

Appendix G: Plan Change 63 Revised Table of District Plan Amendments in Response to RFI

Note: RFI revisions are highlighted in yellow

Amendment 1	Include the Living 1, Living X and Living 1 Deferred - Kimberley Road Outline Development Plan as attached to this document (Annexure 3) as a new Appendix E41B to the District Plan.
Amendment 2	Amend zoning of the Site from Rural Outer Plains to Living 1 Zone (14.6 ha) and Living 1 Deferred (45.9977 ha) as shown on the Living 1, Living X and Living 1 Deferred Darfield - Kimberley Road ODP – District Plan Map in Selwyn District Plan (e-Plan).
Amendment 3	<p>Chapter B4 Growth of Townships – add new policy for Darfield:</p> <p><u>Policy B4.3.28A</u></p> <p><u>To manage, subdivision, land development and use in the Living 1 and Living 1 Deferred zones at Kimberley Road Darfield (as shown on Appendix E41B) to facilitate residential development, serviced by appropriate reticulated wastewater treatment and disposal systems, including some medium density housing and a retirement village. In the event that there is no Council reticulated system available, the L1 zone will be serviced by a consented community wastewater treatment and disposal scheme located on adjoining land to the north. There is flexibility to extend this scheme to service the Stage 2 development area, zoned L1 Deferred. Properties utilising this community system will be required to connect to Council reticulated system, if and when it becomes available.</u></p> <p><u>Explanation and Reasons</u></p> <p><u>The Kimberley Road L1 and L1 Deferred zones make provision for some smaller more affordable housing than other living zones in Darfield and a retirement village. This is in recognition of the ageing population and trend towards smaller households. The location, close to and readily accessible from the existing town centre, is ideal.</u></p> <p><u>The L1 zone will be serviced by a consented community wastewater treatment and disposal scheme located on adjoining land to the north. There is flexibility to extend this scheme to service the Stage 2 development area, zoned L1 Deferred. However, this will require a further wastewater discharge consent.</u></p>
Amendment 4	<p>Chapter 4.5 Buildings and Sewerage Disposal</p> <p>Add new rule as follows:</p> <p><u>4.5.1C In the case of the Living 1 and Living 1 Deferred zones as identified on the Outline Development Plan at Appendix E41B, the erection of any dwelling or principal building or a retirement village shall be a permitted activity provided that it is connected to a communal ‘off site’ wastewater treatment plant and land treatment disposal system which is subject to an approved and current wastewater discharge consent. If and when a Selwyn District Council reticulated wastewater treatment and disposal system becomes available to service this area, all existing and new dwellings, principal buildings and the retirement village will be required to connect, pursuant to provisions in the Local Government Act 1974/2002</u></p>

Amendment 5	<p>Chapter 4.5 Buildings and Sewerage Disposal</p> <p>Amend Rule 4.5.3:</p> <p>4.5.3</p> <p>Any activity which does not comply with Rule 4.5.1, Rule 4.5.1A, <u>4.5.1C, 4.5.1D</u> or Rule 4.5.2 shall be a non-complying activity</p>											
Amendment 6	<p>Chapter 4.5 Buildings and Sewerage Disposal</p> <p>Add to Note 2 as follows:</p> <p>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 provisions in the Local Government Act 1974. <u>In the case of the Living 1 Zone as identified on the Outline Development Plan at Appendix E41B, this will be compulsory as the proposed community treatment and disposal system which will service this area has been designed to facilitate reticulation to a Council system if and when this becomes available.</u></p>											
Amendment 7	<p>Chapter 4.7 Living Zone – Buildings and Site Coverage</p> <p>Amend Table C4.1 Site Coverage Allowances as follows:</p> <table><tr><td rowspan="5">Living 1</td><td>Including garage</td><td>40%</td></tr><tr><td>Excluding garage</td><td>40% mi</td></tr><tr><td>Emergency Services only</td><td>50%</td></tr><tr><td><u>Retirement village as identified in ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u></td><td><u>45%</u></td></tr><tr><td></td><td></td></tr></table>	Living 1	Including garage	40%	Excluding garage	40% mi	Emergency Services only	50%	<u>Retirement village as identified in ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u>	<u>45%</u>		
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Amendment 8	<p>Chapter 4 Living Zone – Reasons for Rules</p> <p>Amend as follows:-</p> <p>Higher levels of site coverage have also been provided for emergency services <u>and retirement villages</u> recognising their importance to the community <u>and that retirement villages are comprehensively designed, including with regard to open space, and retirement housing requires less open space than standard housing.</u> Their general one-off locations <u>of emergency services</u> throughout the district's townships will ensure any impact of increased density on the overall character of an area is minimal.</p>											
Amendment 89	<p>Chapter 4 Living Zone – Buildings</p> <p>Add new Rule 4.19 as follows:-</p> <p><u>4.19 Darfield – Retirement Village</u></p>											

	<p><u>Within the L1 Zone at Darfield a retirement village shall be a restricted discretionary activity in the location shown on the Appendix E41B Outline Development Plan. Council shall restrict the exercise of its discretion to the following:</u></p> <p><u>14.19.1 incorporation of Crime Prevention Through Environmental Design (CPTED) principles, including effective lighting, passive surveillance, management of common areas and clear demarcation of boundaries and legible entranceways;</u></p> <p><u>14.19.2 residential amenity for neighbours, in respect of outlook, scale, privacy, light spill, and access to sunlight, through site design, building, outdoor living space and service/storage space location and orientation, internal layouts, landscaping and use of screening;</u></p> <p><u>14.19.3 creation of visual quality and interest through the separation of buildings, variety in building form, distribution of walls and openings, and in the use of architectural detailing, glazing, materials, and colour</u></p>
Amendment 910	<p>Chapter 12.1 Subdivision – General</p> <p>Add Rules 12.1.3.4A and 12.1.3.4B as follows:-</p> <p><u>12.1.3.4A</u></p> <p><u>In the case of the Living 1 zone as identified on the Outline Development Plan at Appendix E41B, any lot shall be connected to a communal ‘off site’ wastewater treatment plant and land treatment disposal system which is subject to an approved and current wastewater discharge consent.</u></p> <p><u>12.1.3.4B</u></p> <p><u>In the case of the Living 1 Deferred zone as identified on the Outline Development Plan at Appendix E41B, any lot shall be connected to a Council reticulated wastewater treatment and disposal system</u></p>
Amendment 101	<p>Chapter 12.1 Subdivision – Size and Shape</p> <p>Amend Rule 12.1.3.6 as follows:-</p> <p>12.1.3.6</p> <p>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 <u>and Retirement Villages</u>, there shall be no minimum building area requirement; and</p>
Amendment 142	<p>Chapter 12 Subdivision – Darfield</p> <p>Add Rule 12.1.3.16A as follows:-</p> <p><u>12.1.3.16A</u></p>

	<p><u>Any subdivision of land within the area shown in Appendix E41B - Living 1, Living X and Living 1 Deferred Zone, Kimberley Road Darfield Outline Development Plan, shall comply with the layout and contents of that Outline Development Plan and shall comply with any standards referred to in the Outline Development Plan.</u></p> <p><u>12.1.3.16B</u></p> <p><u>No subdivision of land in the Living 1 Deferred Zone shown in Appendix E41B shall occur until a Council reticulated wastewater treatment and disposal system is available to service this area and any lots created are connected to this system.</u></p>														
Amendment 123	<p>Chapter 12 Subdivision – Table C12.1 Allotment Sizes</p> <p>Amend Table C12.1 as follows:-</p> <table><tr><th>Township</th><th>Zone</th><th>Average Allotment Size Not Less Than</th></tr><tr><td rowspan="5">Darfield</td><td>Living 1</td><td>650m²</td></tr><tr><td><u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u></td><td><u>650m², except for Medium Density (Small-lots): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</u></td></tr><tr><td><u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u></td><td><u>Retirement Village: no minimum lot size</u></td></tr><tr><td>Living 2</td><td>5,000m²</td></tr><tr><td>Living 2 (Deferred)</td><td>Refer to Subdivision - General Rules. 5,000m² if crit</td></tr></table>	Township	Zone	Average Allotment Size Not Less Than	Darfield	Living 1	650m ²	<u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u>	<u>650m², except for Medium Density (Small-lots): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</u>	<u>Living 1 Zone at Kimberley Road Darfield as identified in Appendix E41B</u>	<u>Retirement Village: no minimum lot size</u>	Living 2	5,000m ²	Living 2 (Deferred)	Refer to Subdivision - General Rules. 5,000m ² if crit
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Amendment 134	<p>Chapter D Definitions</p> <p>Add definition of Retirement Village as follows:-</p> <p><u>Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who may be retired, and any spouses or partners of such people. It may also include any of the following facilities for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.</u></p>														
Amendment 15	<p>Chapter D Definitions</p> <p>Amend definition of Residential Activity as follows:-</p> <p>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:</p>														

	<p>a) Accommodation offered to not more than five guests for reward or payment where the registered proprietor resides on-site</p> <p>b) Emergency and/or refuge accommodation</p> <p>c) Supervised living accommodation and any associated caregivers where the residents are not detained on the site</p> <p><u>d) Retirement villages...</u></p>
Amendment 16	<p>Add after Note (3):</p> <p><u>(4) Rule 10.8 does not apply to a retirement village at Darfield as identified in in Appendix E41B - Living 1, Living X and Living 1 Deferred Zone, Kimberley Road Darfield Outline Plan.</u></p> <p>Amend Rule 10.9 Hours of Operation as follows:-</p> <p>Amend Note as follows:</p> <p>Rule 10.9.1 does not apply to spiritual and educational activities, or a public car park in Precinct 6 of the Rolleston Key Activity Centre <u>or a retirement village at Darfield as identified in in Appendix E41B - Living 1, Living X and Living 1 Deferred Zone, Kimberley Road Darfield Outline Plan.</u></p>