

Proposed amendments to the District Plan (Townships Volume) – post hearing agreed version

Maps

Provision	Requested amendment	Recommended amendment
Planning maps	Amend zoning of the Site from Rural Outer Plains to Living 1 Zone (14.6 ha) and Living 1 Deferred (45.9977 ha)	Amend zoning of the site from Rural (Outer Plains) zone to Living 1 zone

B4.3 Growth of townships

Provision	Requested amendment	Recommended amendment
New Policy B4.3.28A	<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>	No amendment to plan provisions

Rule 1 Activities

Provision	Requested amendment	Recommended amendment
Rule 1.1 Status of Activities		<p>Discretionary Activities – Status of Activities</p> <p>1.1.2 The following activities shall be discretionary activities in Living zones:</p> <p>...</p> <p>1.1.2.2 Any of the activities listed in (a) to (h) below, irrespective of whether they comply with the conditions for permitted activities in Rules 2 to 11.</p>

		<p>...</p> <p>(c) Hospitals, hospices and other facilities providing 24 hour medical care, <u>except where provided for in Rule 4.6.4A.</u></p> <p>...</p>
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Rule 4 Buildings

Provision	Requested amendment	Recommended amendment
Rule 4.1 Buildings and Natural Hazards		<p><u>4.1.1B. In the case of the Living 1 zone at Darfield as identified on the Outline Development Plan at Appendix E41B, the erection of any dwelling shall be a restricted discretionary activity where it does not achieve all of the following:</u></p> <p><u>4.1.1B.1 The building has a minimum freeboard height of 400mm above the 0.5% Annual Exceedance Probability flood event</u></p> <p><u>4.1.1B.2 The building is sited on a building platform to be established prior to the issue of the building consent for the dwelling, which is of sufficient size to accommodate a dwelling and associated curtilage, in accordance with any applicable resource consent conditions for subdivision requiring the provision of building platforms</u></p> <p>4.1.2 Under Rule 4.1.1 <u>and 4.1.1B</u> the Council shall restrict the exercise of its discretion to:</p> <p>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.</p> <p>4.1.2.2 Any effects of buildings or earthworks in displacing or diverting floodwaters and increasing the potential risk of flooding elsewhere.</p> <p>4.1.2.3 Any mitigation measures proposed</p>
Rule 4.2 Buildings and landscaping	4.2.3 Any Fencing in the Living 3 Zone, the Living 2A zone in Darfield, as identified in Appendix 47, <u>the Living 1 Zone at Darfield as identified at Appendix 41B where located within 4m of the Kimberley Road frontage...</u>	No amendment to plan provisions – see proposed amendment to 4.13 Buildings and Streetscene
Rule 4.5 Buildings and Sewage Treatment and Disposal	<p>Permitted Activities — Buildings and Sewage Treatment and Disposal</p> <p>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.</p> <p>4.5.1A In the case of the Living 3 Zone at Tai Tapu as identified on the Outline Development Plan at Appendix 48, each lot owner shall install, at the time of dwelling construction, a low pressure sewer system with a semi-positive</p>	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, <u>and in the Living 1 zone at Darfield as identified on the Outline Development Plan at Appendix E41B,</u> 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.

	<p>displacement pump, as approved by Council, including a storage tank with a volume no less than 1300 litres. The sewer system must be configured to pump during offpeak hours only, as determined by Council.</p> <p>4.5.1B On-site sewer pumps required under 4.5.1A shall be positioned on the building platform required under 4.1.1(A).</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> <p>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.</p>	
	<p>Non-Complying Activities — Buildings and Sewage Treatment and Disposal</p> <p>4.5.3 Any activity which does not comply with Rule 4.5.1, Rule 4.5.1A, <u>4.5.1.C</u>, <u>4.5.1.D</u> or Rule 4.5.2 shall be a non-complying activity</p>	No amendment to plan provisions
	<p>Note 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>	No amendment to plan provisions
Rule 4.6 Buildings and Building Density		<p>Restricted Discretionary Activities – Buildings and Building Density</p> <p>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.</p> <p>...</p> <p><u>4.6.4A Within the L1 Zone at Darfield a retirement village shall be a restricted discretionary activity where it is located as shown on the Outline Development Plan at Appendix E41B.</u></p> <p><u>4.6.4B Under Rule 4.6.4A the Council shall restrict the exercise of its discretion to consideration of:</u></p> <p><u>4.6.4B.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>4.6.4B.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>4.6.4B.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> <p>Discretionary Activities — Buildings and Building Density</p> <p>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 or Rule 4.6.4A shall be a discretionary activity in Living 1 zones and the Living North WM Zone.</p>																								
Rule 4.7 Buildings and Site Coverage	<p>Permitted Activities — Buildings and Site Coverage</p> <p>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.</p> <p>Table C4.1 Site coverage allowances</p> <table> <tr> <th>Zone</th><th></th><th>Coverage</th></tr> <tr> <td rowspan="4">Living 1</td><td>Including garage</td><td>40%</td></tr> <tr> <td>Excluding garage</td><td>40% minus 36m²</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> </table>	Zone		Coverage	Living 1	Including garage	40%	Excluding garage	40% minus 36m ²	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>	<p>Permitted Activities — Buildings and Site Coverage</p> <p>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.</p> <p>Table C4.1 Site coverage allowances</p> <table> <tr> <th>Zone</th><th></th><th>Coverage</th></tr> <tr> <td rowspan="4">Living 1</td><td>Including garage</td><td>40%</td></tr> <tr> <td>Excluding garage</td><td>40% minus 36m²</td></tr> <tr> <td>Emergency Services only</td><td>50%</td></tr> <tr> <td><u>Retirement village as identified on the ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u></td><td><u>45%</u></td></tr> </table>	Zone		Coverage	Living 1	Including garage	40%	Excluding garage	40% minus 36m ²	Emergency Services only	50%	<u>Retirement village as identified on the ODP at Appendix E41B. Site coverage will be calculated over the entire retirement village site.</u>	<u>45%</u>
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Rule 4.13 Buildings and Streetscene		<p><u>4.13.2A Any fence in the Living 1 Zone at Darfield as identified on the Outline Development Plan at Appendix 41B as ‘Kimberley Rd Restrictions’ and located within 4m of Kimberley Road shall be limited to a maximum height of 1.2m, be at least 50% open, and be post and rail, post and wire, or traditional sheep or deer fencing only.</u></p> <p>...</p> <p><u>4.13.5 Any activity which does not comply with Rule 4.13.2A shall be a restricted discretionary activity.</u></p>																								

		<p><u>4.13.6 Under Rule 4.13.5 Council shall restrict the exercise of its discretion to the consideration of:</u></p> <p><u>4.13.6.1 The extent to which the proposed fencing achieves high levels of visual transparency;</u></p> <p><u>4.13.6.2 The extent to which the proposed fencing is in keeping with rural character elements;</u></p> <p><u>4.13.6.3 Whether the proposed fencing is necessary as an integral part of a recreational facility such as a swimming pool or tennis court;</u></p> <p><u>4.13.6.4 Whether the proposed fencing is necessary for the care and management of specialist livestock.</u></p>
New Rule 4.19 Darfield – Retirement Village	<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>	No amendment to plan provisions – see proposed amendment to 4.6.4A
Chapter 4 – Reasons for Rules	<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>	No amendment to plan provisions.

Rule 10 Activities

Provision	Requested amendment	Recommended amendment
Rule 10.9 – Activities and	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</u>	No amendment to plan provisions

Hours of Operation	Darfield as identified in in Appendix E41B - Living 1, Living X and Living 1 Deferred Zone, Kimberley Road Darfield Outline Plan.	
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Rule 12 Subdivision

Provision	Requested amendment	Recommended amendment																														
	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 400m ² 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	No amendment to plan provisions																														
	<p>12.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1</p> <p>Table C12.1 – Allotment Sizes</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 criteria met.</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 criteria met.	<p>12.1.3.7 Any allotment created, including any balance allotment, complies with the relevant allotment size requirements set out in Table C12.1</p> <p>Table C12.1 – Allotment Sizes</p> <table> <tr> <th>Township</th><th>Zone</th><th>Average Allotment Size Not Less Than</th></tr> <tr> <td rowspan="6">Darfield</td><td>Living 1 <u>except as identified on the Outline Development Plan at Appendix 41B</u></td><td>650m²</td></tr> <tr> <td><u>Living 1 as identified on the Outline Development Plan at Appendix E41B</u></td><td><u>650m², except for Medium Density (Small-lots) and Retirement Village</u></td></tr> <tr> <td></td><td><u>Medium Density (Small-lots): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</u></td></tr> <tr> <td></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 criteria met.</td></tr> </table>	Township	Zone	Average Allotment Size Not Less Than	Darfield	Living 1 <u>except as identified on the Outline Development Plan at Appendix 41B</u>	650m ²	<u>Living 1 as identified on the Outline Development Plan at Appendix E41B</u>	<u>650m², except for Medium Density (Small-lots) and Retirement Village</u>		<u>Medium Density (Small-lots): Maximum average allotment size of 500m², with a minimum individual allotment size of 400m²</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 criteria met.
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	<p>Darfield</p> <p><u>12.1.3.16A 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>Darfield</p> <p><u>12.1.3.61 Any subdivision of land in the Living 1 zone at Darfield as identified on the Outline Development Plan at Appendix E41B, 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 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>	<p>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 <u>or within the Living 1 zone at Darfield as identified on the Outline Development Plan at Appendix E41B</u> is supplied with reticulated effluent treatment and disposal facilities; and</p>
		<p><u>12.1.4.84A In relation to the land identified on the Outline Development at Appendix E41B :</u></p> <p><u>(a) Any adverse effects on safety for users of all transport modes at all existing level crossings in Darfield township</u></p> <p><u>(b) Any adverse effects on the operation of the State Highway 73 intersections with Matthias Street and McMillan Street.</u></p>
		<p><u>12.1.4.84B In relation to the land identified on the Outline Development Plan at Appendix E41B:</u></p> <p><u>(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</u></p> <p><u>(b) Any measures proposed to mitigate the effects of a potential natural hazard, including:</u></p> <p><u>i. Building platforms within each allotment, of sufficient size to accommodate a dwelling and associated curtilage; and</u></p> <p><u>ii. The filling (with inert hardfill) of any low lying area; and iii. proposed methods and locations for flood offset areas; and</u></p> <p><u>(c) How adequate and appropriate any such mitigation measures may be, and the mechanisms to secure any such measures.</u></p>
		<p><u>Discretionary Activities – Subdivision</u></p> <p><u>12.1.6.9 Any subdivision of land in the Living 1 zone at Darfield as identified on the Outline Development Plan at Appendix E41B as ‘Kimberley Rd Restrictions’ with a minimum allotment size less than 1000m² but not less than 650m²</u></p>

Definitions

Provision	Requested amendment	Recommended amendment
Residential Activity	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 d) Retirement villages...	No amendment to plan provisions
Retirement Village	<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>	<u>Retirement Village means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are 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>

Appendix E41B

Provision	Requested amendment	Recommended amendment
New Appendix E41B	Include the Outline Development Plan as a new Appendix E41B	Include the Outline Development Plan submitted in the right of reply.

Generally

Provision	Requested amendment	Recommended amendment
Generally	Any other consequential amendments including but not limited to renumbering of clauses	Any other consequential amendments including but not limited to renumbering of clauses