

FORM 5 OF THE RESOURCE MANAGEMENT ACT 1991

**SUBMISSION ON PROPOSED PLAN CHANGE 29 OF THE SELWYN DISTRICT  
PLAN – DESIGN OF DEVELOPMENT IN THE BUSINESS 1 ZONE**

**NAME OF SUBMITTER:** Royal New Zealand Plunket Society - Southbridge Sub-Branch.

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**SIGNATURE OF SUBMITTER (or person authorised to sign on behalf of submitter)**

C M Barnett

On behalf of R Haycock, President – Southbridge Plunket Sub-Branch

The Southbridge Plunket Sub-Branch **does wish to be heard** in support of this submission.

The Southbridge Plunket Sub-Branch **would be prepared to consider** presenting this submission in a joint case with others making a similar submission at any hearing.

**1. Specific Provisions of Proposed Plan Change 29 that this submission relates to:**

The entire Proposed Plan Change 29 including, and not limited to, those specific provisions listed in Annexure A attached.

**2. The Submission Opposes the entire Proposed Plan Change 29 including, and not limited to, all those specific provisions listed in Annexure A attached, unless stated otherwise.**

**3. The Following Decision from the Selwyn District Council is Sought**

That the requested changes shown in Annexure A be adopted and inserted in or removed from Plan Change 29 and the Selwyn District Plan, in the relevant chapters.

**4. Background of the Submitter**

The Southbridge Plunket Sub-Branch (hereafter referred to as Southbridge Plunket) owns, operates and maintains the premises/Plunket Rooms at 6 Gordon Street, Southbridge and is located within the Business 1 zone under the provisions of the Selwyn District Plan. The property is a small site, 177m<sup>2</sup>, located immediately adjacent to the Southbridge Playcentre which operates from the

property on the corner of Gordon and High Streets. The Playcentre is also located in the Business 1 zone. The Plunket Rooms have frontage to Gordon Street only.

The Plunket Rooms were established in 1972 and have since then been used constantly by the Plunket Nurse and the parents, families and children who use the Plunket service. It is an important and essential community health facility for not only Southbridge Township but also the wider Southbridge rural community.

Since the establishment of the building on the site, there was an extension to the building. This extension was required in order to better facilitate the use of the building and provide for a private area for the Plunket Nurse to meet with parents and children, away from other parties who have the following appointments with the Nurse. The extension was built in a manner which complimented the style of the existing building. This makes it have a tidy and succinct appearance.

Because of the small nature of the site and its complimentary co-existence with the adjacent Playcentre, the existing parking area is located on the site but between the Playcentre playground and the Gordon Street carriageway. It has been located here to ensure the safety and convenience of babies, small children and parents.

Southbridge Plunket is self-funded. All maintenance, rates, electricity and operating costs are paid for through monies raised by the Southbridge Plunket Committee largely gathered from the local community. Any development of the facility to date and in the future relies entirely on the goodwill of the local community.

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Date

## ANNEXURE A: SUBMISSIONS

Provision in Selwyn District Plan as proposed to be amended by Proposed Plan Change 29	Support, Oppose or Insert	Suggested Amendments	Decision Requested	Reasons for submission
<b>Entire Plan Change</b>				
Entire Plan Change 29	Oppose	<p>Withdraw the entire Plan Change 29;</p> <p>Or</p> <p>Amend text of Proposed Plan Change by making an exemption from the proposed provisions for childcare facilities and/or the entire Business 1 zone of Southbridge and other small rural townships.</p> <p>Insert definition within the District Plan that defines what a 'childcare facility' is.</p>	<p>Withdraw the entire Plan Change 29;</p> <p>Or</p> <p>Remove the application of Plan Change 29 controls from those small rural townships; and/or</p> <p>Make exemption from the proposed provisions for childcare facilities.</p> <p>Insert definition within the District Plan that defines what a childcare facility is.</p>	<p>It is entirely inappropriate to impose such provisions on childcare facilities that have been historically located within a Business 1 zone. It is noted that the existing district plan does not contain a definition or rules for childcare facilities.</p> <p>It is also recognised that other businesses and community facilities are located within the Business 1 zone of Southbridge and it is also not appropriate to subject these activities to the proposed new design guidelines i.e. Southbridge Swimming Pool, Southbridge Town Hall, potentially new fire station.</p> <p>The Business 1 zone activities in Southbridge are well established and would be more likely to be subject to alterations rather than full-scale re-development. With the proposed design rules in place the end result of their application here would be in either non-integrated design or subject property/business owners to the onerous task of applying for seemingly unnecessary resource consents. While it is recognised that design rules do assist in the development of attractive aesthetics in larger towns they may be of little relevance in small rural townships in this district.</p> <p>One of the attractions of small townships within the rural area is their individual characteristics and to have</p>

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				stringent design controls imposed in these areas would only serve to further stifle business and community activity. Such rules also provide risk of making all townships in a district look similar which also reduces the attractiveness of individual characteristics.
<b>1 Amendments to Policies</b>				
Policy B3.4.22	Oppose	Delete proposed new wording.	Delete proposed new wording.	<p>The level of controls proposed are too restrictive and overbearing for a small rural township such as Southbridge, and in particular on sites that have a community based role.</p> <p>This township has a pleasant amenity level but to require restrictions as to building colour and cladding in an area which is not located within close proximity to any outstanding landscape or significant heritage features goes beyond the expectations of this township. It is noted also that the Plunket Rooms do not have frontage to the main street of Southbridge and has very little impact on the aesthetics and visual amenity of High Street, which the majority of the Business 1 zone fronts.</p>
Policy B3.4.23a – Third point	Oppose	Delete Third point relating to internalisation of car parking facilities.	Delete Third point relating to internalisation of car parking facilities.	It would be difficult to achieve internalisation of car parking facilities within the Business 1 zone of Southbridge in the majority of cases. It would also serve little purpose to do so. The level of commercial activity does not require such stringent rules and would only serve to further disrupt the flow of pedestrians in this area.

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<b>Rule 16.9 Small Scale Commercial Developments (Less than 450m<sup>2</sup>)</b>				
Rule 16.9.1	Oppose	Amend wording to make exception for childcare facilities as well as dwellings and/or the Southbridge Business 1 zone.	Amend wording to make exception for childcare facilities as well as dwellings and/or the Southbridge Business 1 zone.	Given the current makeup of the Business 1 zone in Southbridge and the orientation of development on the Plunket site it would be entirely inappropriate to apply such rules to development here. It would also be too onerous to expect childcare facility operators to apply for resource consents for any new development when funding is difficult enough to obtain for the mere existence of the facility, let alone funding for resource consents because of provisions that have no relationship to such activities.
Rule 16.9.2 Discretionary Activities	Oppose	Amend wording to be "Controlled Activities"	Delete reference to "Discretionary Activities" and replace with "Controlled Activities"	In addition, it seems overbearing of the Council to impose a 'discretionary activity' status over any failure to meet the provisions of Rule 16.9.1 and introduce third party input. Instances where breaches of design rules occur should be either only controlled or restricted discretionary activities with no requirement for third party input. Third party input when dealing with subjective opinions about cladding, colours etc tend to extend the costs of resource consenting and potentially lead to inappropriate aesthetics.
<b>Rule 16.12 Buildings and External Finish</b>				
Rule 16.12.1 Permitted Activities	Oppose	Delete all of Rule 16.12.1.	Delete all of Rule 16.12.1.	It is entirely inappropriate to require buildings within the Southbridge Business 1 zone to be clad in only natural stone, or natural or stained timber; or, alternatively be coloured to a certain grey scale. This would prevent or excessively limit the expression of the occupier of a site. In relation to childcare facilities there is the need to provide for bright 'happy' colours

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			Delete reference to 'Non-complying Activities', or change to 'Controlled Activities' should the rule need to be retained at all.	<p>so as to ignite a sense of welcoming and enjoyment for the children and parents visiting.</p> <p>Such limitations on colour and cladding also opens up the risk of all townships in the Selwyn District appearing as similar in character which takes away their individuality and interest. Retaining individual character is of particular importance to the smaller townships.</p> <p>Future businesses or facilities that are much needed in small townships may not be attracted to these locations due to over-zealous controls and high impediment to the expression of individuality or necessary franchise requirements.</p> <p>To apply a 'non-complying' status to any breach of Rule 16.12.1 and the erection of external security shutters is also inappropriate and should only be a 'controlled' activity should there be any need to retain this rule at all.</p>
<b>Rule 17.7 Parking Areas and Landscaping</b>				
Rule 17.7.1 Permitted Activities	Oppose	Delete rule or provide exemption for childcare facilities.	Delete rule or provide exemption for childcare facilities.	<p>Because of the nature of the Plunket/Playcentre facilities the requirement of such provisions in the future would potentially make for an unsafe environment for small children in this parking area. The area has unique characteristics of being not only a corner site but also used for the drop off and pick up of small children. The safety of the area is paramount and should be free of impediments and highly visible</p>

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				to ensure a high level of safety. To require any new development of the sites to comply or obtain resource consent for any breach of parking provision may cost more than any new development itself and render the development unaffordable.
<b>8 Add the following Reasons for Rules</b>				
Additional information to add	Insert	<p>Add in the following statement under 'Reasons for Rules – Design and Layout of Business 1 development':</p> <p><b><i>“Childcare Facilities have been excluded from the application of these rules as they are community funded and provide an important service to the district. It is not appropriate to impose building design controls on these activities as they have particular needs in order to function safely and within their own guidelines”.</i></b></p> <p>Or, alternatively add statement providing reasons for the exclusion of Southbridge Business 1 zone from these rules.</p>	Amend 'Reasons for Rules' to include statement/s in adjacent column.	As mentioned above, it is inappropriate to subject childcare facilities to onerous design controls when they are providing a necessary service to its immediate community and the wider district. Also, such controls are inappropriate in the Business 1 zone of Southbridge.

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<b>9 Add the following definitions</b>				
Definitions	Insert	Insert following definition:  <i><b>“Childcare Facility means the use of land and/or buildings for the provision of regular child - care, examination, instruction or training by suitably qualified caregivers, nurses and/or instructors and includes their ancillary activities.”</b></i>	Amend definitions in Plan as requested in adjacent column.	This new definition is required in order to facilitate the insertion of the exemption of such facilities from the proposed design control rules.