormwater system will only be required for runoff generated from within the road reserve.
- Sewer – A gravity sewer connection will be required through an extension to a new gravity main along Springston-Rolleston Road to the pump station on Selwyn Road, where it will be reticulated to the Eastern Selwyn Sewer Scheme.
- Water - The water reticulation will be an extension of the existing Rolleston water supply. Two bores situated within Council owned land north of ODP Area 13 will be used for water supply. If required, an additional bore could be established within the site to assist in servicing the southern development areas in Rolleston in accordance with the upgrades identified for the township.

The provision of infrastructure to service ODP Area 13 shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

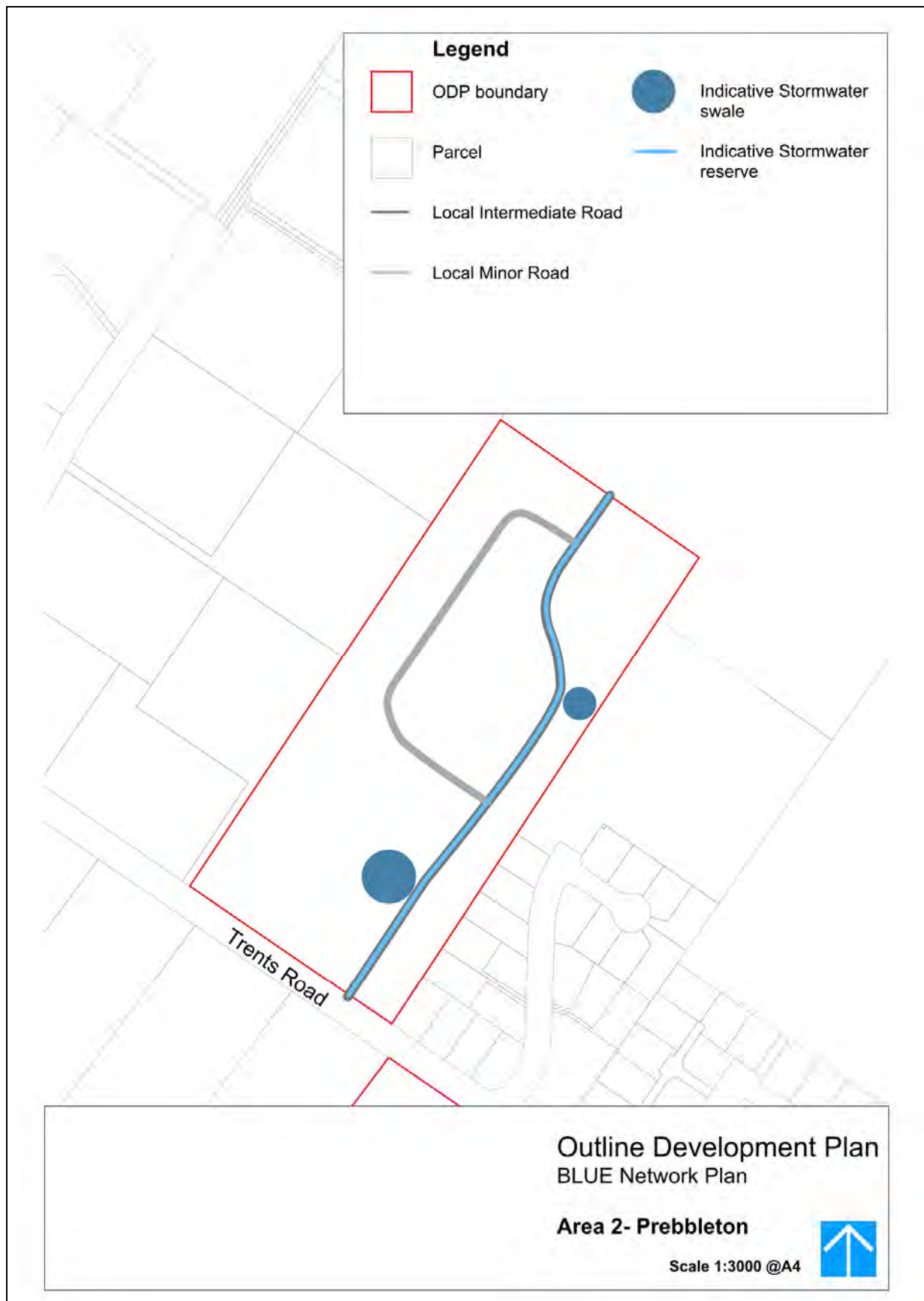








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OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3, which is zoned Living Z. Area 3 incorporates 15.1ha of land comprising the five properties that are contained by Trents Road to the north, Hamptons Road to the south, the Sterling Park development (Living X zone) and Prebbleton Nature Park to the east and the Rural (Inner Plains) zone to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Dwellings must front Springs Road and Trents Road to enhance passive surveillance and safety, while creating a

high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Springs Road and Trents Road.

Residential housing established along the boundary with the recreation reserve and Prebbleton Nature Park must front these reserves. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserves. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and setbacks, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook provided by the Prebbleton Nature Park and future recreation reserve.

Appropriate perimeter planting and fencing must be established along the western boundary of the development block to define the urban/rural interface and avoid adverse reverse sensitivity effects. Methods will also need to be established at the time subdivision to ensure long close board or solid fencing do not undermine the streetscape and amenity along the Hamptons Road frontage where access to dwellings is likely to be from within the subdivision.

MOVEMENT NETWORK

The proposed roading network consists of a Local Major Road that connects Springs Road with Trents Road. On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan, including safe access to the Prebbleton Nature Park. The northern point of this Local Major Road must align with the entrance to Lindsay Drive to create a cross roads and promote connectivity to adjacent neighbourhoods.

The ODP requires a secondary east-west connection to Sterling Drive. A secondary north-south connection from Hamptons Road is also required. Future indicative connections have been identified between Area 3 and the rural land holdings to the west. This will facilitate connectivity and expansion of the network should this land be developed to residential densities in the future.

Local Minor Roads provide access along the north-western boundary of the Prebbleton Nature Park and the southern boundary of the proposed recreation reserve.

Direct through connections from the development block to Hamptons Road shall be limited to a single Local Intermediate Road to reduce the potential for conflict with future road users. This road is proposed to be upgraded in the future in accordance with the Christchurch Rolleston and Environs Transportation Study 2007 and to facilitate improved local road access to the Southern Motorway. Housing is encouraged to be accessed from within the subdivision rather than from Hamptons Road directly, with there being a requirement that appropriate interface treatments are established to encourage an attractive streetscape by limiting long lengths of close board or solid fencing.

A detailed engineering assessment is required to establish the proximity roads able to be established within Area 3 where the land adjoins the Prebbleton Nature Park and the former quarry contained within it. This is to ensure that any roads, or subterranean servicing contained within it, do not undermine the stability of the quarry face or contribute to increased road maintenance and upgrade costs in the future.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP shows a single open space reserve that is 3,000m² in size. The location of the recreation reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

An additional open space setback between the Prebbleton Nature Park and the future roads on the north-western and south-western boundaries may be necessary. This is to ensure the roads are sufficiently set back from the former quarry face contained within the reserve. Further detailed engineering investigations will determine the setback needed between the quarry face and the road.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Plantings and ornamental shrubs along the eastern boundary of the development block with Springs Road, which are contained within the legal boundary of 670 Springs Road (Lot 1 DP 25587). These plantings are recognised as an attractive gateway feature when entering the township and they compliment the amenity of the adjoining Prebbleton Nature Park.
- The black beech/*Nothofagus solandri*, blue cedar/*Cedrus atlantica* and copper beech/*Fagus sylvatica* 'Purpurea' trees contained within the residential section at the corner of Hamptons and Springs Roads, being 146 Hamptons Road (Lot 1 DP 19741).

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

BLUE NETWORK

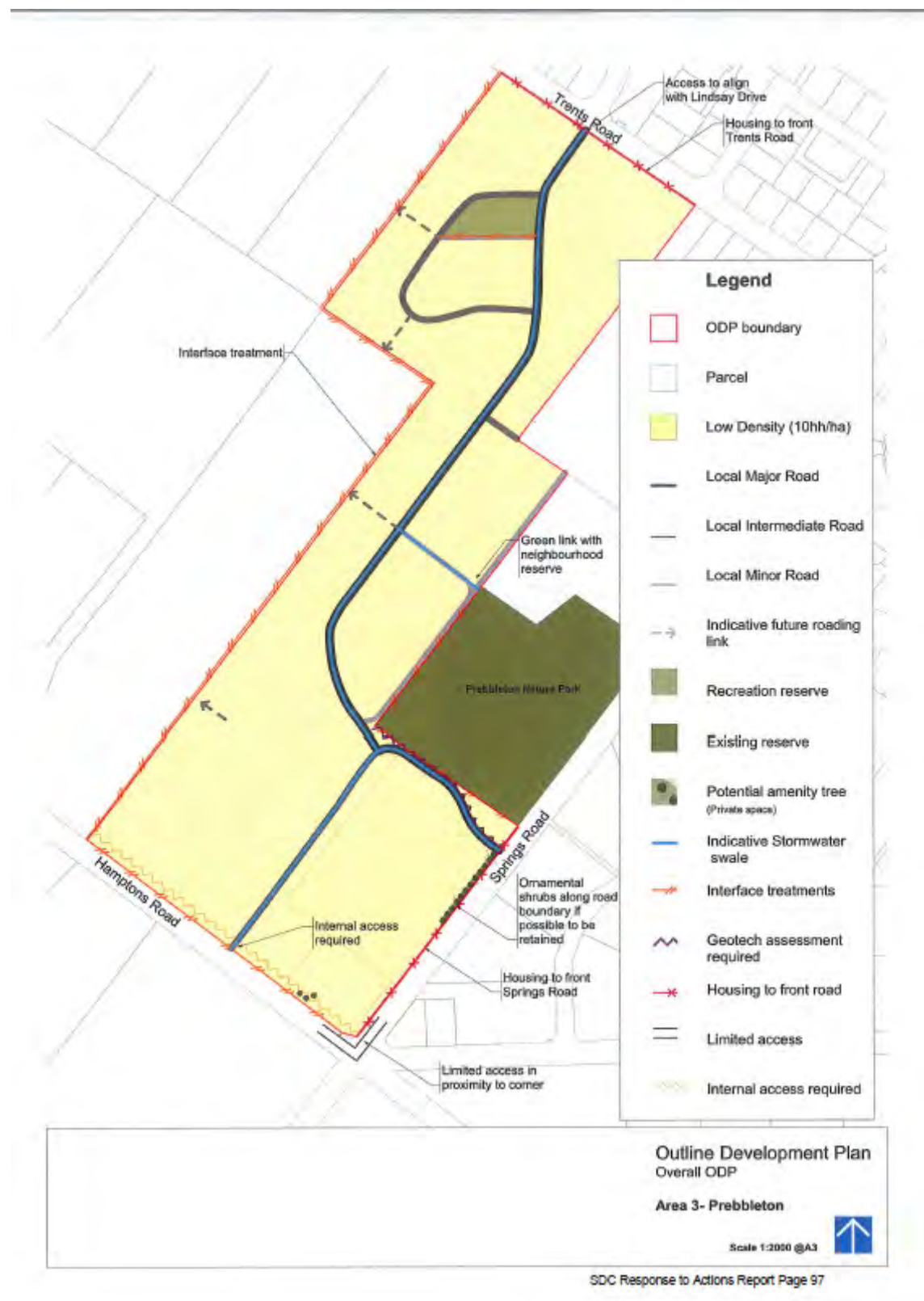
There is sufficient capacity in both the Springs Road and Trent's Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

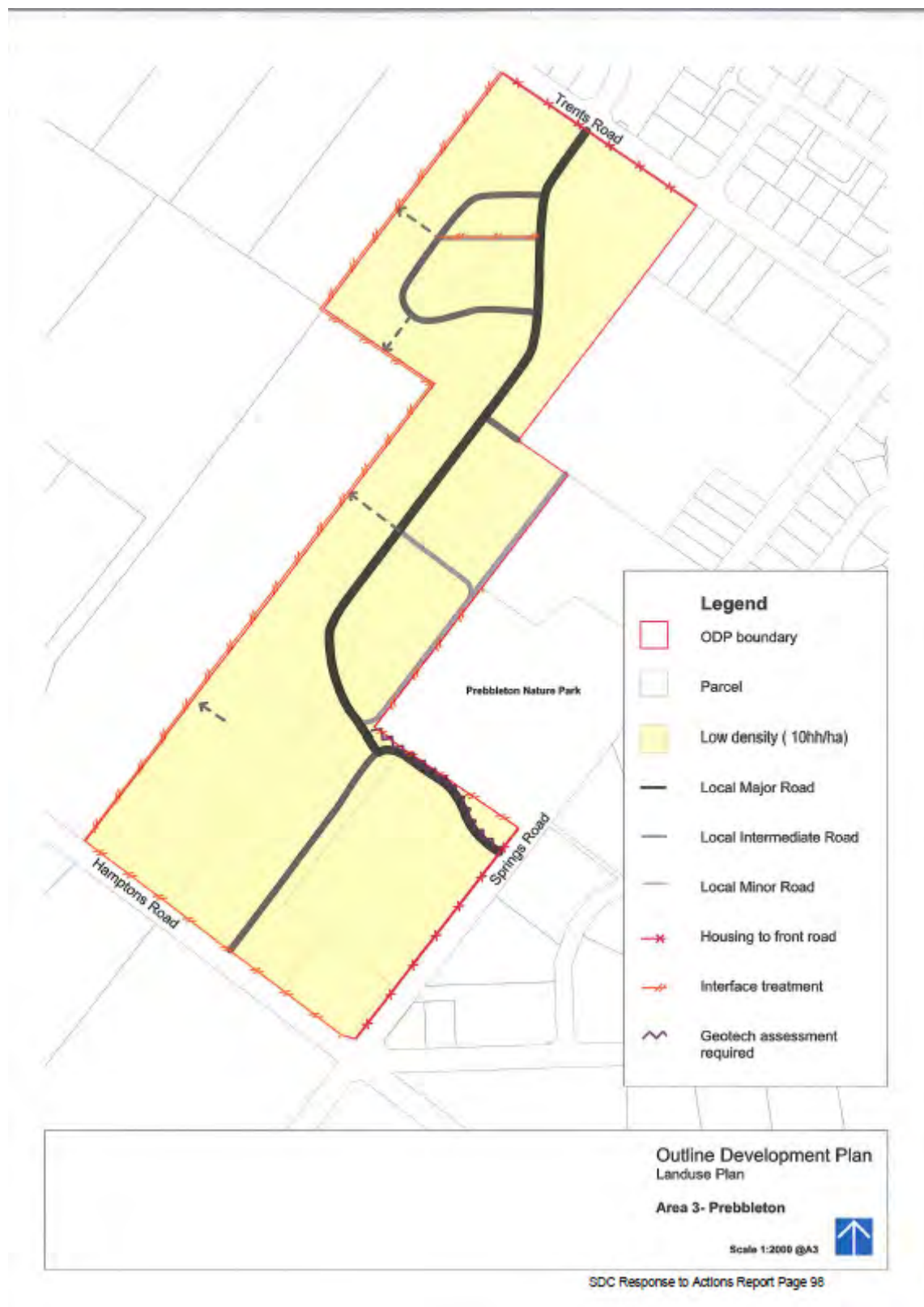
An existing pumping station is located on the corner of Trent's Road and Lindsay Drive. Access to the Springs Road sewer main is restricted. The anticipated wastewater solution is to establish a northern connection to the Trent's Road and Lindsay Drive pumping station, Sterling Drive sewer reticulation and new sewer pumping station at the corner of Springs and Hamptons Roads.

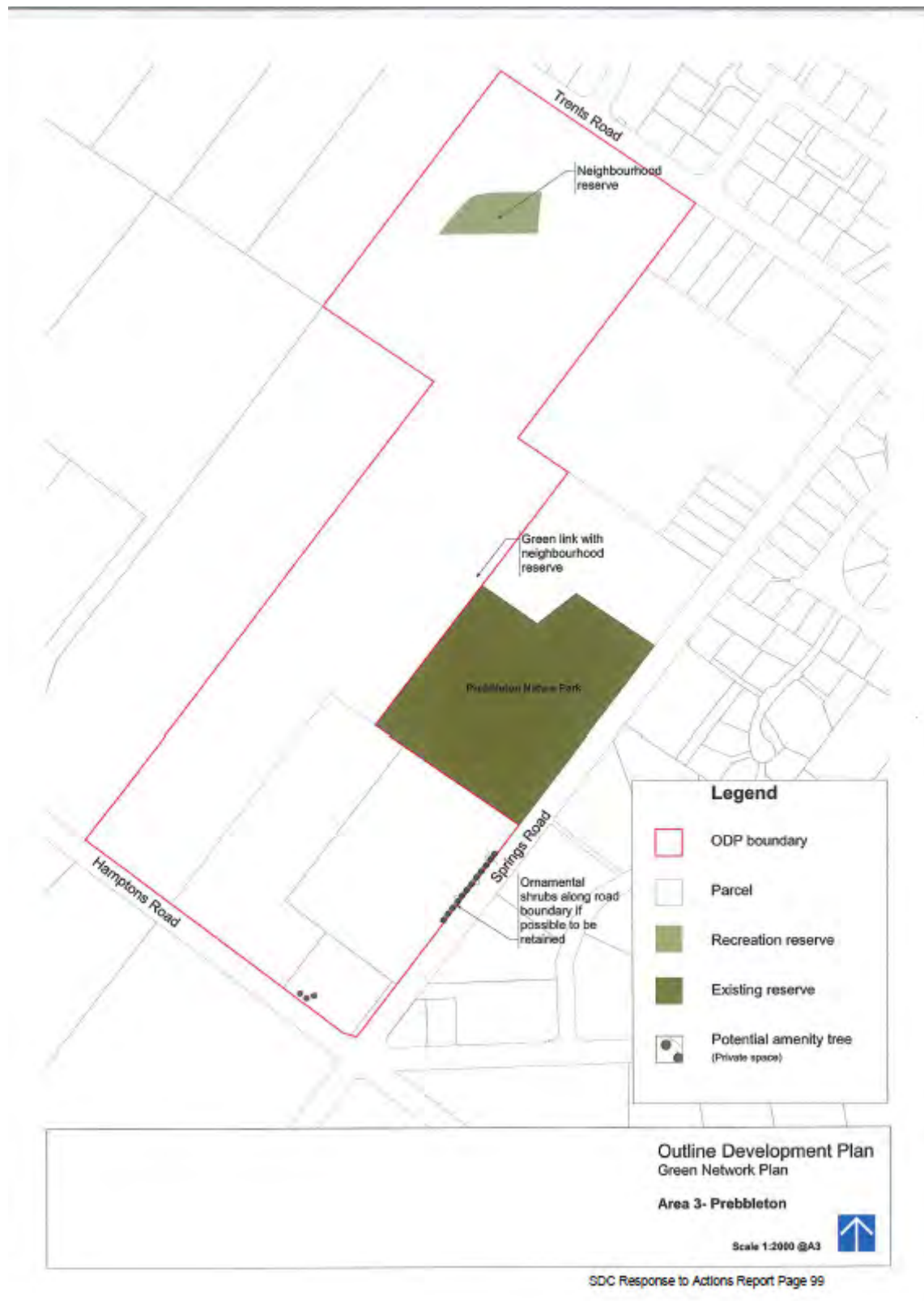
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off being collected in roadside swales or infiltration basins and then discharged to ground via soakage pits within the proposed development area. Stormwater associated with large rainfall events may be directed to the Prebbleton Nature Park and discharged to ground. Account will need to be made for the amenity and ecological values of this reserve and the extent to which this would not be undermined by the intermittent stormwater discharges if the option to discharge into the Prebbleton Nature Park is pursued.

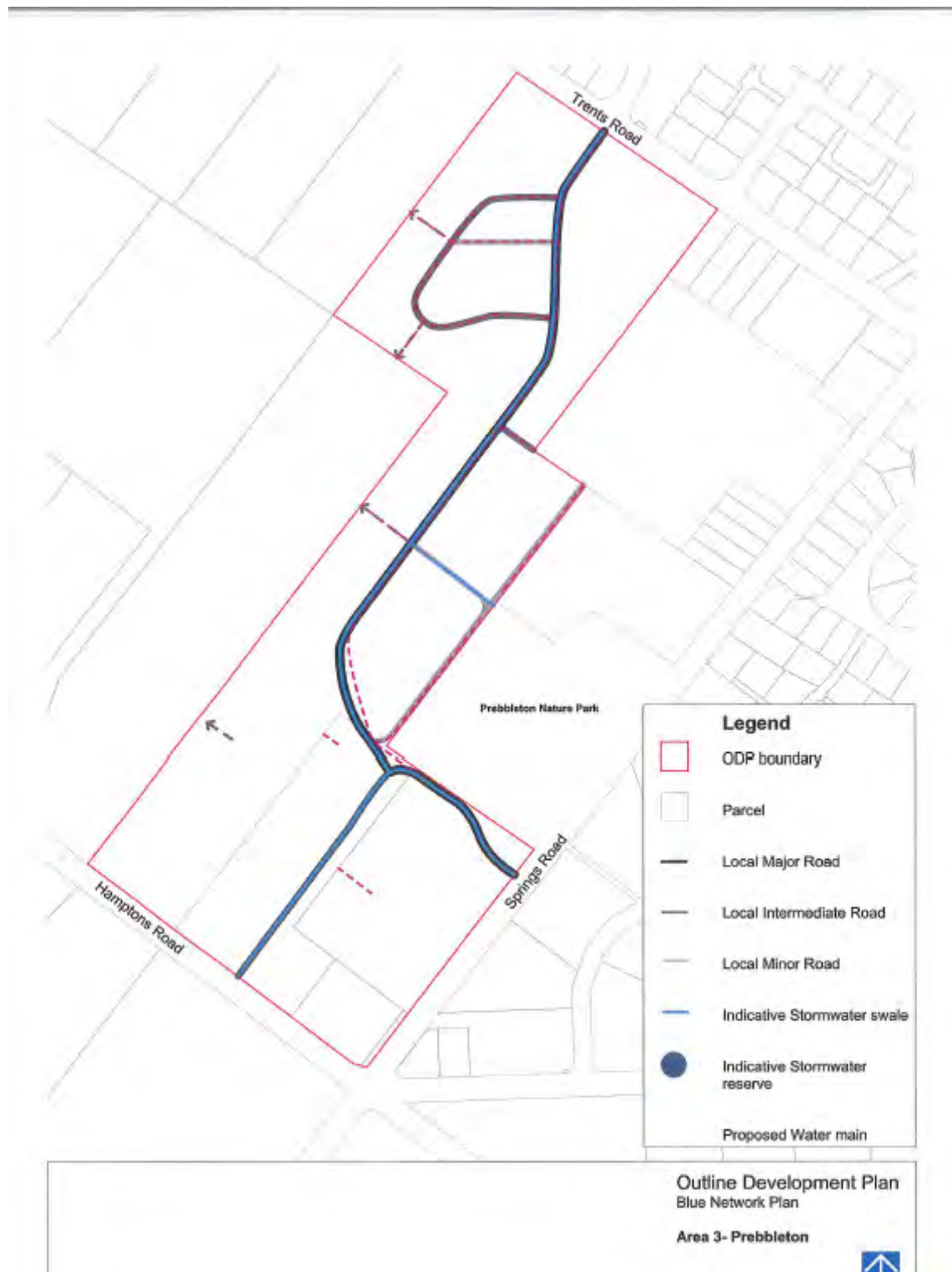
The roadside swales referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of

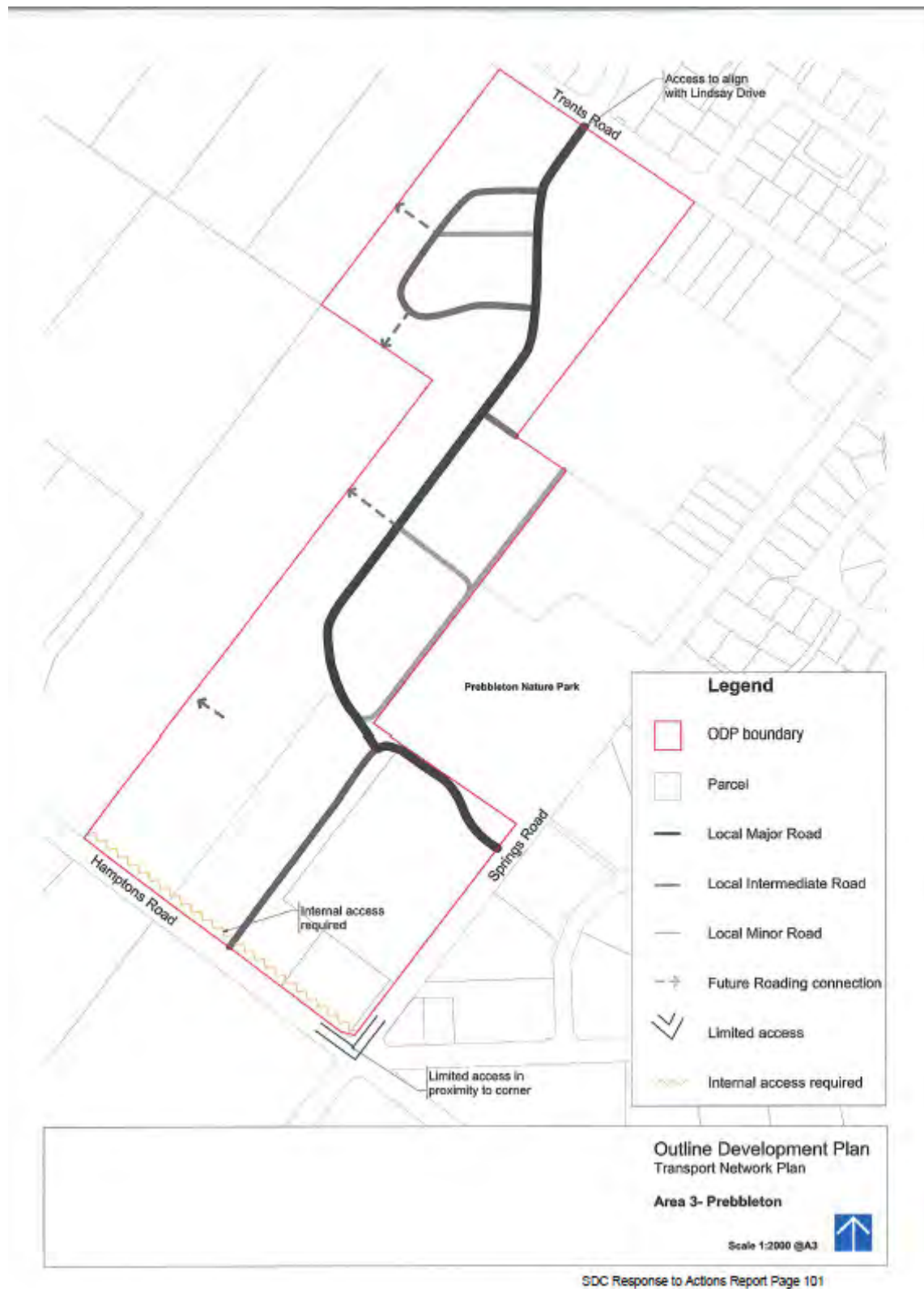
riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.











OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Area 4, which is zoned Living Z. Area 4 includes 25.5ha of land generally comprising three properties that front onto Tosswill Road. The development block is contained by the Prebbleton Central development to the west (Living X zone), Rural (Inner Plains) zone to the north and east, and the Oakwood Mews development (Living 1A1 zone) to the south.

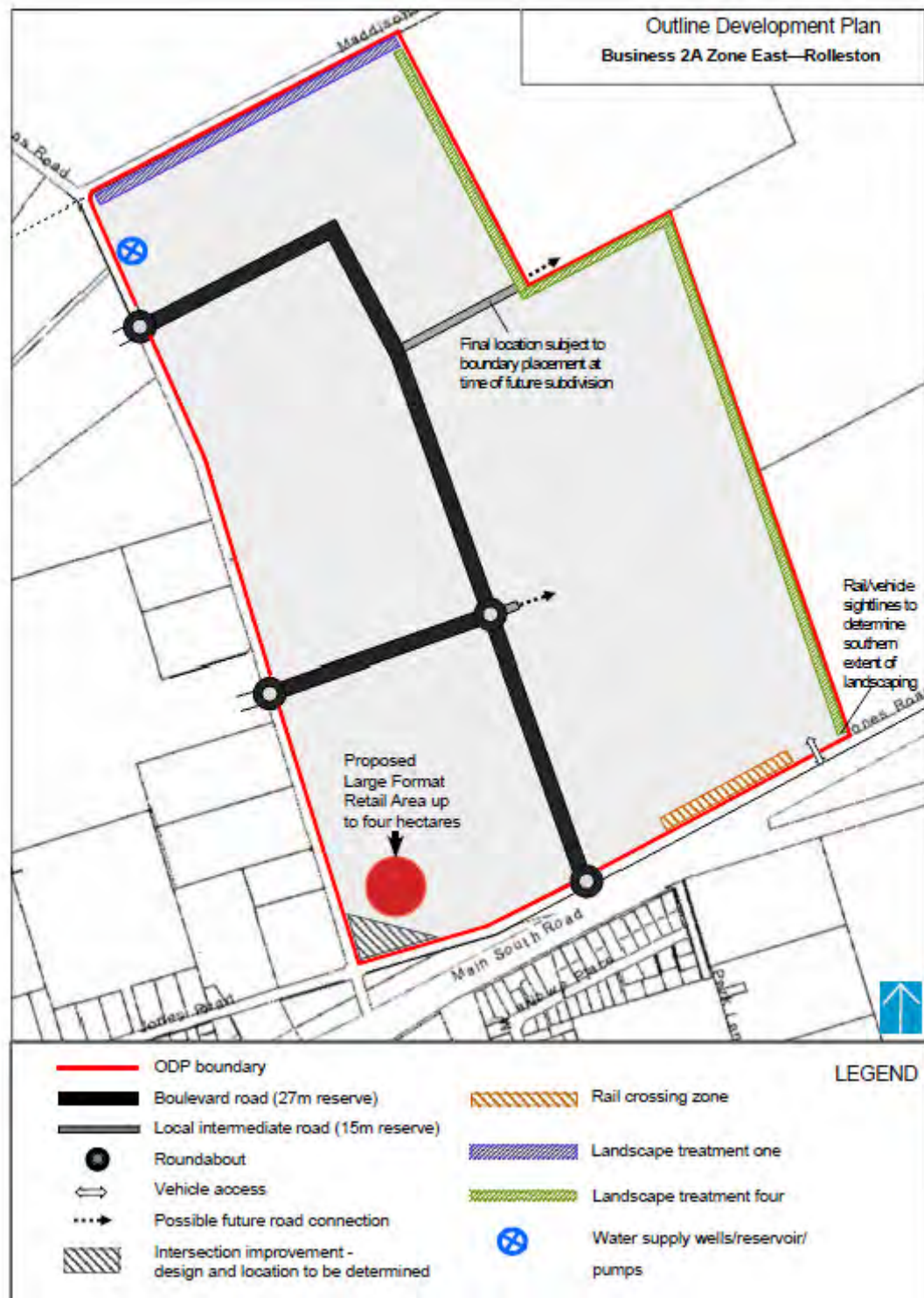
The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

APPENDIX 43

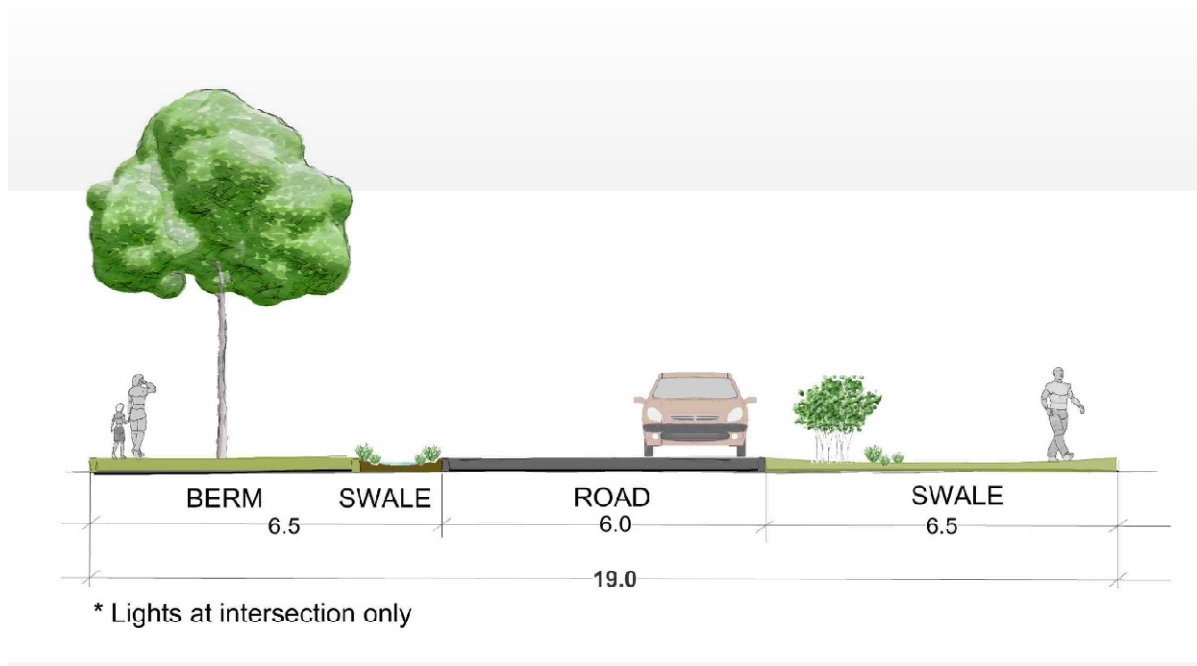


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APPENDIX 44

INDICATIVE ROAD CROSS SECTION – LIVING 3 ZONE



FENCING TYPOLOGIES – LIVING 3 ZONE

Post and rail



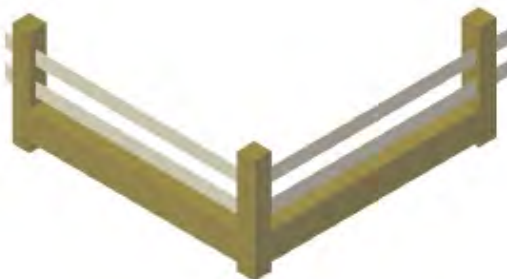
Post and wire



Traditional deer/sheep



Solid post and rail



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