

## Schedule of Proposed Amendments - Plan Change 54 — Springfield

### Amendment 1.

Amend Townships Volume Policy B4.1.7 as follows:

Policy B4.1.7

Maintain the area of sites covered with buildings in Living 2 Zones, at the lesser of 20%, or 500m<sup>2</sup>, and in the Living 3 Zone at the lesser of 10% or 500m<sup>2</sup>, **and the Living 2 (Springfield) Zone at a maximum of 500m<sup>2</sup>**, unless any adverse effects on the spacious character of the area will be minor.

### Rules: Chapter 4 Living Zone Rules — Buildings (Townships Volume)

### Amendment 2.

Amend Township Volume, Chapter 4 Living Zones, Rule 4.2.3: (*Permitted Activities - Buildings and Landscaping*) as follows:

Any Fencing in the Living 3 Zone, ~~and~~ the Living 2A Zone in Darfield as identified in Appendix 47, and **in the Living 2 Zone (Springfield) as identified in Appendix 49**, shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, traditional sheep, deer fencing, solid post and rail or post and wire only;

Except that nothing in the above controls shall preclude:

(i) the use of other fencing types when located within 10m of the side or rear of the principal building. Such fence types shall not project forward of the line of the front of the building.

(ii) fencing required by an Outline Development Plan and/or rule in this Plan as a noise barrier.

### Amendment 3.

Insert new Rule 4.4.3 (Permitted Activities - Buildings and Water Supply) as follows:

**4.4.3 In the Living 2 Zone at Springfield as shown in Appendix 49, an on-site domestic water supply storage tank be installed in accordance with the requirements of the Selwyn District Council.**

**Note: this is due to the water supply in this zone being restricted to 2,000 litres per dwelling per day.**

Re-number existing Rules 4.4.3 and 4.4.4 accordingly.

### Amendment 4.

Amend existing Rule 4.4.3 (to become Rule 4.4.4: *Discretionary Activities — Buildings and Water Supply*) as follows:

4.4.4 Any activity which does not comply with Rules 4.4.2 **and 4.4.3** shall be a discretionary activity.

### Amendment 5.

Amend 'Table C4.1 Site Coverage Allowances' (*Permitted Activities — Buildings and Site Coverage*) in existing Rule 4.7.1 by adding the following:

Living 2 Zone Site Coverage  
**Living 2 (Springfield) 500m<sup>2</sup> maximum.**

#### **Amendment 6.**

Insert new Rule 4.9.45 (*Buildings and Building Position*) following the existing Rule 4.9.44 and any other subsequent numbering amendments as follows:

##### **Springfield**

**4.9.45 Any building in the Living 2 Zone at Springfield shall be set back at least:**

**i) 20 metres from any road boundary.**

**ii) 6 metres from any internal property boundary including any accessway / right of way boundary and from the property boundary shared with the Midland Railway Line.**

**iii) For any dwelling: 80 metres from the property boundary shared with the Midland Railway Line.**

Re-number existing Rules 4.9.45 to 4.9.57 accordingly.

#### **Amendment 7.**

Amend existing Rule 4.9.55 (to become Rule 4.9.56: Discretionary Activities — Buildings and Building Location) as follows:

4.9.56 Any activity which does not comply with Rule 4.9.3 and Rule 4.9.35 to Rule 4.9.39 and Rule 4.9.42 and Rule 4.9.42(a) and Rule 4.9.43 **and Rule 4.9.45** shall be a discretionary activity.

#### **Amendment 8.**

Chapter 12 Subdivision – Amend the existing Rule 12.1.3.3 (*Restricted Discretionary Activities—Subdivision— General Standards and Terms: Water.*) as follows:

12.1.3.3 Any allotment created in: Castle Hill, Doyleston, Lake Coleridge Village, Leeston, Lincoln, Prebbleton, Rolleston, Southbridge, Springston, Tai Tapu, West Melton or is within a Living 3 Zone or **Living 2 Zone (Springfield)** is supplied with reticulated water; and ...

**Note: For the Living 2 Zone (Springfield) the water supply is a restricted supply limited to a maximum of 2,000 litres per allotment per day.**

#### **Amendment 9.**

Insert a new Rule 12.1.3.53 to read as follows:

**12.1.3.53 In relation to the Living 2 Zone at Springfield, any subdivision shall be in general accordance with the Outline Development Plan at Appendix 49.**

Renumber subsequent rules.

#### **Amendment 10.**

Amend Table C12.1 (Allotment Sizes): (12.1.3 Standards and Terms) as follows:

Springfield	Living 1	The size needed for on-site effluent disposal but not less than 800m <sup>2</sup> .
	<b><u>Living 2</u></b>	<p><b><u>2ha, and a minimum allotment size of 1 ha. The maximum number of allotments within the area defined by the Outline Development Plan at Appendix 49 shall be 16.</u></b></p> <p><b><u>Note: comprises 15 allotments in respect of Lot 2 DP 400509 and the existing Lot 1 DP 400509.</u></b></p>

### **Amendment 11.**

Add to the Appendices in the Township Volume as Appendix 49 (E49) the Outline Development Plan<sup>1</sup> for the subject land being:

**‘Outline Development Plan: Living 2 Zone, Springfield’.** (Contained as Appendix 7).

### **Amendment 12.**

Amend Planning Map 052 (Townships Volume) sheets 1 and 2 to change the zoning of the subject land to Living 2.

### **Amendment 13.**

Amend Planning Map 026 (Rural Volume) Sheets 1 and 2 to change the zoning of the subject land to Living 2.

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<sup>1</sup> Contained in this report as Appendix 7